



# Town of Litchfield

## Zoning Board of Appeals Application

Name and MAILING ADDRESS of Applicant  
Kenneth Reilly & Nicola Wood Phone (857) 636-9181  
199 Wheeler Rd. 208 304-5857  
Litchfield, CT 06759 email KennethReillyRR@gmail.com

STREET ADDRESS of Property 199 Wheeler Rd. Litchfield, CT  
 Owner name Kenneth Reilly / Nicola Wood Zone \_\_\_\_\_ Map, Block, Lot 147, 11, 19  
 Volume/Page \_\_\_\_\_ Date of Subdivision map \_\_\_\_\_

Check one of the following that apply:  
 From and 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:  
Front Setback variance of 32' feet from Article \_\_\_\_\_ Section \_\_\_\_\_ Subsection \_\_\_\_\_  
 (yard, height, use, other)  
 Of the zoning regulations for a RR2 residence  
 (type of structure)

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

The topography and house placement create significant challenges in achieving code-compliant egress while maintaining the regulated setback/existing setback. Most practical approaches will impose on the 50' setback.

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

The hardship at 199 Wheeler Rd. is specific to the topography, motor vehicle, and utility aspects of this property.

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:

Foot traffic safety will be improved; The architecture will maintain the scale and design of the existing structure; The structural lines mimic the topography.

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

K. Reilly 2/23/2021  
 Signature of Applicant Date  
Mh wal 2/23/2021

Signature of Owner (if different)  
 RECEIVED  
 MAR 01 2021  
 CK 1124-185  
 1123-125  
 BY: .....

# RepublicanAmerican

389 Meadow Street • Waterbury, CT 06702 • 1-800-992-3232

## 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  
Start date: 3/23/2021 | Stop date: 4/2/2021 |  
Insertions: 2

### 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

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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.

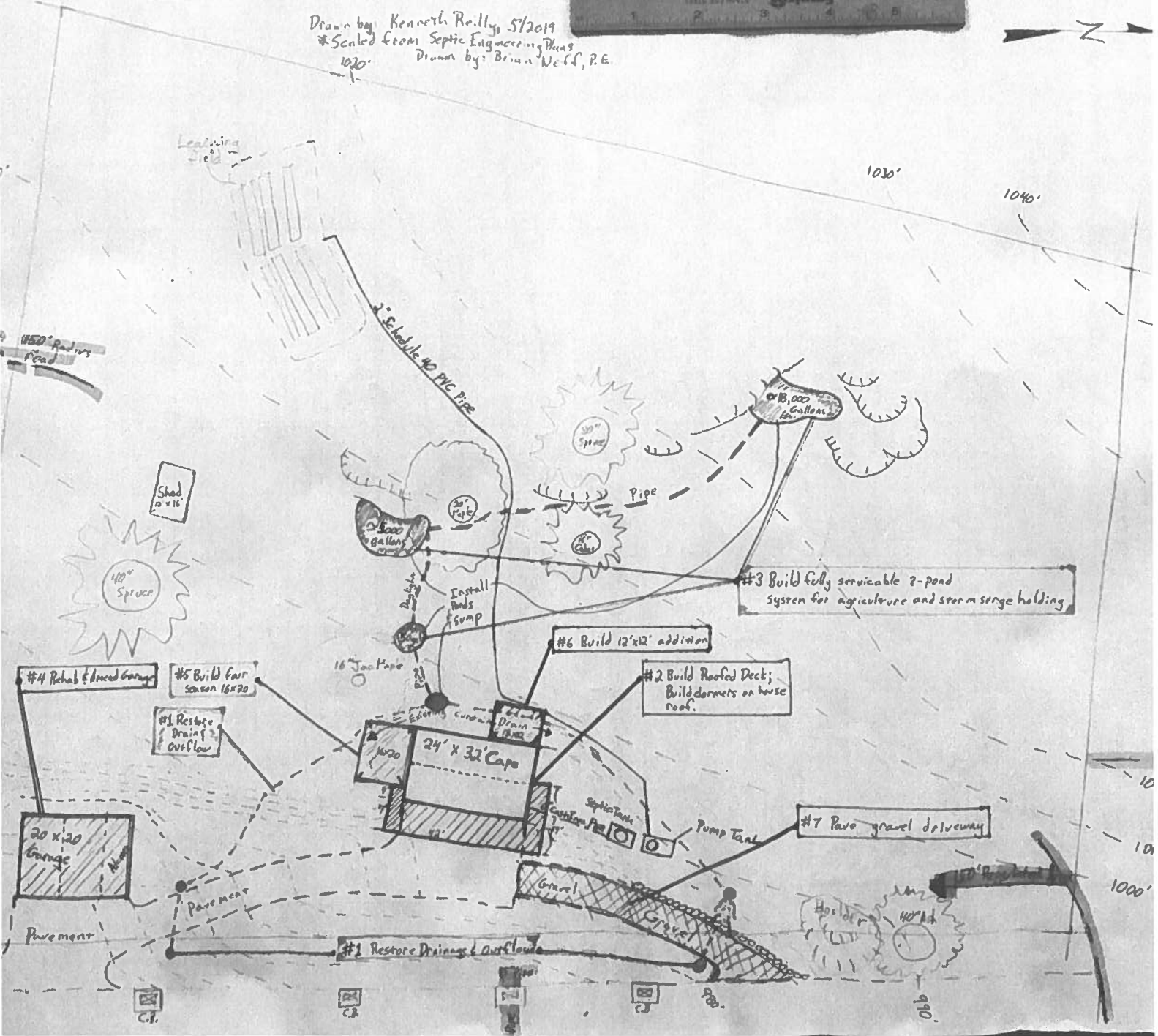
Existing Site Plan: 1" = 20'

