



**Town of Andover**  
**Building & Land Use Department**  
**17 School Road, Andover, CT 06232**

Sent via Regular Mail & email

**TIME SENSITIVE**

February 7, 2024

Christopher Atiyeh  
20 Canton Springs Rd.  
Canton, CT. 06019

RE: 241 Lake Road, Property of Donald & Lisa Roser  
Application for a Variance from the Andover Zoning Regulations  
Instructions to the Applicant

Dear Christopher,

I am in receipt of your application for a variance from the Andover Zoning Regulations which you need in order to install a generator on the property of Donald & Lisa Roser located at 241 Lake Road, Andover. All such applications require a public hearing before the Zoning Board of Appeals. A public hearing to solicit comment on your application has been scheduled to be held at 7:00 p.m., Wednesday, February 21, 2024. The hearing will take place (live, in person) in the Community Room of the Andover Town Hall located at 17 School Road, Andover. It is strongly suggested that you, or your agent(s) attend the meeting so as to present the application and answer any questions that may arise. Members of the Zoning Board of Appeals, including alternates, as well as members of the general public and town staff will be provided the opportunity to ask questions and comment at the hearing. In addition, interested parties are allowed to submit written comment which will be entered into the public record.

Please note the following:

- 1) Please find attached 11 copies of the legal notice which has been prepared to advertise the requisite Public Hearing. In addition, please find the attached list of abutters used for the

last application that had been submitted. It is your responsibility to ensure that it is current. You are required to send the Notice to all abutters and provide the Building and Land Use Office with a "Certificate of Mailing". The Andover Zoning Regulations explicitly define abutters as those property owners within 100' of your property. As such, this would include the owners of properties across the street from yours;

- 2) The applicant is required to post a sign on the subject property (see Section 22 of the Andover Zoning Regulations) with information pertaining to your application. Blank signs are available at a cost of \$25 at the Building Office. The sign must be in place 10 days prior to the meeting. Please contact Lynn Werner at 742.7305, extension 4219, to make the necessary arrangements;
- 3) The granting of variances is contingent upon the applicant demonstrating a hardship as defined by Chapter 8-6 of the Connecticut General Statutes. Your application was silent on the issue and will need to be addressed on your application.
- 4) Should your application be approved by the ZBA, an Action Notice will be prepared by town staff and published in the Rivereast. State statutes allow aggrieved parties fifteen days to file an appeal with the Appellate Court. As the applicant you will be provided a copy of a Notice which you, as the applicant, are required to file with the Town Clerk. As the applicant you are required to cover the filing cost. Such Notice will be placed in the Land Records to demonstrate that relief from the Zoning Regulations was in fact granted to allow for the proposed activity.

Should you have any questions please contact me at 860.742.7305, ext. 4220 or [zoning@andoverct.org](mailto:zoning@andoverct.org).

Thank you.

Sincerely,

Jim Hallisey, Zoning Agent

C: Donald & Llsa Roser, Owners - 241 Lake Road  
Lynn Werner, Building & Land Use Office Administrator