

RECEIVED

APR 28 2021

BROOKLYN ZONING BOARD OF APPEALS
APPLICATION

FEE: \$250.00/STATE FEE: \$60/PUBLICATION FEE: \$0 CHECK# 1021

APPLICATION # ZBA21-001 DATE SUBMITTED 4/28/21

APPLICANT: SHAWN & STACEY OLSON 508-415-7256

MAILING ADDRESS: 10 HILLSIDE DR BROOKLYN, CT 06234

PROPERTY OWNER: (if different) _____

MAILING ADDRESS: _____

PROPERTY LOCATION: 10 HILLSIDE DR BROOKLYN CT

MAP: 46 LOT: 42-1 ACRES: _____

ZONE: RA (R-30) VCD R-10 NC PC RB I-1 (circle one)

Is Property within 500' of a municipal boundary? No

Application is submitted for approval of the following (check all that apply):

- Variance of the Zoning Regulations, Section(s) 3, B, 5, 2, Setback Standards
The variance being requested is variance from the required 50-foot front yard setback to allow the garage to be 30 feet from the front property line.
- Appeal of an order, requirement or decision of the ZEO under Sec. 17.2 of the Brooklyn Zoning Regulations.
- Locational Approval for the dealing in or repairing motor vehicles (CGS 14-54), motor vehicle recycler's yard or motor vehicle recycler's business (CGS 14-67i), or sale of gasoline or other product intended for use in the propelling of motor vehicles using combustion type engines (CGS 14-321).

Complete Description of Project (attach additional sheets if necessary):

ADDITION OF A 2 CAR GARAGE WITH MUDROOM / BREZZWAY
(SEE ATTACHED SKETCH)

Specify the hardship if applying for a variance. A hardship cannot be strictly financial and must be related to the condition of the land.

BECAUSE OF THE ORIENTATION OF THE HOUSE AND ONSITE SEPTIC SYSTEM WITHIN THE PROPERTY THERE IS NO OTHER LOCATION TO ADD A GARAGE AND MUDROOM WITHOUT IMPEDING ZONING RESTRICTIONS,
The hardships are the unusual lot configuration and the slopes on the lot.

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The following information must accompany each application at the time of submittal:


1. A plot plan prepared as determined by the ZBA, either:
 - by a licensed land surveyor, to A-2 survey standard OR
 - not an A2 survey but sufficiently accurate to allow the members to reach an informed decision.
2. A copy of the permit denial from the Zoning Officer.
3. Check payable to the Town of Brooklyn.
4. Confirmation that Notices to Abutters have been sent as follows:
 - The applicant shall, at his own expense, send notice of the application at least 15 days prior to the date of the public hearing. Form will be provided by the Town.
 - Notice shall be sent to all property owners of any abutting properties as well as to property owners that lie opposite the parcel across any street or thoroughfare.
 - Notice shall be sent with a Certificate of Mailing receipt obtained from the US Post Office.
 - Copies of the list of abutters and Certificates of Mailings shall be submitted no later than at the public hearing.
 - Abutting owners are the owners that are listed in the Brooklyn Tax Assessor's records.
5. If the proposed activity is located within a Drinking Water Supply Aquifer Area (see attached map) then the Public Water Supply Aquifer Area Project Notification Form must be completed and attached to the application.


NOTE:

- It is the responsibility of the applicant to contact the Building Inspector, Inland Wetlands and Watercourses Agent and Fire Marshal to determine if other permits are required.
- See Article 17 of the Brooklyn Zoning Regulations for the powers and duties of the Board and the criteria for decision-making regarding variances. All criteria must be addressed in the information provided to the Board.
- Lack of accurate information may cause the Board to deem that the application is an incomplete application and may be grounds for denial.

SUBMIT APPLICATIONS TO THE BROOKLYN LAND USE OFFICE, 69 SOUTH MAIN STREET, SUITE 23 BROOKLYN, CT 06234.

The undersigned applicant(s) and owner(s) hereby state that the information contained in this application and in all documentation provided is complete, true and accurate to the best of my/our knowledge.

 4/28/21
 Applicant Date

 4/28/21
 Property Owner Date

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Brooklyn Zoning Department
69 South Main Street
Brooklyn, CT 06234
(860) 779-3411 ext. 31 and ext. 12

Shawn Olson
10 Hillside Drive
Brooklyn, CT 06234

February 8, 2021

Dear Mr. Olson,

I have received the sketch you submitted for my consideration showing a proposed garage on your property at 10 Hillside Drive. The garage as proposed cannot comply with the Zoning Regulations because it cannot meet the front yard setback, which is 50 feet in the R-30 Residential Zone.

