

RECEIVED

MAY 04 2021

BROOKLYN ZONING BOARD OF APPEALS
APPLICATION

FEE: \$250.00/STATE FEE: \$60/PUBLICATION FEE: 0 CHECK# 517

APPLICATION # ZBA21-002 DATE SUBMITTED 5-3-2021

APPLICANT: Eileen McKenna

MAILING ADDRESS: 301 South Street, Brooklyn, CT 06234

PROPERTY OWNER: (if different)

MAILING ADDRESS: 301 South Street, Brooklyn, CT 06234

PROPERTY LOCATION: 301 South Street, Brooklyn, CT 06234

MAP: 45 LOT: 02-3 ACRES: .67

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 a variance from the required 30-foot sideyard setback to allow above-ground pool to be 19 feet from side 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):

24' round installed where there was a pool.

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

SEE ATTACHED

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

1. A plot plan prepared as determined by the ZBA:
 - by a licensed land surveyor, to A-2 survey standard OR
 - with sufficiently accurate information 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 of notification of Public Hearing.
 - The applicant shall, at the applicant's own expense, send notice of the application **at least 15 days prior** to the date of the public hearing
 - Notice shall be sent to all property owners of 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 shall be the owners identified in the tax assessor's records.
5. If the proposed activity is located within a Drinking Water Supply Aquifer Area then the ed Public Water Supply Aquifer Area Project Notification Form must be completed and attached to the application.

NOTE:

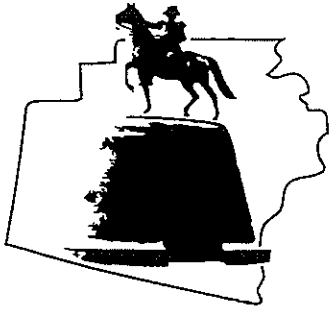
- It is the responsibility of the applicant to contact the Building Inspector, Inland Wetlands and Watercourses Agent and/or Fire Marshal to determine if other permits are required.
- See Article 17, Section 3 of the Brooklyn Zoning Regulations for the powers and duties of the Board and the criteria 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, PO BOX 356, 69 SOUTH MAIN STREET, 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.

Eileen F. McKenna 5/3/2021
Applicant Date

Eileen F. McKenna 5/3/2021
Property Owner Date



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

The pool would be 19' from the property line and we cannot move the pool further away because it would put it too close to the septic system. The proposed location is where the previous pool was located and the electrical is already in place.

Before I purchased the home last year, I looked into whether or not I would be able to replace the pool. I went on the town website and from everything that I found the side yard setback for a pool was 15'. In January I ordered a pool and then in March received the approval from the Department of Health. It wasn't until when I was ready to submit the zoning application that I was made aware of the 30' side yard setback.

I am requesting that the board let me have the pool installed where the previous pool had been and waive the side yard setback.

