



CITY OF DERBY
BUILDING DEPARTMENT
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File No. _____ Ward No. _____
Date of: _____ Hearing _____ Decision _____

APPEAL TO THE ZONING BOARD OF APPEALS FOR A VARIANCE

I. Location of Property 31 Sentinel Hill Road Ave. Zoning District R-3
Building Line _____

North East

Side between _____ St./Ave and _____

South West

II. Name of Owner Dennis Zack Address 31 Sentinel Hill Road

Date of Purchase 07/28/2019

Name of present proposed tenant _____
or proposed purchaser _____

Name and Signature Dennis Zack
Of Appellant Dennis Zack Address 31 Sentinel Hill Road

III. THIS APPEAL relates to:

- | | | |
|--|--|--|
| <input type="checkbox"/> PRINCIPAL BUILDING(S) AND ITS OR THEIR: | <input type="checkbox"/> ACCESSORY BUILDING(S) | <input type="checkbox"/> LAND |
| <input type="checkbox"/> USE | <input type="checkbox"/> LOT AREA | <input type="checkbox"/> DISTANCE BETWEEN BUILDINGS |
| <input type="checkbox"/> NO. OF DWELLINGS | <input type="checkbox"/> AVERAGE LOT WIDTH | <input type="checkbox"/> AMOUNT OF PARKING OR LOADING |
| <input type="checkbox"/> FLOOR AREA | <input type="checkbox"/> BUILDING COVERAGE | <input type="checkbox"/> LOCATION OF PARKING/LOADING |
| <input checked="" type="checkbox"/> 50 YARDS | <input type="checkbox"/> BUILDING HEIGHT | <input type="checkbox"/> SIGNS |
| <input type="checkbox"/> SIZE OF COURTS | <input type="checkbox"/> USABLE OPEN SPACE | <input type="checkbox"/> OTHER - Variance to permit into rear yard |

IV. Section(s) of zoning ordinance appeal from:

195-71 E (7)(b)

V. Precise Variance(s) sought:

Seeking to reduce the side yard variance to 14 feet
to put the shed 2 feet from the side property line

VI. Lot Dimensions (width x depth): Front Side Back Lot Side
Area: .35 acres $100 \times 162 \times 119 \times 142$

List all existing Building(s) and Use(s) on this lot, giving symbol for legal basis of each. (PR - permitted as of right; PS - permitted by special exception; PV - previous variance; NCU - nonconforming use existing at effective date of ordinance or amendment, CAL - previous certificate of approval of location - motor vehicle uses):

- (1)
- (2)

VII. Describe in detail the difficulty and unreasonable hardship asserted to be in the way of carrying out the strict letter of the zoning ordinance:

On the other side of the property I have a steep hill
This side is fenced and the shed location is
dictated by the fence size, so I need to push
it closer to the borderline

VIII. What circumstances concerning this property are peculiar to it and not applicable to the area as a whole? Explain:

This area is the only one flat enough to build
the shed on, that is not within fence perimeter.

IX. Would the requested variance be subject to appropriate conditions and safeguards?
Explain:

It should not be subject to conditions and safeguards

X. Would the requested variance be in harmony with the general purpose and intent of the Ordinance? Explain:

It would be a shed, that I will use for storing garden tools

XI. If the requested variance is a use variance, answer each of the following:

1. Do the zoning regulations allow **no reasonable use** of the property in question for reasons **peculiar** to the property and not applicable to the area as a whole? Explain:
2. Is the use proposed the **minimum** variance necessary in order to allow a reasonable use of the property? Explain:
3. Will the use impair the essential **character** of the area or the **objectives** of the **comprehensive plan** of the City? Explain: *It will not impair the character of the area, because the shed will be mostly by trees on the side and back of my property.*
4. If any attempts have been made to **Sell** the property for use in accordance with the purposes for which it is zoned supply the following information:
 - a. Period(s) in which placed on market and agent(s) in each period:
 - b. Period(s) listed with Real Estate Board:
 - c. Period(s) advertised in newspaper (attach copy of one or more of such ads, if any):
 - d. Other sales efforts during each period:
 - e. Asking price during each period:

XII. Value Date:

- a. Date owner purchased the property: *31 Sertine Mill Road, Derby, CT*
- b. Purchase price: *\$320,000*
- c. Date and declared value of subsequent building permits:
- d. Current assessment: *247,100*
- e. Use(s) to which owner has put the property since purchase: *Single family home*
- f. Gross and net income of each of the last 3 years:

