

RepublicanAmerican

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Classified Advertising Proof

Account Number: R53375
Order Number: RA0866020

Title: Republican-American | Class: L-Legal -Public Notice 019
Start date: 3/23/2021 | Stop date: 4/2/2021 |
Insertions: 2

Title: Rep-Am.com | Class: L-Legal -Public Notice 019
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Legal Notice Litchfield Zoning Board of Appeals

The Town of Litchfield, Zoning Board of Appeals, will hold public hearings on April 6, 2021 at 7:30 p.m., via Zoom Internet link for the following variance requests:

Case 21-4-1 To discuss and possibly act upon a request from Kenneth Reilly Nicola Wood for Front yard variance of 32' from RR (2) and GSR H(5) for a proposed covered porch addition for property at 199 Wheeler Road.

Case 21-4-2 To discuss and possibly act upon a request from Trevor & Jennifer Keller for Side yard variance of 14' for a proposed house addition and side yard variance of 30' to relocate garage from HR30 (2) and GSR H(5) for property at 166 Meadow St.

Case 21-4-3 To discuss and possibly act upon a request from David J. Rogers for Front yard variance of 7' from RR(2) and GSR H(5) for a proposed covered entry porch for property at 18 Dingwell Drive

Case 21-4-4 To discuss and possibly act upon a request from Noel Fisher for Front yard variance of 56', side yard variance of 11' from HR30 (2) and GSR H(5) for a proposed rear addition for property at 61 Talmadge La.

At this hearing interested persons may appear and be heard and written communication will be received. Copies of the applications are on file in the Litchfield Land Use Office located at the Town Hall Annex, 80 Doyle Road, Bantam, Connecticut.

Brian Donohue, Chairman
R-A 3/23 & 4/2/2021

Total Order Price: \$273.76

Please call or send an email by 3pm to approve or to make changes.

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Brian Donohue, Chairman
R-A 3/23 & 4/2/2021

21-4-2



Town of Litchfield

Zoning Board of Appeals Application

Name and MAILING ADDRESS of Applicant

Trevor & Jennifer Keller Phone (860) 201-7855

PO Box 5 Bantam CT 06750 (860) 201-7015

email cappello.jenny@gmail.com

STREET ADDRESS of Property 166 Meadow St. Litchfield CT 06759

Owner name Trevor & Jennifer Keller Zone HR-30 Map, Block, Lot _____

Check one of the following that apply:

From an Order or Decision made by the Zoning Enforcement Officer - Permit # _____ (If applicable)

For approval of a gasoline station or a motor vehicle dealer or repairer location.

For a variance from the Zoning Regulations (complete next section).

Description of Variance Request:

NORTH SIDE YARD - FOR ADDITION ~~349~~ 14FT

NORTH SIDE GARAGE - variance of 30FT feet from Section _____ Subsection _____

(yard, height, use, other)

_____ variance of _____ feet from Section _____ Subsection _____

(yard, height, use, other)

Of the zoning regulations for a _____

(type of structure)

The variance is requested because literal enforcement of the regulation would result in **exceptional difficulty** or **unusual hardship** because:

- configuration of the home would not allow for addition to be in existing conforming areas.
- Garage - will not be changed however will be pushed back to allow for backyard access.

The hardship created is **unique** and not shared by all properties because:

North side of home and garage are presently non-conforming.

We will not be expanding non-conforming area.

The variance would not change the **character of the neighborhood** and would be in **harmony** with the general purpose and **intent** of the regulations with due consideration for conserving the public health, safety, convenience, welfare and property values because:

Not increasing non-conformity of existing structures.

The decision or order made by the Zoning Enforcement Officer is Appealed because:

[Signature] 3/8/21

Signature of Applicant Date

CK 137
Cappello

Signature of Owner (if different) Date