Tax Assessor Map 147, Block 11, Lot 19

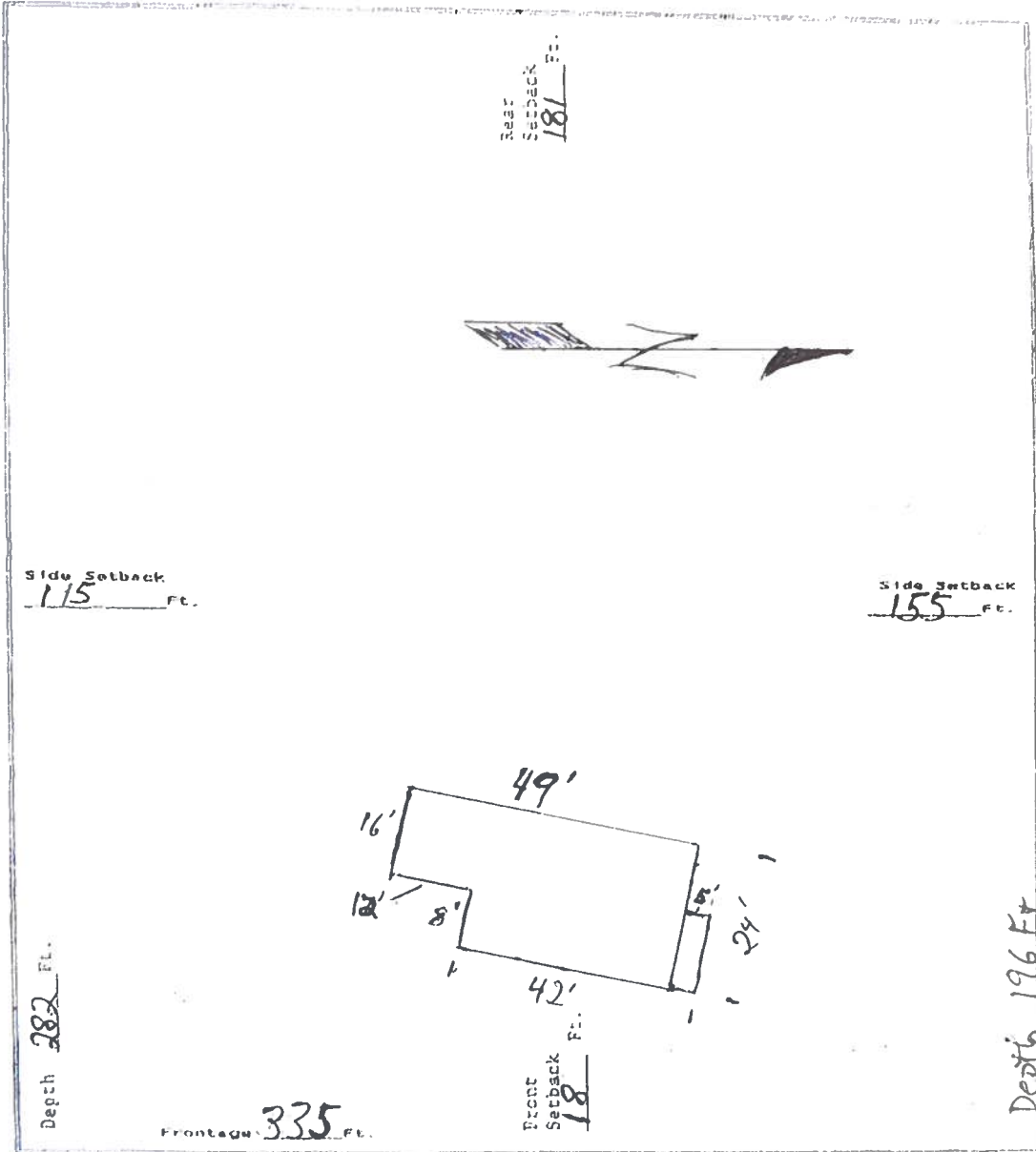
Nicola Wood & Kenneth Reilly  
179 Wheeler Rd.  
Litchfield, CT 06759