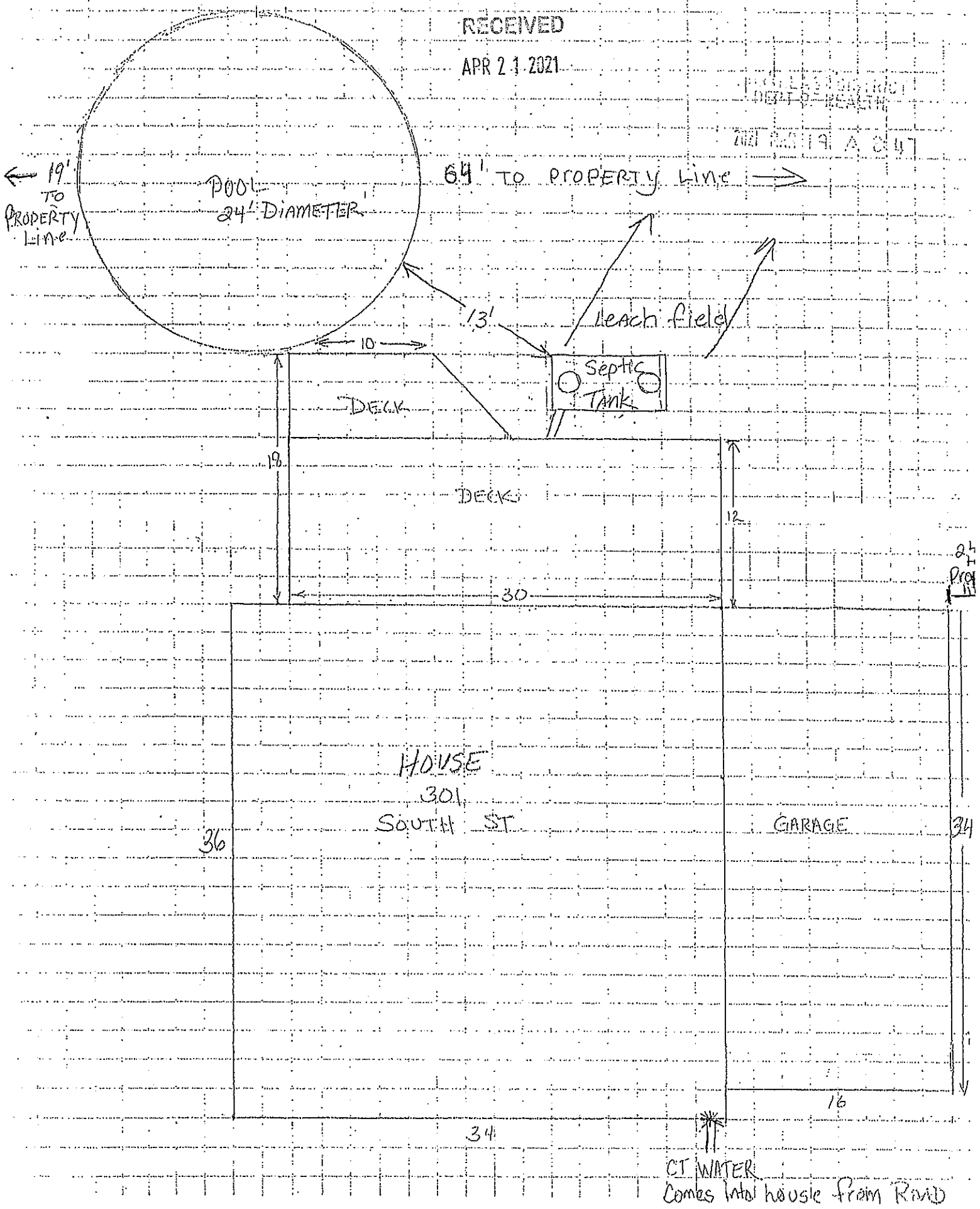
Thank you,

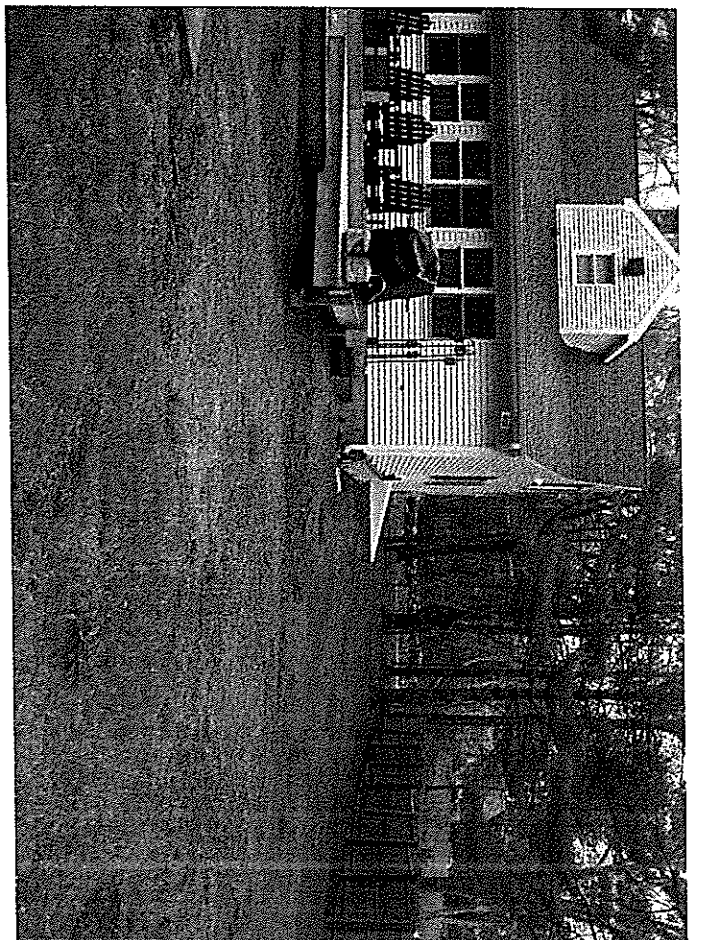
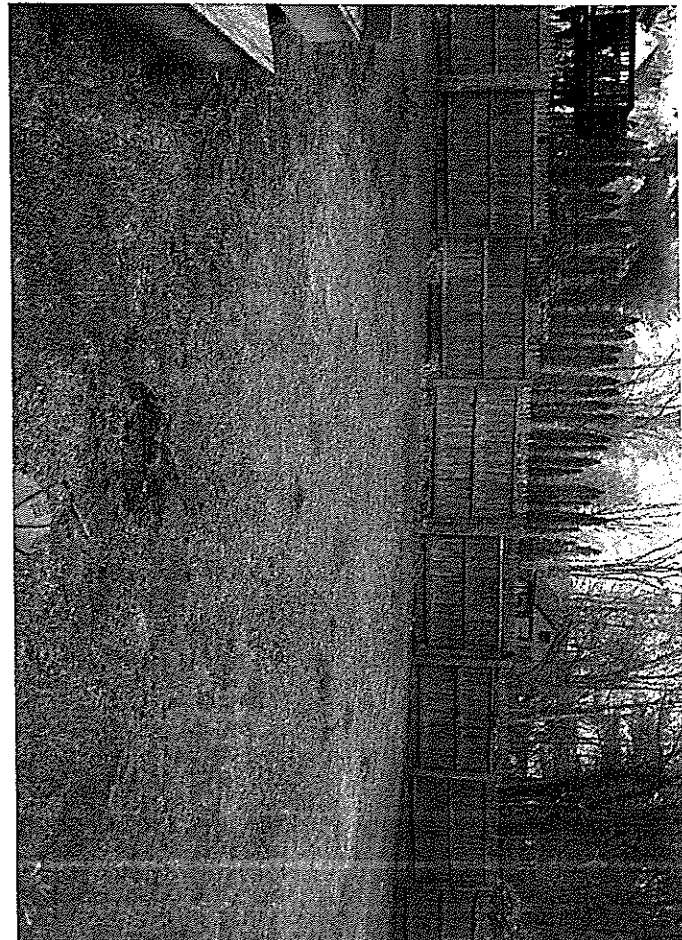
