

Application # 01-2021

Paid \$ 200.00  
1/1/2020

ANDOVER ZONING BOARD OF APPEALS APPLICATION

A \$200.00\*\* (confirm state fee at time of submission) fee must accompany each application. THIS FEE IS NONREFUNDABLE. Checks or money orders must be made payable to Town of Andover.

TO BE COMPLETED BY THE APPLICANT - PLEASE PRINT

Applicant's Name William Phillips ; Donna Phillips

Day Phone # 860 798-1400 Evening Phone # 860 798-1400

Address 69A Clark Rd Bolton CT 06043

Owner of Land 57 Hendee Road LLC

Address 69A Clark Rd Bolton CT Phone # 860 798 1400

LOCATION OF PROPERTY

Street 57 Hendee Rd

Tax Map Number 28 Block 3 Lot 12

Zoning District ARD - (and) Lot Size 8.4+ Acres Lot Frontage 670.3

TYPE OF APPLICATION (Check appropriate box):

- A variance in the application of the Zoning Regulations is requested.
- There is an error in an order, requirement or decision made by the Zoning Enforcement Officer (Appeal)
- Other (Specify) \_\_\_\_\_

Current Property Use Residential Proposed Property Use Residential  
(residential, commercial, industrial)

Has an application involving the subject property been submitted to either the Planning & Zoning Commission or Zoning Board of Appeals Application in the past? N/A

If so, provide Application #, Applicant's Name and/or Date

Briefly describe the proposed project and/or activity:

Construction of a single family residence

State the appropriate section(s) of the Zoning Regulations you wish to vary or appeal:

1. 10.5 uses in a flood zone in accordance with section 10.8
2. 4.1.2a(d) Non conforming lots

What specific action are you requesting of the Zoning Board of Appeals?

1. Approval to construct a single family home in a flood prone zone
2. Approval to construct a single family home where there is concern regarding frontage and lot width

If the your application is for a variance please state your hardship below. Hardships should be within the context of Section 22.0.4 of the Andover zoning regulations and Section 8.6 (both of which are attached)

1. This was an approved lot prior to the creation of the flood zone. The lot contains in excess of 60000 sqft and but not for its topography there would not exist any issues regarding construction of a single family home.
2. The prior realignment of Hende Rd as created a geometric hardship when attempting to measure the width and frontage.

ATTACHMENTS:

The following items must be provided to complete this application:

\_\_\_\_\_ A \$140.00 application fee and \$60.00 State fee, state fee is subject to change and must be verified at the time of submission. Checks shall be made payable to the "Town of Andover"

\_\_\_\_\_ Site Plan to a scale of 1"=20' or 1"=40'. The site plan shall include:

\*Location and dimensions of existing buildings and uses

- \*Dimensions of the lot and required and proposed setbacks
- \*Driveways and parking areas
- \*Wells/Water Lines
- \*Septic System/Sewer Lines
- \*Accessory structures (swimming pools, tool sheds, etc.)
- \*Location of wetlands and watercourses (if information is available)
- \*Any unique landmarks that are situated on the property
- \*Additions to structure requiring the variance must be staked (the corners) 13 days prior to the meeting for Commission review