2 ± Acres

Drawn by: Kenneth Reilly, 5/2019  
\* Scaled from Septic Engineering Plans  
1020'  
Drawn by: Brian Wells, P.E.



ZONING PERMIT  
SKETCH PLOT PLAN



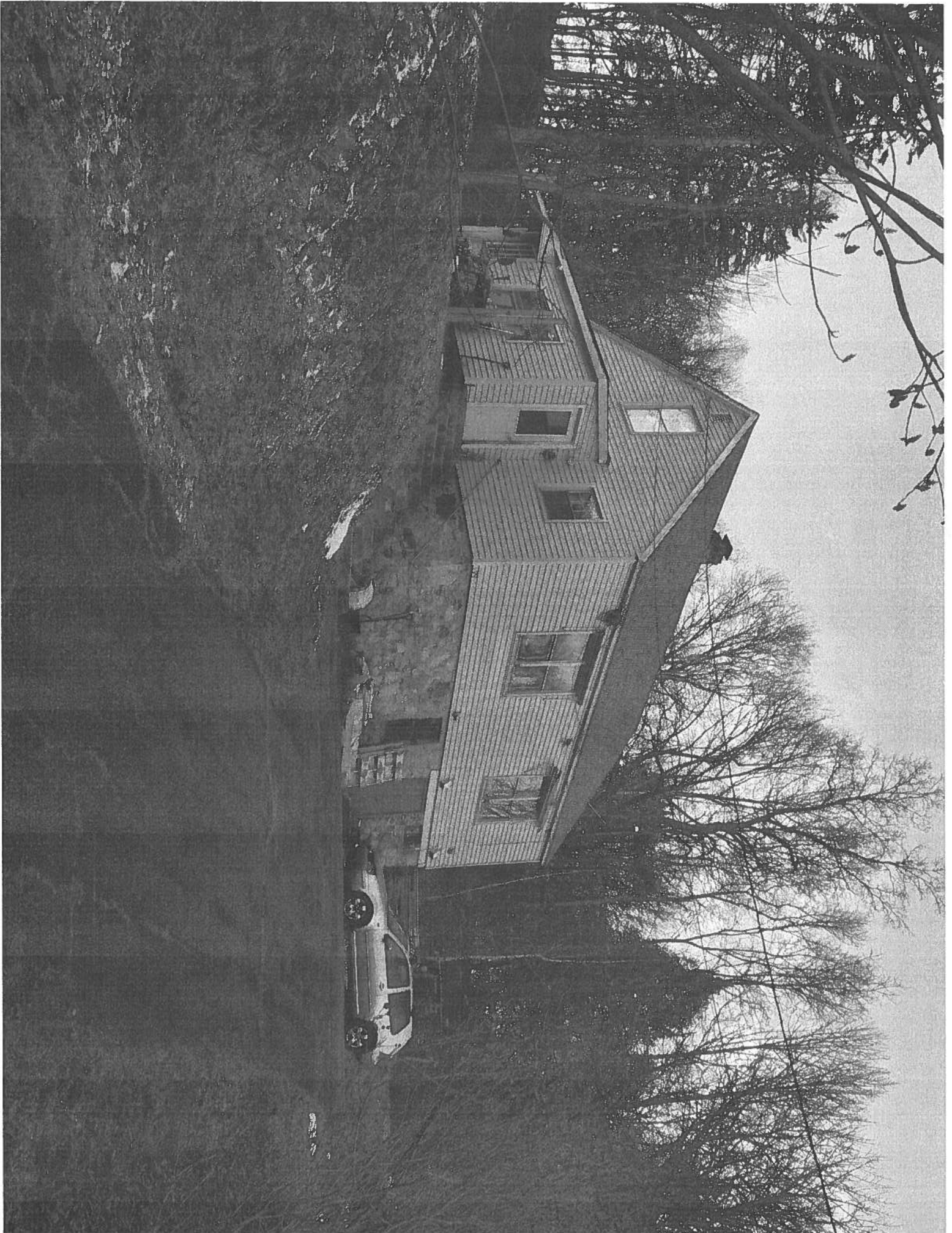
Information supplied by: Kenneth Reilly  
Name

