

✓ 11-13-2024 Revised

FARMINGTON, CONNECTICUT
ZONING BOARD OF APPEALS

1 Monteith Drive, Farmington, CT 06032-1053 Tel. 860-675-2325

FOR ZBA USE

NUMBER A- _____

Rec. No. _____

Rec. Amt. _____

Applicant: Kemper Associates Architects, LLC (Jack Kemper) Phone: (860) 409-7155

Applicant Address: 790 Farmington Avenue - Building 2 - Farmington, CT 06032

Email Address: jkemper @kemperarch.com

Owner: Phil Cordeiro & Elizabeth Gemski Phone: (860) 878-2534

Owner Address: 35 Garden Street - Farmington, CT 06032

Application Address: 35 Garden Street

Zone: R20 Assessor's Lot No. 091 18A Area (Sq. Ft. or Acres) .46 Acres

Please indicate adjoining owners, including property across streets, their mailing addresses (inc. ZIP Code) and location as follows:

Bounded Northerly by: 31 Garden Street: Andrew & William Dappollonio

Easterly by: 1 Haworth Lane: David Haworth & Susan Deacon Haworth

Southerly by: 43 Haworth Lane / 47 Garden Street: David Haworth & Susan Deacon Haworth

Westerly by: 36 Garden Street - Deborah & James Longworth / 40 Garden Street - BTF Holdings

TYPE OF APPLICATION:

1. **VARIANCE** of Zoning Regulations Section(s): Article 3 - Section 6

Use Yards Other Side Yard

Area Signs **Briefly Describe** A 8'-4' Variance on the North Side setback to Construct an open Car

a. Why would strict application of the Regulations produce undue hardship?

The Car Port is accessed by the existing driveway. The area is currently paved.

b. Why is this hardship unique to these premises and not shared by other properties in the neighborhood?

The angle of the house, driveway location, grading and existing retaining wall. Open Car Port is designed to fit in with the traditional architecture of the neighborhood.

c. Will the granting of the variance change the character of the neighborhood?

Is the property within 500 feet of any Town Line? No

2. SPECIAL EXCEPTION

Extension of nonconforming use or building.

Extension of use 30 feet into zone in which it is not permitted

3. APPEAL from decision of Zoning Enforcement Officer to allow/deny

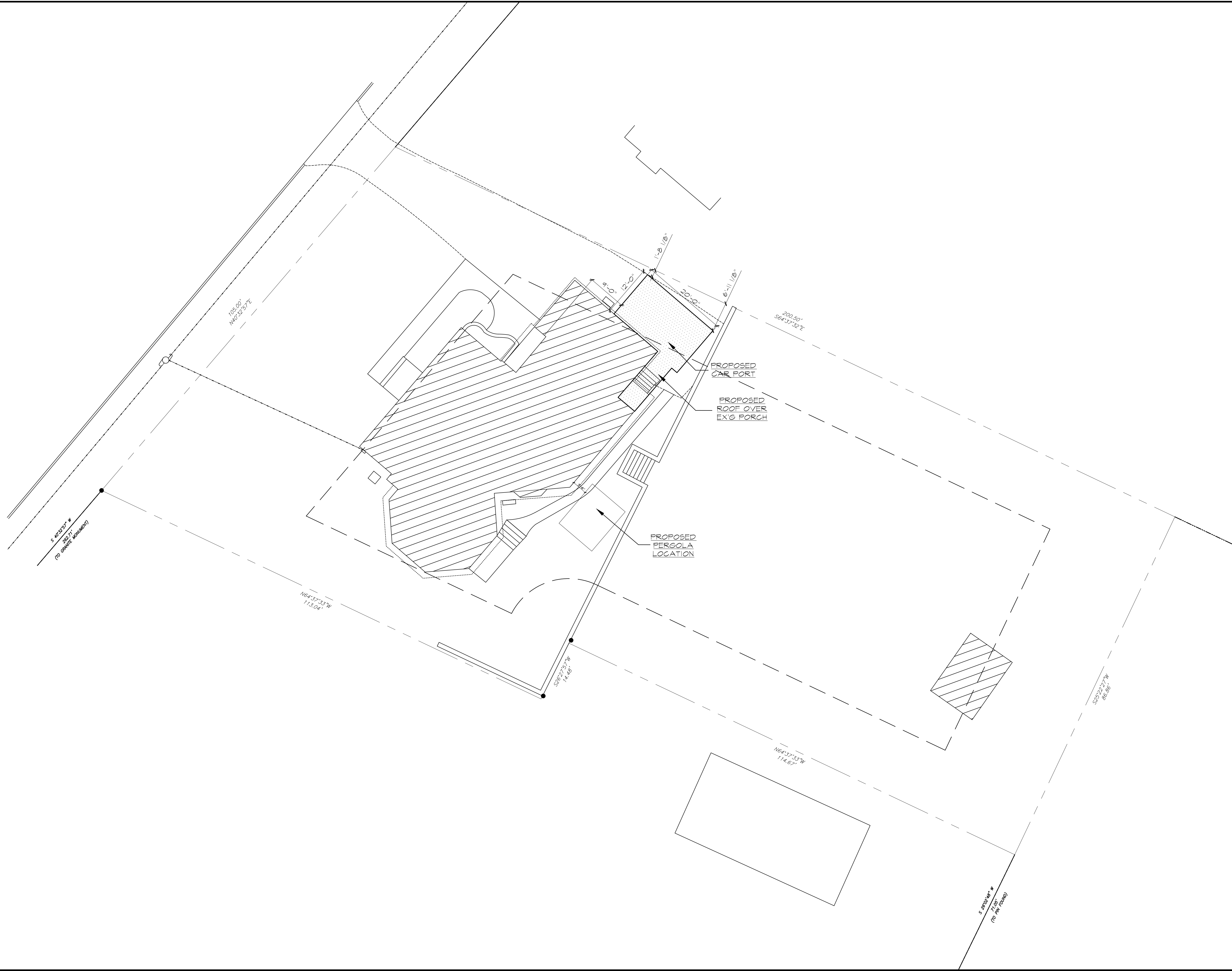
4. APPROVAL required by State Statutes for automotive uses.