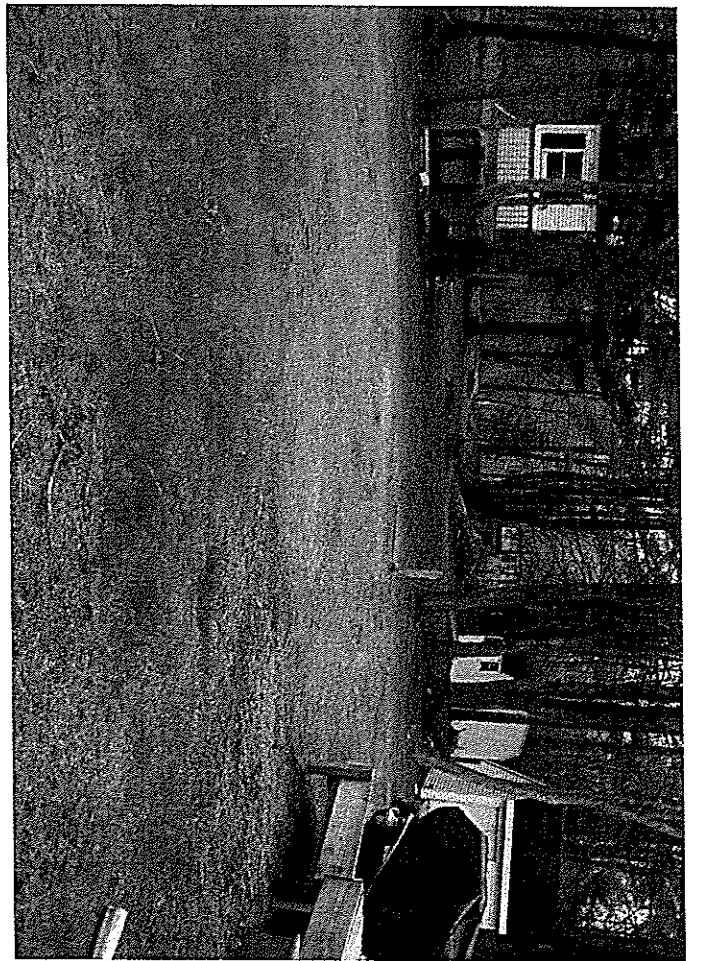
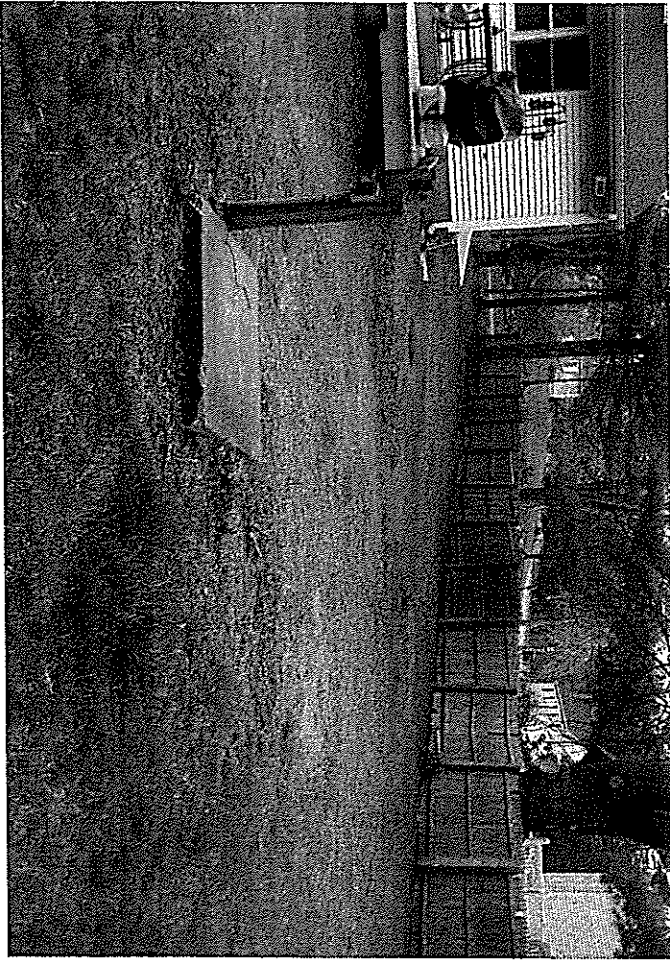
Eileen McKenna

