



Town of Litchfield

Zoning Board of Appeals Application

21-4-4

Name and MAILING ADDRESS of Applicant

Noel Fisher Phone (860) 307 7983
61 Tallmadge Lane / P.O. Box 897
Litchfield CT 06759 email noelfisher4@gmail.com

STREET ADDRESS of Property 61 Tallmadge Lane

Owner name Same as applicant Zone HR-30 Map, Block, Lot 194-045-007

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:

Front yard variance of 56' feet from Section HR-30 Subsection 2
 (yard, height, use, other)

Side yard variance of 11' feet from Section HR-30 Subsection 2
 (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:

see attached sheet

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

see attached sheet

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:

see attached sheet

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

Noel Fisher 3/16/2021
 Signature of Applicant Date

Noel Fisher _____
 Signature of Owner (if different) Date

CK 1278
Fisher

Exceptional difficulty or unusual hardship:

The existing dwelling is completely in the existing building setback lines. Any addition would require a variance. The house is 3' from the front street line and the rear of the house is still inside the front setback. Therefore the proposed modest addition (125 sf) at the rear of the dwelling is still in the front and side setbacks. The proposed addition will not be any closer (at any point) than the existing house to the front or side property lines.

Unique properties:

This hardship is unique since this property is surrounded by properties that meet the minimum 30,000 sf lot area requirement. This property is only 20,038 sf in size. It is also a lot closer to the front street line than the other properties in the neighborhood. The front of the existing house is only 3' from the street line.

Character and Harmony with the neighborhood:

The addition will not be visible from the road. Also, a one car garage is in keeping with a residential dwelling in the residential zone. There will be no negative impact on public health, safety, convenience, welfare or property values if the attached garage is constructed. The proposed building coverage is only 7.7%, which is well below the allowable 12%.

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 Relly 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

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 Relly 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.