NOTE: AN A-2 SURVEY/SITE PLAN MAY BE REQUIRED AT THE DISCRETION OF THE BOARD

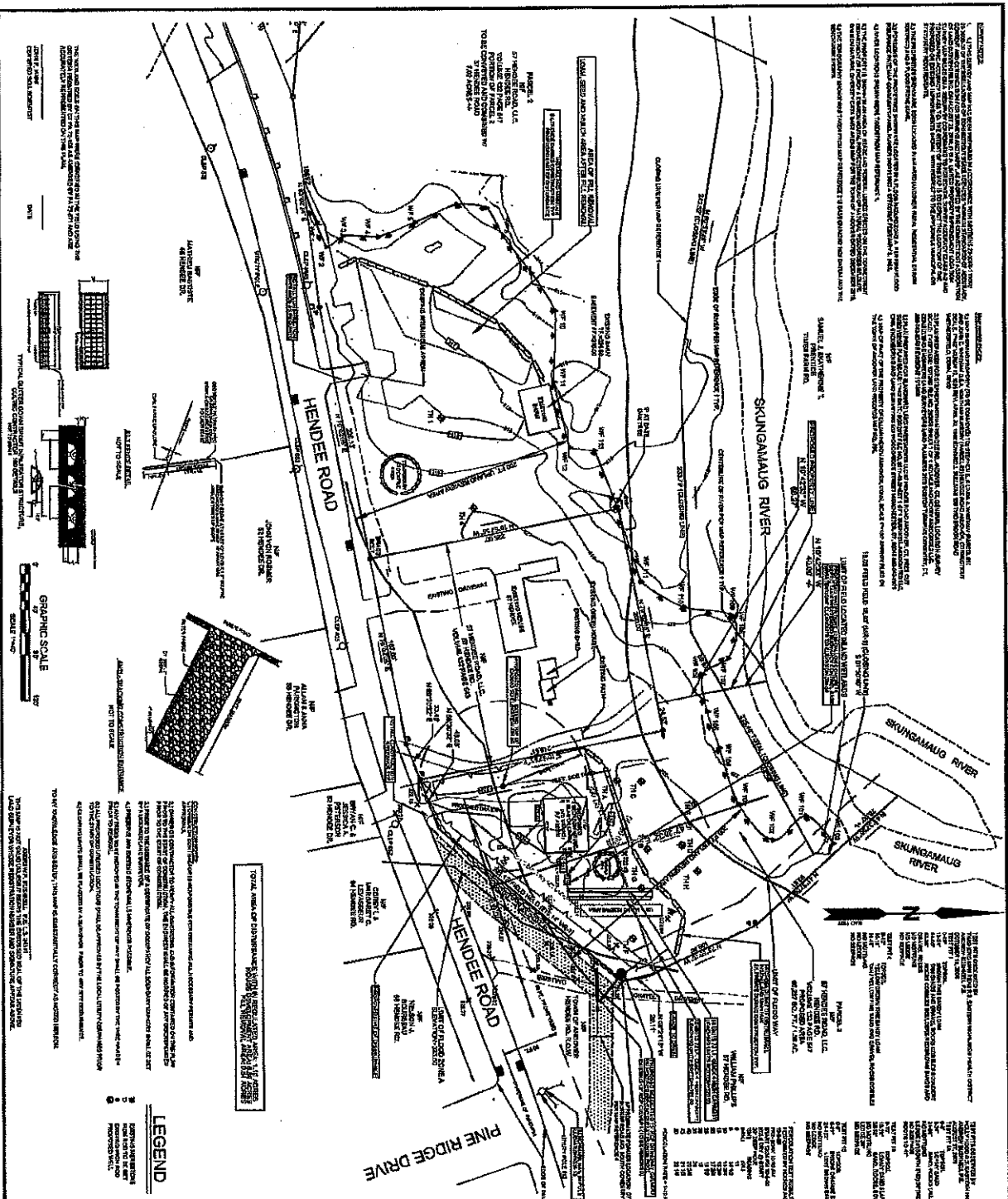
- Names and addresses of abutting property owners of the subject property
- Copies of the Tax Assessor's property card for this location (both sides-available in Assessor's Office)
- Verification (through Attorney's letter, title searcher and/or complete deed history) of nonconforming lots of record if deemed appropriate

The undersigned hereby authorizes the Andover Zoning Board of Appeals, or its agents, to enter upon the property for the purpose of inspection and enforcement of the Town of Andover Zoning Regulations.

