



**Town of Andover
Building & Land Use Department
17 School Road
Andover, CT 06232
Phone: (860)742-4035 x 4220
Email: buildingadmin@andoverct.org**

September 7, 2022

Stephen King
126 Wales Road
Andover, Ct 06232

RE: Zoning Board of Appeals Application 126 Wales Road

Dear Mr. King:

I am in receipt of your application for a Variance from the Andover Zoning Board of Appeals seeking relief from 11.2 (dimensional requirements of the Andover Zoning Regulations). Such applications require a Public Hearing and approval by the Zoning Board of Appeals.

- 1) The public hearing for your application will be held at 7:00 p.m. September 21, 2022 in the Community Room of the Andover Town Hall, 17 School Road. Meetings are currently being held in person. You should plan on either being present or have a representative in your place to do a brief presentation of your application and answer any questions from members of the Commission.
- 2) I have included a copy of the legal notice that will appear in the Friday, September 9, 2022 and September 16, 2022 edition of RiverEast News, as required by the Connecticut General Statutes.
- 3) As the applicant you are required to send copies of the Notice via Certified Mail to all the abutters, which includes any property owners across the street. These notices are required to go out a minimum of 10 days prior to the date of the hearing. At such time as you do so please submit documentation of same of same to the Andover Building & Land Use Office. You can do so by sending an email with a list of such people that were sent the notice along with confirmation that such notices were sent out.

- 4) You are required to stake out the boundaries of the proposed construction. This is typically done with stakes driven in the ground with some sort of flag/tape.
- 5) In addition you are required to post signage on your property per Section 21 of the Zoning Regulations with information pertaining to the Public Hearings. Signs/posts are available at the Building and Land-Use Office located in the Andover Town Hall, 17 School Road, Andover. I suggest you call ahead (860)742-7305, extension 4219, to make arrangements to do so.

In the event your application is approved, you will be provided with a Notice to be filed with the Town Clerk. This ensures that there is a record of the approval in the land records. A building permit will not be issued until such time as the Notice is filed. There is a separate filing fee to be paid to the Town Clerk at the time of filing.

Should you have any questions please contact me at 860.742.7305, ext. 4220.

Thank you.

Jim Hallisey

Zoning Agent

Cc: Gary Reynolds hellstromsurveying@yahoo.com

Attachment: Legal Notice