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APR 21 2021


PHILLIPSBORO TOWNSHIP
DEPT. OF HEALTH
701 MAIN A 0847





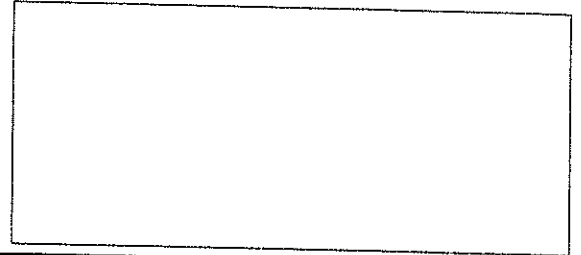
 We are updating our Terms of Use. [Learn more](#)



 bing maps

301 South St, Brooklyn, CT 06234

Location: 41.79012, -71.893314



TOWN OF BROOKLYN, CT ZONING PERMIT APPLICATION

RECEIVED
APR 21 2021

REQUIREMENTS

PLOT PLAN REQUIRED

Use the asbuilt survey as base map if asbuilt exists.

- An existing survey or a scale drawing may be substituted.
- For simple projects, an aerial photo may be used as a base map.

On the plot plan, provide the following:

- Location and size of all existing and proposed buildings, structures and driveways
- Property lines and lot dimensions
 - An A-2 survey required for new construction
 - An A2 survey may be required for major additions to existing structures and if compliance cannot be otherwise determined.
- Well and septic location
- Wetlands and watercourses. Wetlands review is required for every proposed activity.