Nicola Wood & Kenneth Reilly  
199 Wheeler Rd.  
Litchfield, CT 06759

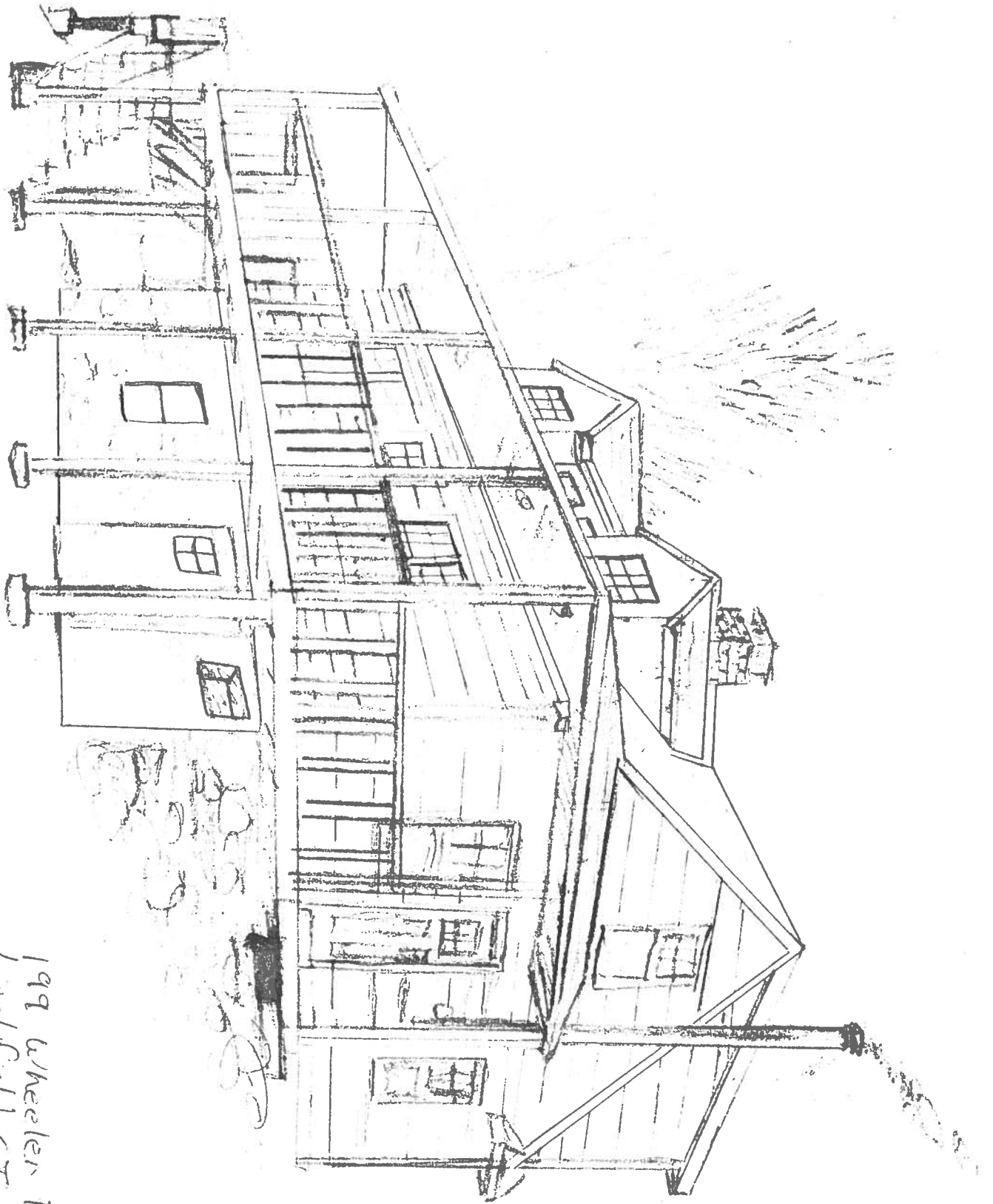
RECEIVED  
FEB 18 2021

BY: .....