Signed Donna Phillips Date 12/31/20  
 Donna Phillips (Applicant)

Signed William Phillips Date 12/31/20  
 William Phillips (Owner)

For staff use:  
 Date Submitted \_\_\_\_\_  
 Date of Receipt by Board \_\_\_\_\_  
 Fee \_\_\_\_\_



**NOTES:**

1. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD PLANS AND FIELD SURVEY. THE ENGINEER HAS NOT INVESTIGATED THE DEPTH OR EXACT LOCATION OF ANY UTILITIES SHOWN ON THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
3. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS SHOWN ON THIS PLAN.
4. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD PLANS FOR ANY EXISTING UTILITIES.
5. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD PLANS FOR ANY EXISTING EASEMENTS.
6. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD PLANS FOR ANY EXISTING SETBACKS.
7. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD PLANS FOR ANY EXISTING EASEMENTS AND SETBACKS.
8. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD PLANS FOR ANY EXISTING EASEMENTS AND SETBACKS.
9. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD PLANS FOR ANY EXISTING EASEMENTS AND SETBACKS.
10. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD PLANS FOR ANY EXISTING EASEMENTS AND SETBACKS.

**LEGEND**

1	EXISTING BUILDING FOOTPRINT
2	EXISTING DRIVEWAY
3	EXISTING DRIVEWAY
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100	EXISTING DRIVEWAY

**57 HENDEE ROAD, LLC**

**PLAN PREPARED FOR**

**BUSHNELL ASSOCIATES LLC**

**Civil Engineering and Land Surveying**

**300 W. 10th Street, Suite 100**

**Indianapolis, IN 46204**

**DATE: 08/15/2018**

**PROJECT: 57 HENDEE ROAD, LLC**

**SCALE: AS SHOWN**

**PROJECT NO: 18-001**

**DRAWN BY: [Name]**

**CHECKED BY: [Name]**

**DATE: 08/15/2018**

**PROJECT: 57 HENDEE ROAD, LLC**

**SCALE: AS SHOWN**

**PROJECT NO: 18-001**

**DRAWN BY: [Name]**

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**PROJECT NO: 18-001**

**DRAWN BY: [Name]**

**CHECKED BY: [Name]**

**DATE: 08/15/2018**

# 57 HENDEE RD

**Location** 57 HENDEE RD

**Mblu** 28/ 3/ 12-1/1

**Acct#** 514

**Owner** 57 HENDEE ROAD LLC

**Assessment** \$125,800

**Appraisal** \$179,800

**PID** 514

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$113,600	\$66,200	\$179,800
Assessment			
Valuation Year	Improvements	Land	Total
2016	\$79,500	\$46,300	\$125,800

## Owner of Record

**Owner** 57 HENDEE ROAD LLC

**Sale Price** \$0

**Co-Owner**

**Certificate**

**Address** 69A CLARK ROAD  
BOLTON, CT 06043

**Book & Page** 132/ 543

**Sale Date** 09/13/2018

**Instrument** 01

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
57 HENDEE ROAD LLC	\$0		132/ 543	01	09/13/2018
PHILLIPS DONNA & BARNETT III FRANCIS B	\$68,000		132/ 541	00	09/13/2018
WHITHAM STEPHEN E ESTATE OF	\$0		130/1021	26	01/09/2018
WHITHAM STEPHEN E	\$0		0105/1121	25	10/31/2007
WHITHAM STEPHEN E & LINDA A	\$68,000		0041/0225	00	04/30/1985

## Building Information

### Building 1 : Section 1

**Year Built:** 1957  
**Living Area:** 1,872  
**Replacement Cost:** \$163,070  
**Building Percent Good:** 67  
**Replacement Cost  
 Less Depreciation:** \$109,300