EROSION CONTROL

Prior to commencement of disturbance of soil:

- Erosion & sedimentation measures to be installed as required to prevent damage to property and wetlands

CERTIFICATE OF ZONING COMPLIANCE

A Certificate of Zoning Compliance must be obtained from the Zoning Official BEFORE THE NEW USE commences and before the Building Official can issue a Certificate of Occupancy. Zoning Compliance Certificate will be issued after the Zoning Official has inspected property and found that the work has been completed consistent with the Zoning Permit including any conditions and the Zoning Regulations.

I hereby attest that the submitted information is true and correct to the best of my knowledge. Inaccurate information will void the permit.

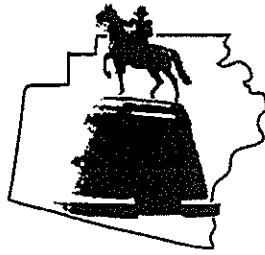
I understand that:

- 1) I am responsible for ensuring that all structures are built in conformance with the issued zoning permit and the Zoning Regulations in effect on the date permit is issued.
- 2) I grant permission for the Zoning Official to enter property for purposes of inspection.

NOTE: THIS IS NOT A BUILDING PERMIT. A building permit may be required before construction begins.

Applicant Eileen McKenna Application for Above Ground Pool where there was a pool
Project Address 301 South STREET Email ismileileen@gmail.com
Eileen F. McKenna Date 4-10-2021
Applicant Signature

+++++
Permit # _____ Date Received _____ Office Use Only
NDDH Approval _____ Driveway Permit if applicable _____ IWWC approval _____
Fee \$ _____ Cash/ Check # _____



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

1 2 3 4 5

301 South St.

4/29/21

Address

Date

I met Ms. McKenna, inspected
and took photographs.

The pool cannot meet side yard
setback; issue denial,

Commission Representative

M. Washburn

Owner or Authorized Signature



ZONING PERMIT

Fee Paid: \$ 50.00
Received By:
Date Granted:
Numerical Code:
Permit Number: Draft

MCKENNA EILEEN

The Town of Brooklyn, CT

has approved the zoning permit application you submitted, with final revisions as applicat

This permit authorizes the following activity(ies) for the purpose(s) stated within your application:

Replacement of existing 24 ft above ground pool

Located at 301 SOUTH ST

Plat/Map 45

Lot/Block 0 2-3

Parcel 45 0 2-3

This is to certify that the building, structure, or use identified in your application referenced above is in compliance with the Local Zoning Regulations. Any other necessary approvals must be obtained.

No building permit or certificate of occupancy shall be issued for a building, use or structure subject to the zoning regulations of a municipality without certification in writing by the official charged with the enforcement of such regulations that such building, use or structure is in conformity with such regulations or is a valid nonconforming use under such regulations. Such official shall inform the applicant for any such certification that such applicant may provide notice of such certification by either (1) publication in a newspaper having substantial circulation in such municipality stating that the certification has been issued, or (2) any other method provided for by local ordinance. Any such notice shall contain (A) a description of the building, use or structure, (B) the location of the building, use or structure, (C) the identity of the applicant, and (D) a statement that an aggrieved person may appeal to the zoning board of appeals in accordance with the provisions of section 8-7. (Connecticut General Statutes)

CONDITIONS/STIPULATIONS

This application is denied because the pool cannot meet the required side yard setback.

APPLICATION FOR A ZONING PERMIT

Town of Brooklyn, CT

69 South Main Street, Suite 22 Brooklyn, CT 06234 Phone 860-779-3411



APPLICATION DATE: 04/21/2021 FEE RCVD.: 50.00 BY: ISSUED: PERMIT #: Draft

PERMIT PURPOSE: Accessory Structure

EXPANSION OF EXISTING USE/CHANGE OF USE: Replacement of existing 24 ft above ground pool

STREET LOCATION: 301 SOUTH ST MAP: 45 BLK: 0 LOT: 2-3

PROPERTY TYPE: Residential STRUCTURE DIMENSIONS:

