

nickclark1989@gmail.com
emailed
abutter letter
+ copy of legal 10/7/21
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SEP 29 2021
\$ PAID
\$ 200.00

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 Nick Clark ; Braeden Duncan

Day Phone # (315) 481-0723 Evening Phone # _____

Address 33 Lake Road, Andover, CT 06032

Owner of Land Nick Clark ; Braeden Duncan

Address 33 Lake Road Phone # (315) 481-0723

LOCATION OF PROPERTY

Street 33 Lake Road

Tax Map Number 32 Block 48 Lot 1-9

Zoning District AL Lot Size 2.16 Lot Frontage 265'

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? No

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

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Briefly describe the proposed project and/or activity:

Installation of a 10'x14' Shed

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

Section 11.2

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

Reduce Sideline Variant from 25 feet to 3 feet.

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)

Due to location of Septic System and well this is the only location for the shed.

ATTACHMENTS:

The following items must be provided to complete this application:

X

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

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- *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)

N/A Verification (through Attorney's letter, title searcher and/or complete deed history) of nonconforming lots of record if deemed appropriate

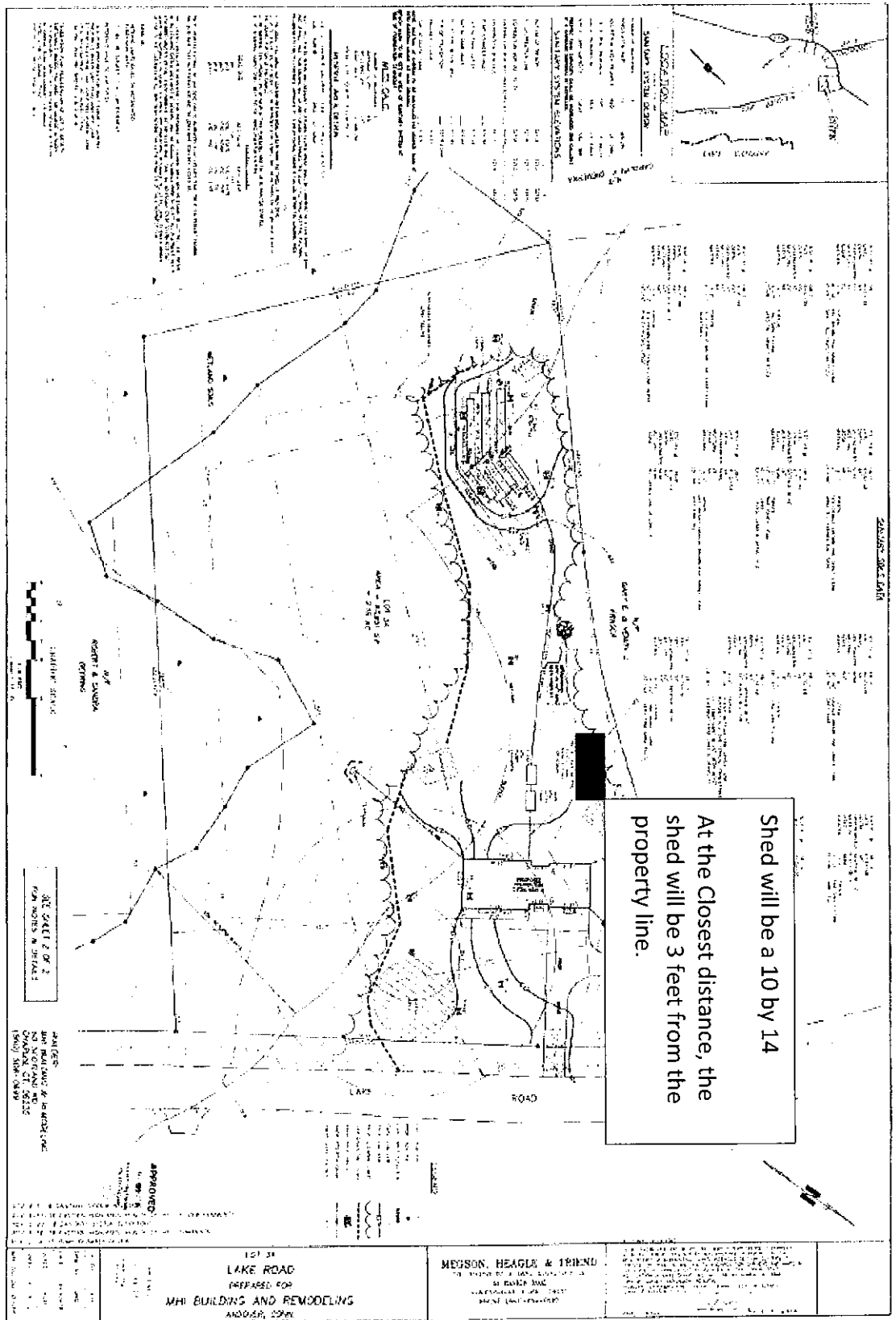
The undersigned hereby authorizes the Andover Zoning Board of Appeals, or its agents, to enter upon the property for the purpose of inspection and enforcement of the Town of Andover Zoning Regulations.

Signed [Signature] [Signature] [Signature] Date 9/29/21
(Applicant)

Signed [Signature] [Signature] [Signature] Date 9/29/21
(Owner)

For staff use:
Date Submitted 9/29/21
Date of Receipt by Board _____
Fee _____

Shed will be a 10 by 14
At the Closest distance, the
shed will be 3 feet from the
property line.



Purposed Shed Location
Please not the closest distance indicated by a line is 3 feet