Building Attributes

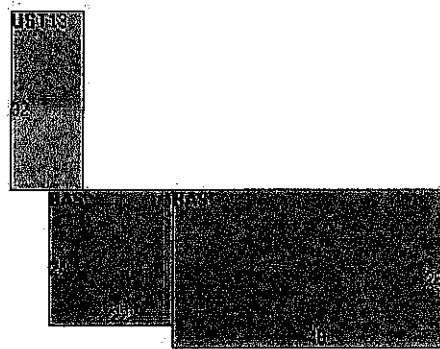
**Building Photo**



(<http://images.vgsi.com/photos2/AndoverCTPhotos/A0000025/86.jpg>)

Style	Ranch
Model	Residential
Grade:	C
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Board & Batten
Exterior Wall 2	Stone/Masonry
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	Average

**Building Layout**



([http://images.vgsi.com/photos2/AndoverCTPhotos/Sketches/514\\_514.jpg](http://images.vgsi.com/photos2/AndoverCTPhotos/Sketches/514_514.jpg))

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,872	1,872	
UST	Utility, Storage, Unfinished	416	0	
		2,288	1,872	

**Extra Features**

Extra Features					Legend
Code	Description	Size	Value	Bldg #	
FPL1	Fireplace 1St	1 UNITS	\$1,300	1	

**Land**

**Land Use**

Use Code	1010
Description	Single Fam MDL-01
Zone	R-40
Neighborhood	12
Alt Land Appr	No
Category	

**Land Line Valuation**

Size (Acres)	1.03
Frontage	0
Depth	0
Assessed Value	\$46,300
Appraised Value	\$66,200

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed Frame			255 S.F.	\$2,300	1
SHD1	Shed Frame			80 S.F.	\$700	1

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$115,100	\$66,200	\$181,300
2011	\$115,100	\$66,200	\$181,300
2010	\$132,700	\$73,400	\$206,100

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$80,700	\$46,300	\$127,000
2011	\$80,700	\$46,300	\$127,000
2010	\$93,000	\$51,300	\$144,300

57 HENDEE ROAD - ABUTTERS LIST - 5/15/2020

	MAP	BLOCK	LOT	PROPERTY ADDRESS	OWNER NAME	MAILING ADDRESS	NOTES
1	28	3	12	57 HENDEE RD PARCEL 2	57 HENDEE ROAD, LLC	69A CLARK ROAD BOLTON, CT 06043	SUBJECT PROPERTY
2	28	3	12-1	57 HENDEE RD PARCEL 1	57 HENDEE ROAD, LLC	69A CLARK ROAD BOLTON, CT 06043	SUBJECT PROPERTY
3	28	3	1	93 HUTCHINSON	POLLOCK, JANICE	93 HUTCHINSON ROAD ANDOVER, CT 06232	ABUTTING PROPERTY
4	28	3	16	85 HUTCHINSON	MADORE, MARK T	85 HUTCHINSON ROAD ANDOVER, CT 06232	ABUTTING PROPERTY
5	28	3	1-1	20 TIMES FARM	KRISTOFF, JOHN E.	20 TIMES FARM ROAD ANDOVER, CT 06232	ABUTTING PROPERTY
6	28	3	13	27 HENDEE	RIVERA, HECTOR	83 WILLIAMS STREET EAST HARTFORD, CT 06108	ABUTTING PROPERTY
7	28	3	12-2	HENDEE	ANDOVER, TOWN OF	PO BOX 328 ANDOVER, CT 06232	ABUTTING PROPERTY
8	28	3	7	67 HENDEE	PHILLIPS, WILLIAM	21 CLARK ROAD BOLTON, CT 06043	ABUTTING PROPERTY
9	29	3	3	TIMES FARM RD	PRENTICE, SAMUEL J & KATHRYN T	TIMES FARM ROAD ANDOVER, CT 06231	ABUTTING PROPERTY
10	28	7	2	46 HENDEE	BAPTISTE, MATHIEU	46 HENDEE ROAD ANDOVER, CT 06232	ACROSS THE STREET
11	28	7	2A	52 HENDEE	BAPTISTE, MATHIEU	46 HENDEE ROAD ANDOVER, CT 06232	ACROSS THE STREET