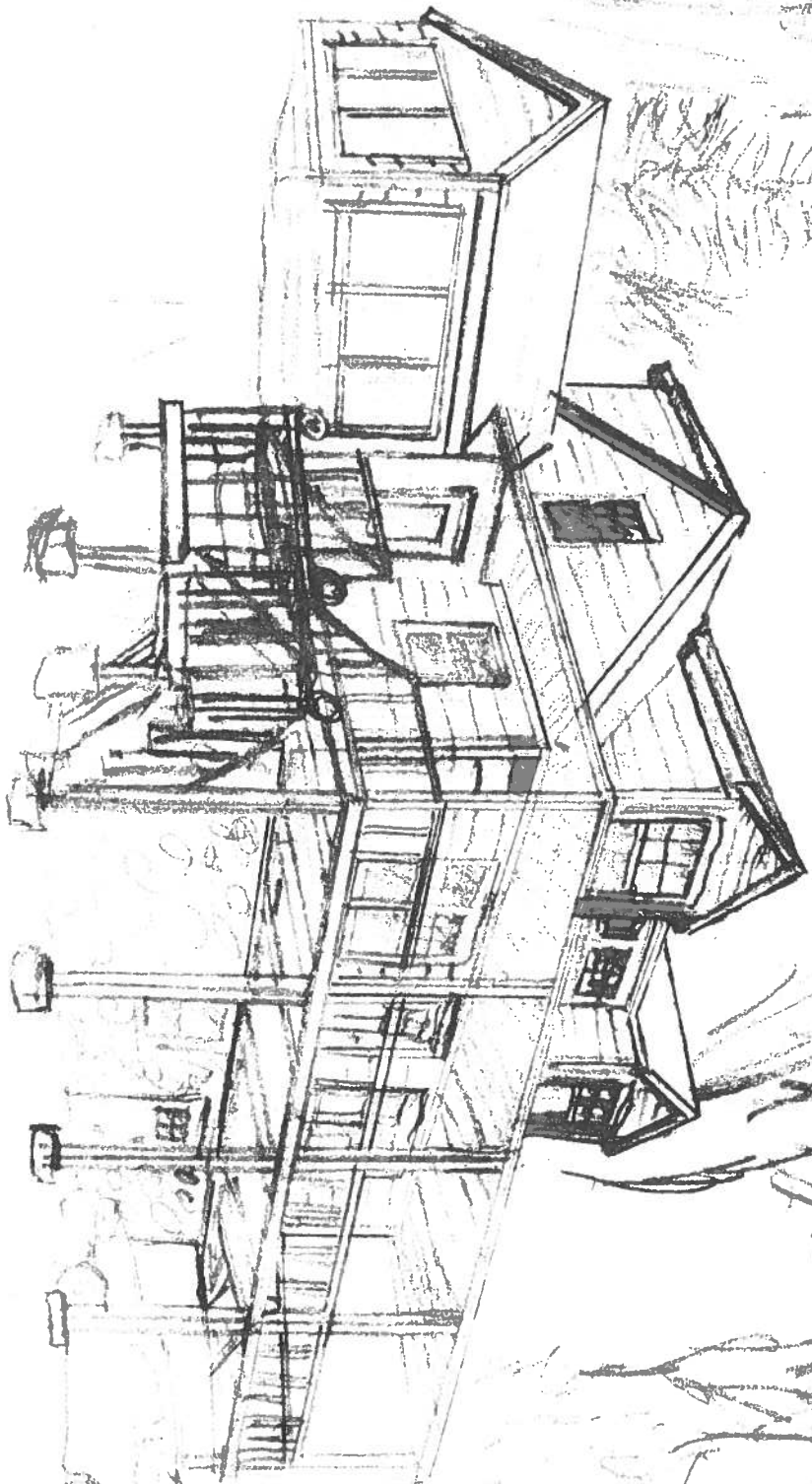


199 Wheeler Road  
Litchfield, CT 06759

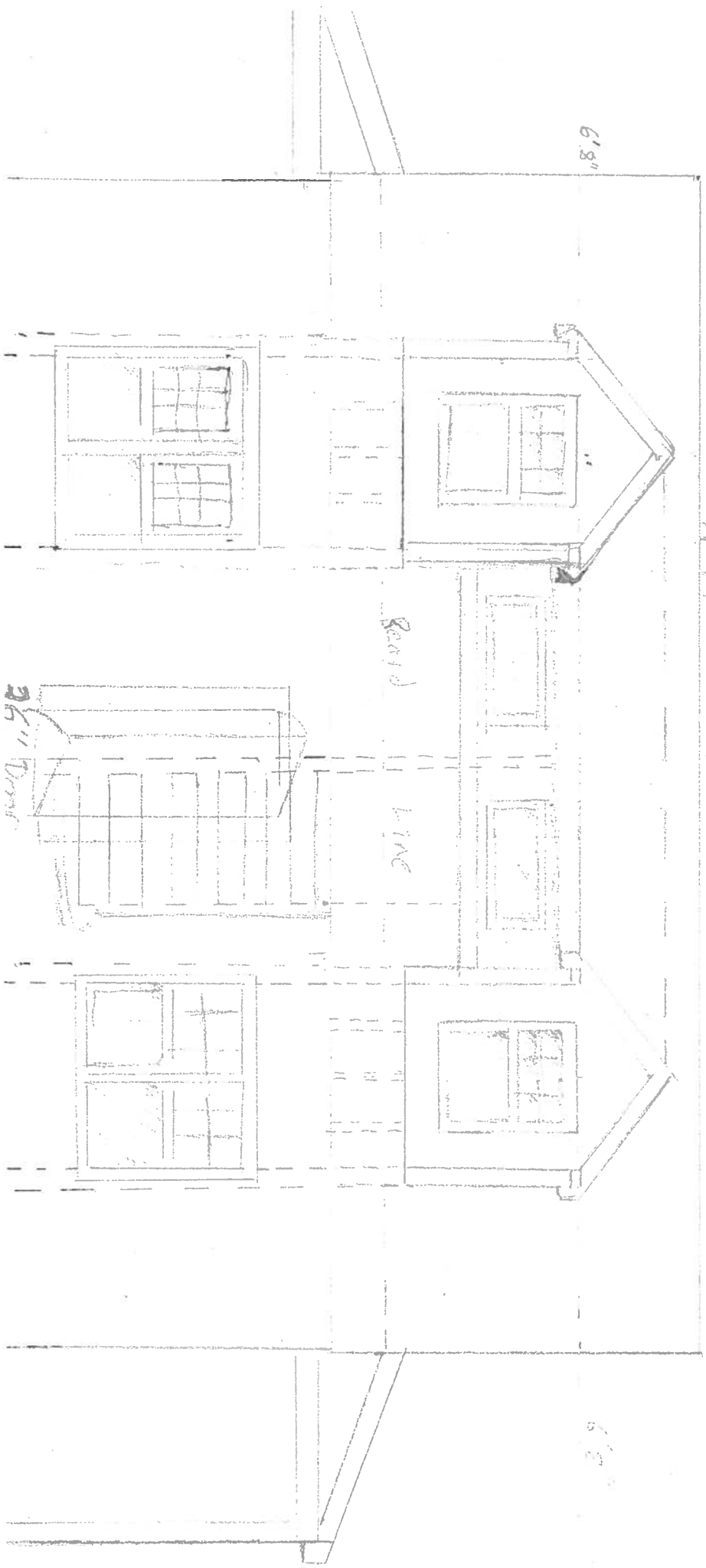
Deck, Dormers, 3/2 Season Add

