

Paid 7/18/20  
Rec # 276050  
\$ 200.00 with 4030  
ZBA-20-01

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 GARY AND ELIZABETH PARTRIDGE

Day Phone # 860-305-9719 Evening Phone # \_\_\_\_\_

Address 151 LAKESIDE DRIVE ANDOVER CT 06232

Owner of Land JANE

Address \_\_\_\_\_ Phone # \_\_\_\_\_

LOCATION OF PROPERTY

Street 151 LAKESIDE DRIVE

Tax Map Number 32 Block 47 Lot 12

Zoning District AL Lot Size 1/4 ACRE Lot Frontage 50'

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

\_\_\_\_\_

Briefly describe the proposed project and/or activity:

INSTALLATION OF A 20' X 20' OUTBUILDING

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

11.2 SPACE REQUIREMENTS

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

RELIEF FROM NORTH SIDE OF PROPERTY FROM 25' TO 5'  
EAST SIDE FROM LAKE 200' TO 165'

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)

**The existing property at 151 Lakeside Drive is a 1953 cottage modernized and renovated in 2018 to become a year-round residence. It does not conform to the space requirements specified in section 11.2. This lot is approved in a subdivision prior to the town's zoning regulations. Due to the nonconformity of the lot, setbacks are not met on the side nor in the front. A variance is required to add an any structure. It would provide needed storage space for outdoor equipment such as snowblower, power washer, lawn mower, wheelbarrow, and others, that are presently under tarps on the side of the house. The addition of the outbuilding would increase the property value and provide a more secure and less cluttered appearance.**

**Two trees will need to be removed, one is at the location of the proposed structure, the second due to condition of limbs falling.**

**Space Requirements:**

In accordance with Section 11.2 of the Andover Zoning Regulations (attached) please provide the following information for any and all setback variances being applied for:

<b>Zone of your property (i.e. AL, R-40)</b>	<b>Front Yard</b>	<b>Side Yard</b>	<b>Total Side Yard</b>	<b>Rear Yard</b>	<b>Floor Area</b>	<b>Lot Coverage %</b>	<b>Bldg. Height Max</b>
Required setback	50	25	50	75	500	12%	35/2
Current setback	85	10	25	80	1013	9.3%	
Proposed setback	51	5	20	80	1413	12.9%	

**ATTACHMENTS:**

The following items must be provided to complete this application:

\_\_\_\_\_ A \$140.00 application fee and \$60.00 State fee, all fee's are 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

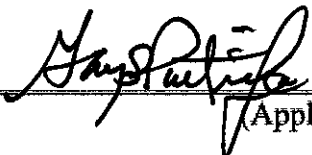
NOTE: AN A-2 SURVEY/SITE PLAN MAY BE REQUIRED AT THE DISCRETION OF THE BOARD


\_\_\_\_ 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  Date 9/8/2020  
(Applicant)

Signed  Date 9/8/2020  
(Owner)



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

**Properties abutting 151 Lakeside Drive, Andover, CT**

**157 Lakeside Drive**

**John and Jan Benda 157 Lakeside Drive, Andover, CT 06232**

**4 Sunset Lane**

**Irma Schrober 95 Meadowview Lane, Vernon, CT 06066**

## 151 LAKESIDE DR

Location 151 LAKESIDE DR

Mblu 32/ 47/ 12/ /

Acct# 851

Owner PARTRIDGE ELIZABETH S &  
GARY L

Assessment \$152,200

Appraisal \$217,500

PID 851

Building Count 1

### Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$62,500	\$165,000	\$217,500
Assessment			
Valuation Year	Improvements	Land	Total
2016	\$36,700	\$115,500	\$152,200

### Owner of Record

Owner PARTRIDGE ELIZABETH S & GARY L  
Co-Owner  
Address 31 GRANT HILL RD  
BLOOMFIELD, CT 06002

Sale Price \$187,500  
Certificate  
Book & Page 129/ 590  
Sale Date 04/03/2017  
Instrument 00

### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PARTRIDGE ELIZABETH S & GARY L	\$187,500		129/ 590	00	04/03/2017
SAUNDERS GREGORY & LAURA G	\$221,000		111/ 173	00	10/13/2009
BUCKLAND ROBERT & MARY	\$250,000		106/ 284	00	07/31/2007
BRYCE WILLIAM G & ROBERTA H	\$0		0043/0159		07/14/1986

### Building Information

#### Building 1 : Section 1

Year Built: 1953  
Living Area: 768

**Replacement Cost:** \$78,358  
**Building Percent Good:** 67  
**Replacement Cost**  
**Less Depreciation:** \$51,200

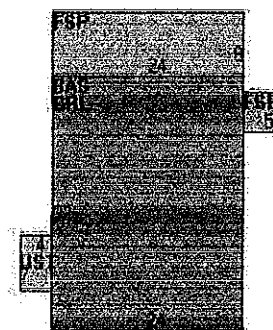
Building Attributes	
Field	Description
Style	Cottage
Model	Residential
Grade:	C
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Inlaid Sht Gds
Interior Flr 2	
Heat Fuel	Coal or Wood
Heat Type:	None
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	5 Rooms
Bath Style:	Average
Kitchen Style:	Old Style

## Building Photo



(<http://images.vgsi.com/photos2/AndoverCTPhotos/A00\00\35\54.jpg>)

## Building Layout



([http://images.vgsi.com/photos2/AndoverCTPhotos/Sketches/851\\_851.jpg](http://images.vgsi.com/photos2/AndoverCTPhotos/Sketches/851_851.jpg))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	768	768
CRL	Crawl Space	768	0
FSP	Porch, Screen, Finished	217	0
UST	Utility, Storage, Unfinished	28	0
		1,781	768

## Extra Features

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

## Land

### Land Use

### Land Line Valuation

<b>Use Code</b>	1013	<b>Size (Acres)</b>	0.25
<b>Description</b>	SFR Water	<b>Frontage</b>	0
<b>Zone</b>	AL	<b>Depth</b>	0
<b>Neighborhood</b>	17	<b>Assessed Value</b>	\$115,500
<b>Alt Land Appr</b>	No	<b>Appraised Value</b>	\$165,000
<b>Category</b>			

### Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

### Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$55,400	\$173,300	\$228,700
2011	\$55,400	\$173,300	\$228,700
2010	\$64,800	\$188,100	\$250,900

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$38,800	\$121,300	\$160,100
2011	\$38,800	\$121,300	\$160,100
2010	\$45,400	\$130,300	\$175,700