Type of license sought: _____

5. I hereby depose and say that all the above statements and the statements contained in any papers submitted with this application are true to the best of my knowledge.

Date

Signature of Applicant
(Must be owner or agent or party with a legal interest in the property)



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Date
11-1-24
Revision

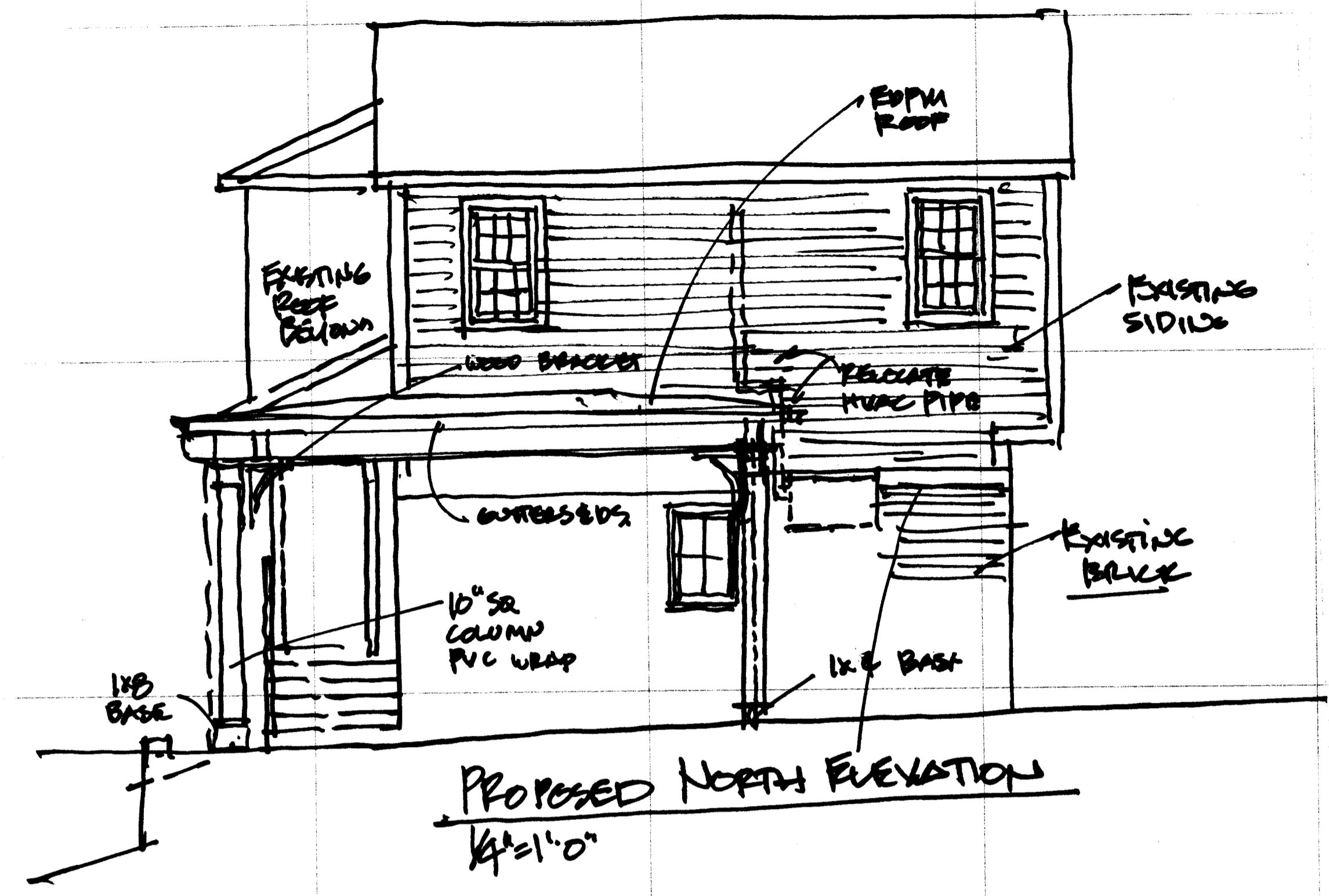
Kemper Associates Architects LLC
 790 Farmington Avenue • Bldg #2 • Farmington, Connecticut 06032
 (860) 409 - 7155 Fax (860) 409 - 7160