Perspective 1 of 2





199 Wheeler Road  
Litchfield, CT 06759  
Deck, Dormers, 3/2 season addition  
Perspective 2 of 2

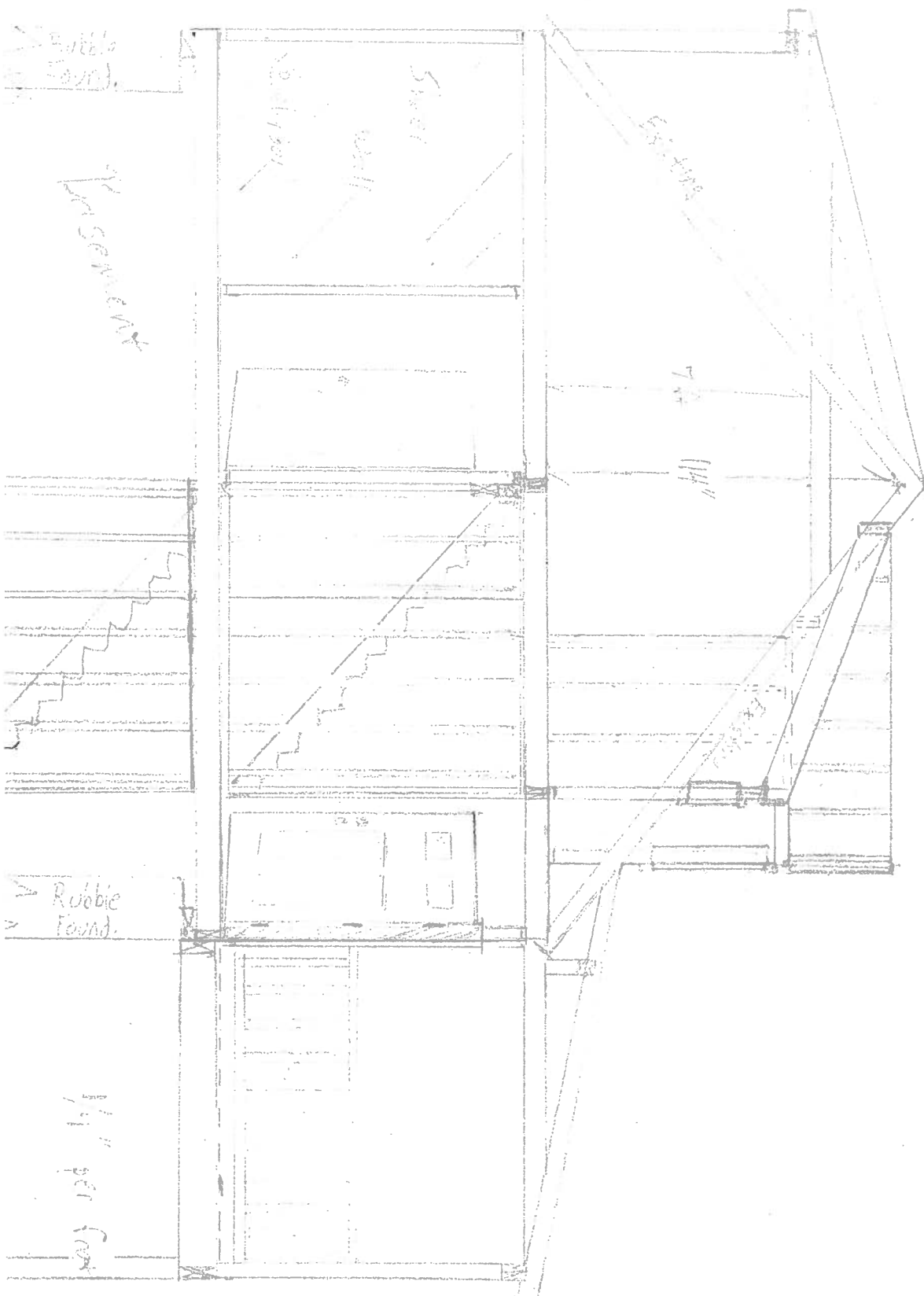


Section view



East Wall Elevation  
 1/4" PER FOOT

199 Wheeler Road  
 Litchfield, CT



199 Wheeler Rd.  
 Litchfield, CT

Section View 2.1  
 1/4" per ft.