APPLICANT'S NAME: MCKENNA EILEEN ADDRESS: 301 SOUTH ST

PRIMARY CONTACT NAME: PHONE NUMBER: 860-617-8070

PROPERTY OWNER'S NAME: MCKENNA EILEEN ADDRESS: 301 SOUTH ST

APPROVED: MCKENNA EILEEN DATE: 04/21/2021 ACKNOWLEDGED: Department Signed DATE: 04/21/2021
Property Owner Applicant

LOT DESCRIPTION AND LOCATION OF STRUCTURE

LOT SIZE: FRONTAGE ON ROAD: ROAD IS: Town Owned

ZONE: R-30 PROPERTY USE: Residential

IF PROPOSED DEVELOPMENT IS LOCATED ON APPROVED OR CONDITIONALLY APPROVED SUBDIVISION:

COPY OF MYLAR SUBMITTED:

SETBACKS OF PROPOSED STRUCTURE

FRONT: LEFT SIDE:
REAR: RIGHT SIDE:

Town Fee =	\$ 50.00
State Fee =	\$ 0.00
TOTAL PERMIT FEE =	\$ 50.00

OTHER NECESSARY APPROVALS

WETLANDS PERMIT: DATE APPROVED:

APPROVAL FROM HEALTH DEPARTMENT: PLEASE ATTACH WRITTEN APPROVAL

DRIVEWAY PERMIT: IF YES, DATE SUBMITTED TO HIGHWAY FOREMAN:

By signing this form, you agree to allow members of the commission and the agent access to the property to evaluate the application or conditions of the application.

If the information provided by the applicant subsequently proves to be false, deceptive, incomplete and/or inaccurate, this permit may be modified, suspended or revoked.

ZONING ENFORCEMENT OFFICER COMMENTS:

See page 2.

PERMIT ISSUED BY: _____ NAME: _____ DATE: _____

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

Eileen McKenna
301 South Street
Brooklyn, CT 06234

April 29, 2021

Dear Ms. McKenna,

I have received the sketch you submitted for my consideration showing a proposed replacement of a 24-foot round above-ground swimming pool on your property at 301 South Street (Assessor's Map 45, Lot 2-3). Today, I inspected and took site photographs for the pool zoning permit.

The pool as proposed cannot comply with the Zoning Regulations because it cannot meet the side yard setback, which is 30 feet in the R-30 Residential Zone where your property is located.

Issued by:

Margaret Washburn

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



NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET, UNIT 4, BROOKLYN, CT 06234
860-774-7350/FAX 860-774-1308 WWW.NDDH.ORG

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APR 21 2021

March 25, 2021

Eileen McKenna
301 South Street
Brooklyn, CT 06234

B100/APPLICATION

SUBJECT: FILE #281 -- SOUTH STREET #301, MAP #45, LOT #2-3, BROOKLYN, CT

Dear Eileen McKenna:

On March 19, 2021 this department received an application proposing the addition of a 24' above ground pool to your property.

Based on the information provided and paperwork in our files this request has been approved under the following conditions:

1. Maintain a minimum of 10 feet from the existing septic system with the proposed above ground pool.
2. In the event the area is needed for future septic repair, the pool may need to be relocated to different location on the property.
3. Septic system to be taped off during construction to ensure proper separating distance is maintained and to protect from heavy traffic or storage of building materials in this area.

Approval is being granted under Section 19-13-B100a of the CT Public Health Code. This approval is given with the understanding that you will provide proper care and maintenance of the existing system (the septic tank is to be pumped every 3 years).

THE OWNER IS RESPONSIBLE TO SEEK PROPER AUTHORIZATION FROM ALL TOWN AGENCIES PRIOR TO START OF CONSTRUCTION.

Should you have any questions, please do not hesitate to contact this office.

Sincerely,

Donovan Moe, ES
Environmental Health Specialist

cc: Brooklyn Building Official

DATE 5-27-92 TOWN OF BROOKLYN, CONN. 3,000.00 /

Permit # 008819

BUILDING PERMIT

- New Construction
- Additions - Alterations
- Demolition
- Signs
- Electrical
- Plumbing
- Heating
- Air Conditioning
- Insulation
- Sw. Pool
- Misc.
- Moving Bldg.

