

Agenda

Town of Voluntown

Zoning Board of Appeals

Monday, September 14, 2020

Meeting Room, Town Hall

The Zoning Board of Appeals meeting will be held virtually via Zoom and livestreamed on the town YouTube channel which is: Town of Voluntown, CT-Government, <https://www.youtube.com/channel/UCXdF6kZQMhDVNetgjDX2MAQ>. To submit a public comment, please send an email to zba@voluntown.gov at least one hour before the scheduled meeting time. Comments received will be read during the Citizens Comments part of the Agenda.

115 Main Street, Voluntown, CT

7:00 p.m.

Call to order

Pledge of Allegiance

Roll Call

Determination of Quorum

Communications

Acceptance of Minutes:

New Business

Appeal# 389. Robert and Jane Sylvester 47 Genview Drive West
Warwick, R.I. 02893 for relief from Planning and Zoning Section 6.5,
Minimum yards, to construct a garage and mudroom setting back the 25 foot
setback to 20 feet at 22 Bennett Road, Voluntown, CT 06384. Hardship
claimed is need more yard space on the side.

Old Business

New Business

Adjournment

Please let me know if you are unable to attend @zba@voluntown.gov

APPEAL
TO THE ZONING BOARD OF APPEAL
VOLUNTTOWN, CONNECTICUT

To be completed by the Appellant:

1. Appellant's name and address:
ROBERT + JANE SYLVESTER
47 GLEDDALE DR.
WEST WARWICK RI 02893

2. Location of affected property
(attach map if available):
22 BENNETT RD
VOLUNTTOWN JCT.

3. Name and address of property owner: ROBERT + JANE SYLVESTER

4. Describe briefly the nature of this appeal. Attach drawings
or other data for clarification where appropriate.

25 FOOT SIDE YARD SET BACK REDUCED TO 20 FT.

5. Section(s) of Zoning Regulations relating to this appeal:

SEC. 6.5

6. Is hardship claimed? YES If so, describe the
nature of the hardship:

NEED MORE SPACE ON SIDE YARD

7. The above information and any supporting information submitted
herewith are true to the best of my knowledge and belief.

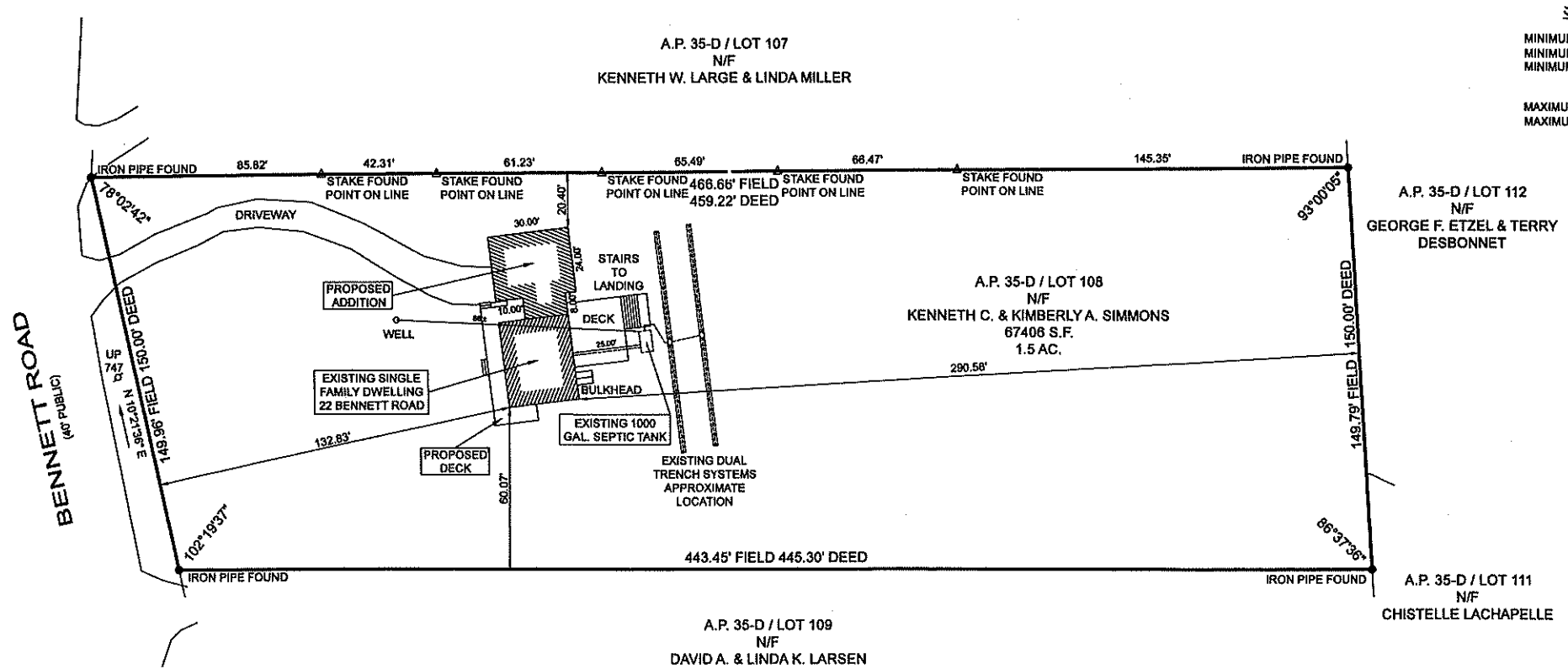
Signature of Appellant [Signature] Date 8-11-2020

Signature of Property Owner [Signature] Date 8-11-2020

To be completed by the Board:

Appeal No.: _____
Date of receipt: _____
Fee paid: \$ _____
Date of hearing: _____
Action taken: _____

Date of action: _____
Signature of ZBA Chm. or Secy. _____



SINGLE FAMILY

MINIMUM LOT AREA 80,000 S.F.
 MINIMUM LOT FRONTAGE 200 FT.
 MINIMUM SETBACKS: FRONT 50 FT.
 SIDE 25 FT.
 REAR 25 FT.
 MAXIMUM BUILDING COVERAGE: 15%
 MAXIMUM BUILDING HEIGHT: 35 FT.

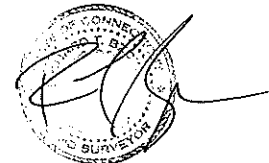
SURVEY CLASSIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 20-300-10 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES ADOPTED ON MARCH 6, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION:
 LIMITED CONTENT BOUNDARY SURVEY CLASS AA

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO ESTABLISH AND STAKE RECORD BOUNDARY LINES. TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

BY: *[Signature]* DATE: 8/07/2020
 BY: RICHARD T. BZOYRA, PLS; LICENSE #LSX.0070233



DIMENSIONAL CONFORMANCE SURVEY

A.P. 35-D / LOT 108
 22 BENNETT ROAD
 VOLUNTOWN, CT. 06384
 SCALE: 1"=30' DATE: AUGUST 7, 2020

PREPARED FOR:
ROBERT SYLVESTER
 22 BENNETT ROAD, VOLUNTOWN CT. 06384
 PHONE: (401) 524-2177

PREPARED BY:
OCEAN STATE PLANNERS, INC.
 1255 OAKLAWN AVENUE, CRANSTON, RI 02920
 PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 9722 / DWG. NO. 9722 - PROPOSED (AJB)

GRAPHIC SCALE 1" = 30'
 0 30 60 90