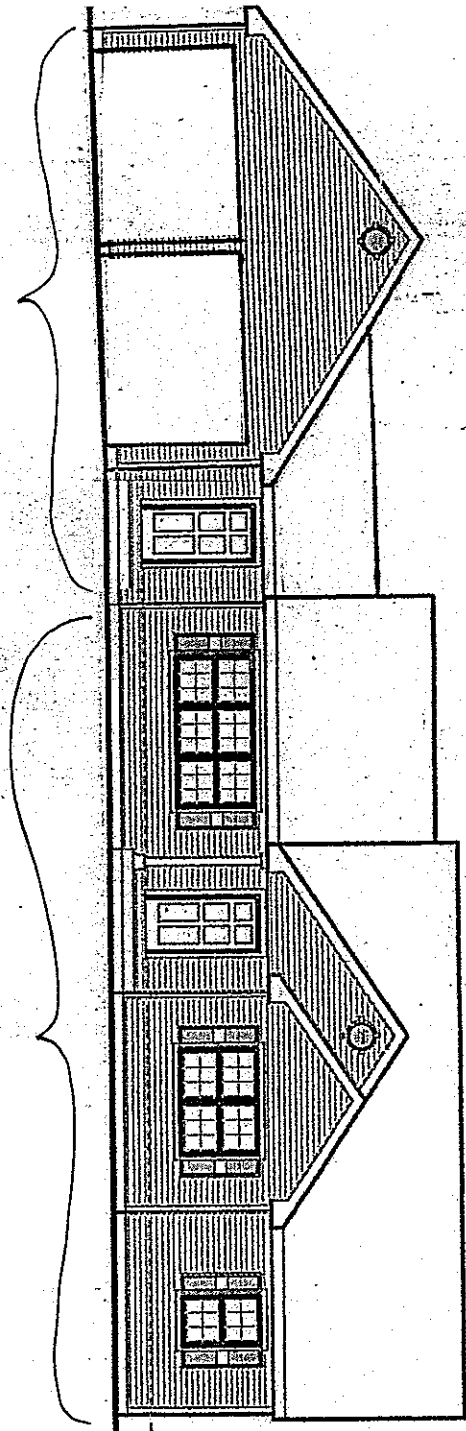
Issued by:

Margaret Washburn

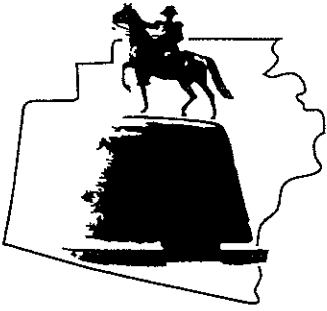
Margaret Washburn
Zoning Enforcement Officer
m.washburn@brooklynct.org

PROPOSED
ADDITION

EXISTING
STRUCTURE



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APR 28 2021



Town Offices
860-779-3411

TOWN OF BROOKLYN
P.O. Box 356 • Route 6 and 169
BROOKLYN, CONNECTICUT 06234

**TOWN OF BROOKLYN
ZONING BOARD OF APPEALS
PUBLIC HEARING NOTICE**

The Brooklyn Zoning Board of Appeals will hold a Public Hearing and Meeting on Monday, June 7, 2021 at 6:30 p.m. via Web Ex on the following application:

1. ZBA21-001 Shawn and Stacy Olson, 10 Hillside Drive, Map 46, Lot 42-1, R-30 Zone; Addition of a 2-car garage with mudroom/breezeway. Front yard setback of 50-feet cannot be met.
2. ZBA21-002 Eileen McKenna, 301 South Street, Map 45, Lot 2-3, R-30 Zone; Installation of 24-foot round above ground swimming pool installed where there was an existing swimming pool. Side yard setback of 30-feet cannot be met.

Interested persons may appear and be heard. Written communications will be accepted. A copy of the application is available on the Town of Brooklyn Website. Web Ex meeting information will be included on the June 7, 2021 Zoning Board of Appeals Commission Agenda.

Dan Ross, Chairman
Zoning Board of Appeals

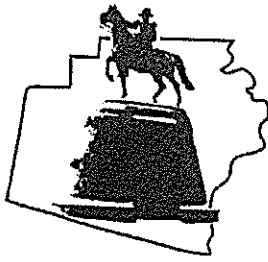
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Shawn and Stacy Olson
10 Hillside Drive
Brooklyn, CT 06234



Brooklyn Land Use Department

69 South Main Street
Brooklyn CT 06234
(860) 779-3411 x 31

Inland Wetlands _____

Zoning Enforcement

Blight Enforcement _____

SITE INSPECTION NUMBER

10 Hillside Dr

1 2 3 4 5

Feb 4 2021

Address

Date

I met Shawn Olson, inspected + took photos. Shawn wants to build a garage inside the 50ft front yard setback. This setback was shown on the plan for the proposed house. If the 50ft setback could be changed and swapped with side side yard setback, he could probably build the garage (he said) without needing a variance from ZBA. Review the process by which the lot was created and see if setbacks can be swapped. Report back to Shawn within 2 wks.

Commission Representative

M Washburn

Owner or Authorized Signature