Owner: Thomas A. Sapfetta
 Location: Same as above ground 24' Round pool with fence. Hall at corner job and lot
 Lot Area: 2.3 Tax Map 4.5 Type of Construction: ... Occupancy: ...

EXPIRES ONE YEAR FROM DATE OF ISSUE
 FEE: \$1,000
 FIRE DISTRICT: Brooklyn

CERTIFICATION

I agree to conform to the laws and the basic building code of the State of Connecticut and Ordinances of the Town of Brooklyn and to notify the Town of any change in plans or specifications of building for which this permit is requested.

1779-1688 Date 5-27-92
 PERMIT GRANTED to do work in accordance with approved plans and specifications.
 CK # 1032 Date 5-27-92
 Date 5-27-92

I hereby certify that the proposed work is authorized by the owner of record and I have been authorized by the owner to make this application as his authorized agent.

SIGNATURE OF AGENT ADDRESS DATE

WHITE - Applicant/PINK - Assessor's Office/CANARY - Office Copy/BLUE - Building Official's

**BUILDING DEPARTMENT
TOWN OF BROOKLYN, CONNECTICUT
CERTIFICATE OF OCCUPANCY**


No 001402

Fire District Brooklyn Dated August 24 1993

This is to certify that building at 301 South Street Lot 2-3 Map 45
as complete under Permit No. 002819 conforms substantially to the requirements
of the Building Code and Zone Ordinances of the Town of Brooklyn, where applicable, and is hereby ap-
proved for occupancy as indicated below.

Approved for occupancy above ground 24' ~~round~~ pool w/4' fence w/self closing and latching
gate.

Thomas LaFollette


Building Official

Notice: If this certificate is lost or destroyed, a duplicate should be immediately obtained from the
Building Official.

Any change or extension of the use herein approved requires a new certificate of occupancy.
Copies of this certificate may be obtained at the Building Department, Town Hall, Brooklyn, Conn.

OFFICE

PLANNING & ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT 06234

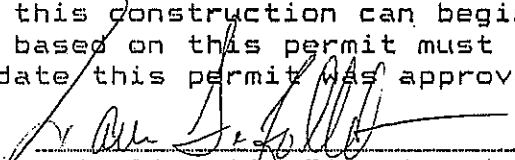
ZONING PERMIT

On the plot plan (see building application back page), supply the following information:

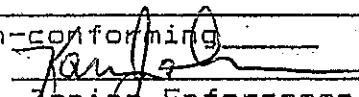
1. Location and size of existing and proposed buildings, structures and driveways.
2. Property lines and dimensions of lot.
3. Well and septic system location.
4. * Wetlands and watercourses.

* If a permit is required from the Conservation, Inland Wetland Commission, it must be obtained prior to issuance of a zoning permit.

I hereby attest that the above information is true and correct to the best of my knowledge. I understand that: 1.) I am responsible for ensuring that all structures are built in conformance with the zoning regulations in effect on the date this permit is issued. 2.) I may be required to remove any structure(s) for which this permit is issued if it (they) are found to be in violation of those zoning regulations. 3.) that this is not a building permit and that such must be obtained from the Building Official before this construction can begin; and 4.) that any new construction based on this permit must commence within 12 months of the date this permit was approved.


Applicant's Signature

THIS BOX FOR OFFICE USE ONLY

Permit # ZP 92-76 Date Received May 26, 1992
Street Name and Number 301 South Street
Wetlands _____
ESC Measures _____ NDDH Approval _____
Special Conditions _____
Conforming Non-conforming _____
Fee \$15.00 Check/Cash OK# 1030 
Zoning Enforcement Officer

Certificate of Zoning Compliance

I certify that the proposed structure(s) permitted by the above Zoning Permit appears to be in compliance with the Zoning Regulations of the Town of Brooklyn, in effect on the date of issuance of the above permit.

Zoning Enforcement Officer

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

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Eileen Mckenna, Applicant
301 South Street
Brooklyn, CT 06234

VIII. ZONING PLAN EXAMINERS NOTES

DISTRICT

R30

USE

RESIDENTIAL - Pool

FRONT YARD

SIDE YARD

SIDE YARD

REAR YARD

NOTES

IX. SITE OR PLOT PLAN - For Applicant Use