PROPOSED RENOVATIONS TO:
CORDEIRO-GEMSKI RESIDENCE
 35 GARDEN STREET
 FARMINGTON, CONNECTICUT

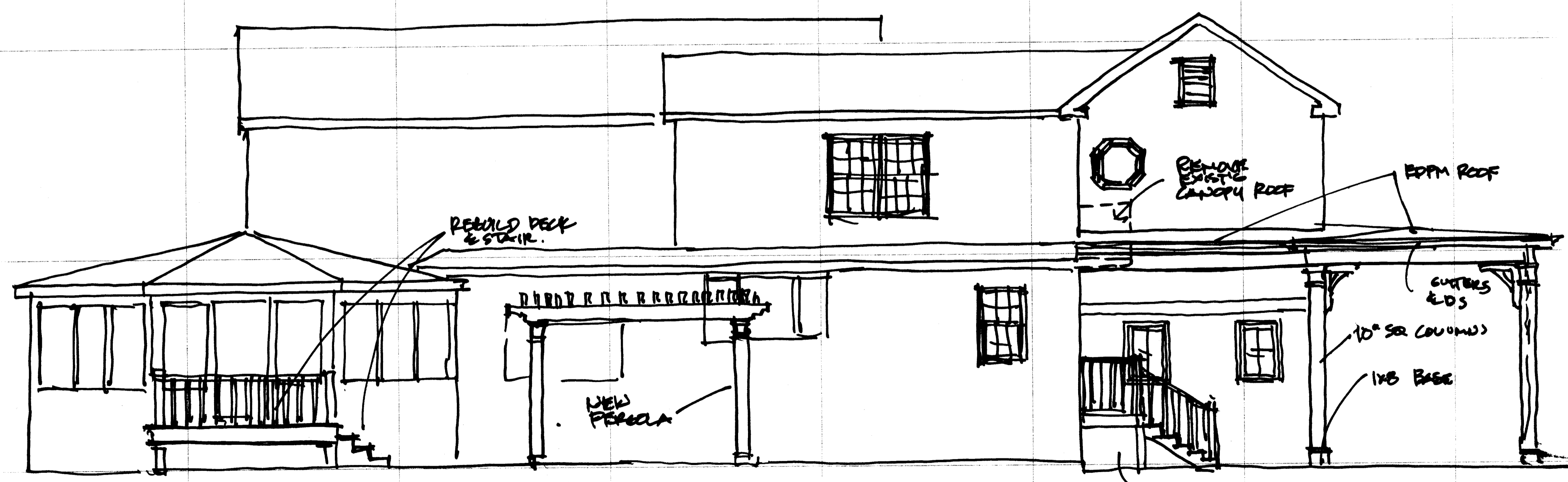
Revision

Checked By

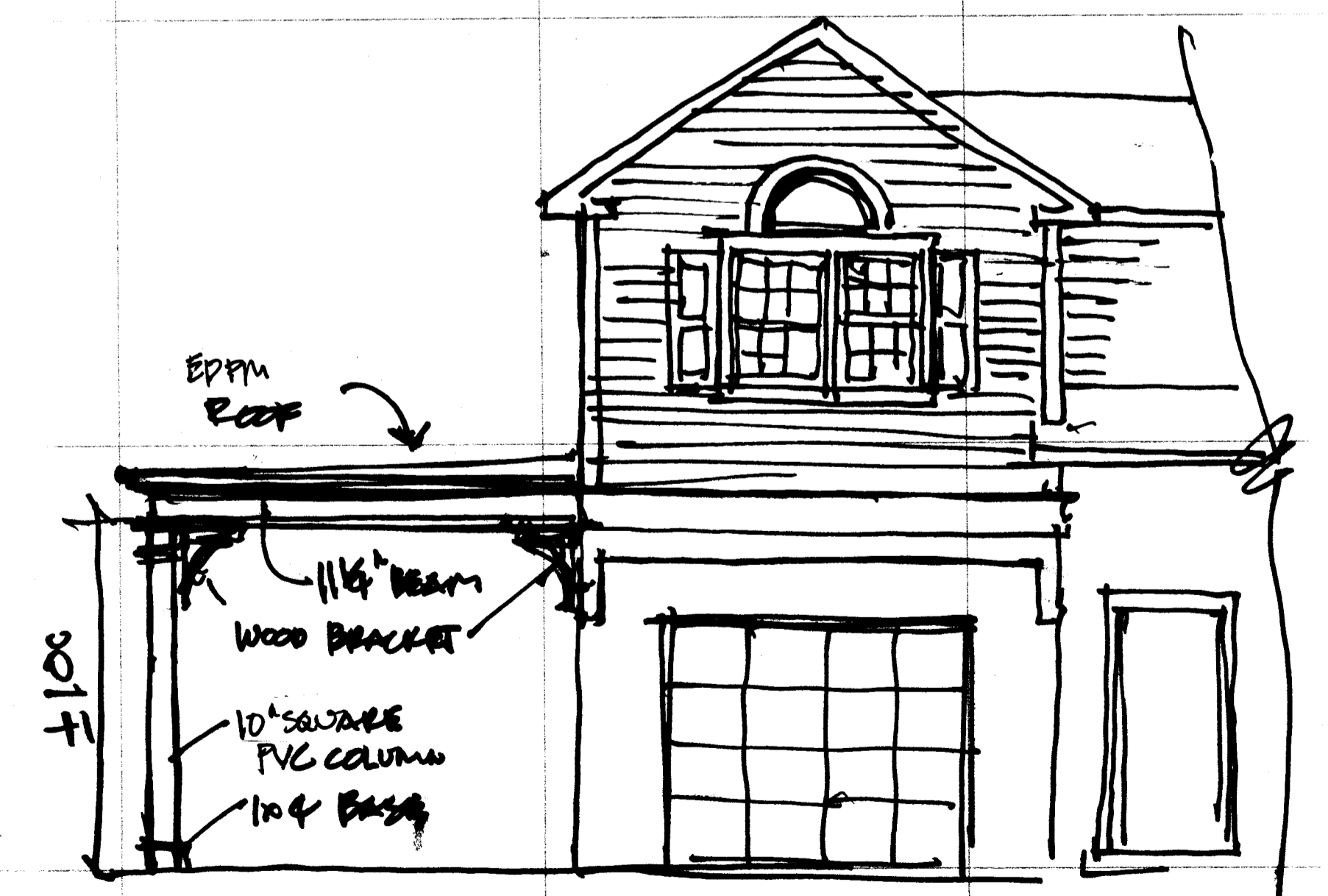
Sheet No.
A-1



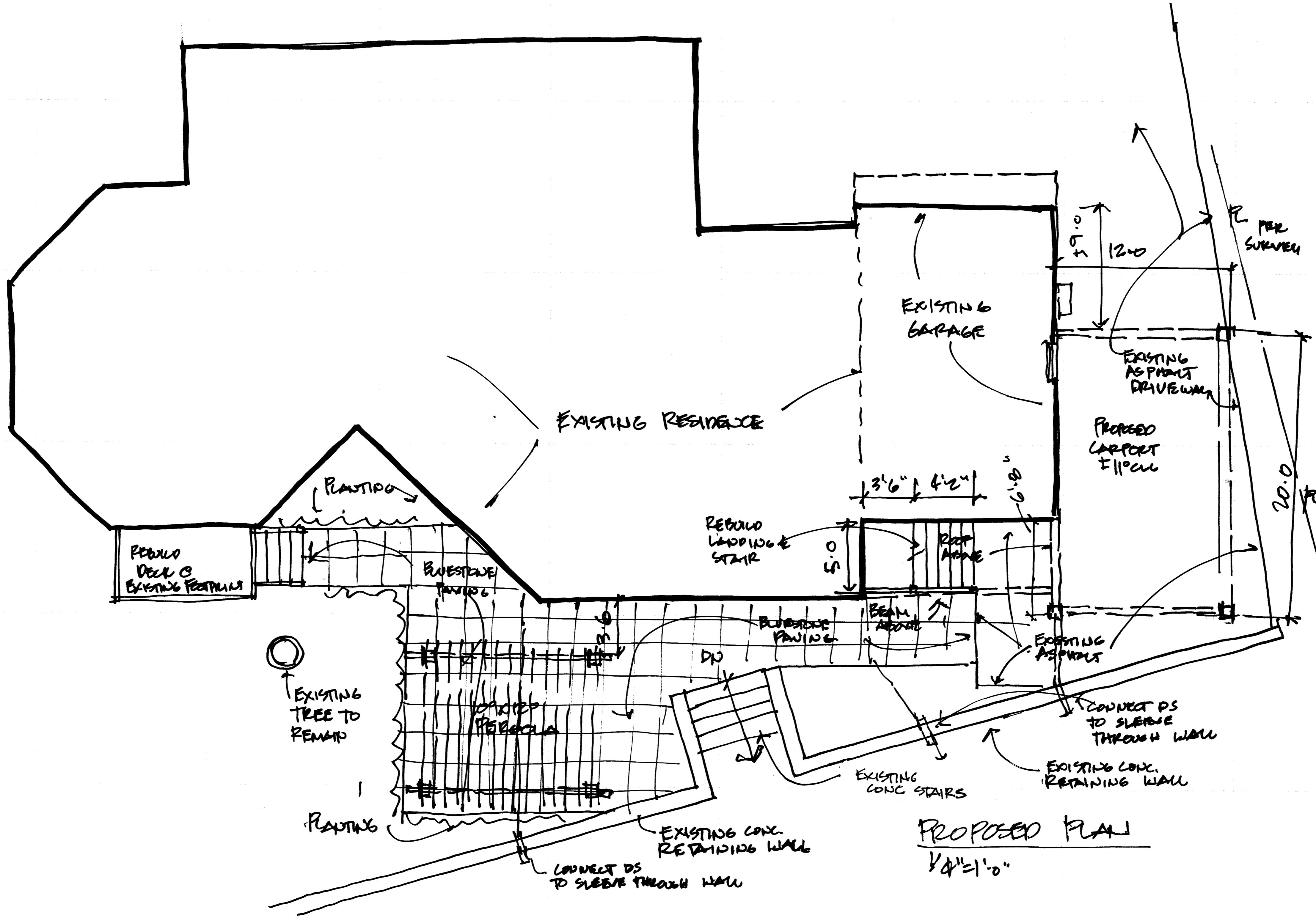
PROPOSED NORTH ELEVATION
1/4"=1'-0"



PROPOSED EAST ELEVATION
1/4"=1'-0"



PARTIAL WEST ELEVATION
1/4"=1'-0"



Date
 0-5-24
 0-14-24
 Revised

Kemper Associates Architects, LLC
 790 Farmington Avenue Bldg 2 • Farmington, Connecticut 06032
 (860) 409 - 7155 Fax (860) 409 - 7100

PROPOSED RENOVATIONS TO:
THE CORDEIRO-GEMSKI RESIDENCE
 35 GARDEN STREET
 FARMINGTON, CONNECTICUT

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Drawn By
 KA

Sheet No.

Approximate Front
Corner of Carport



Retaining
Wall



Back Yard from on top of retaining wall

Accessory building on and owned by property owner

Accessory building on and owned by adjacent property

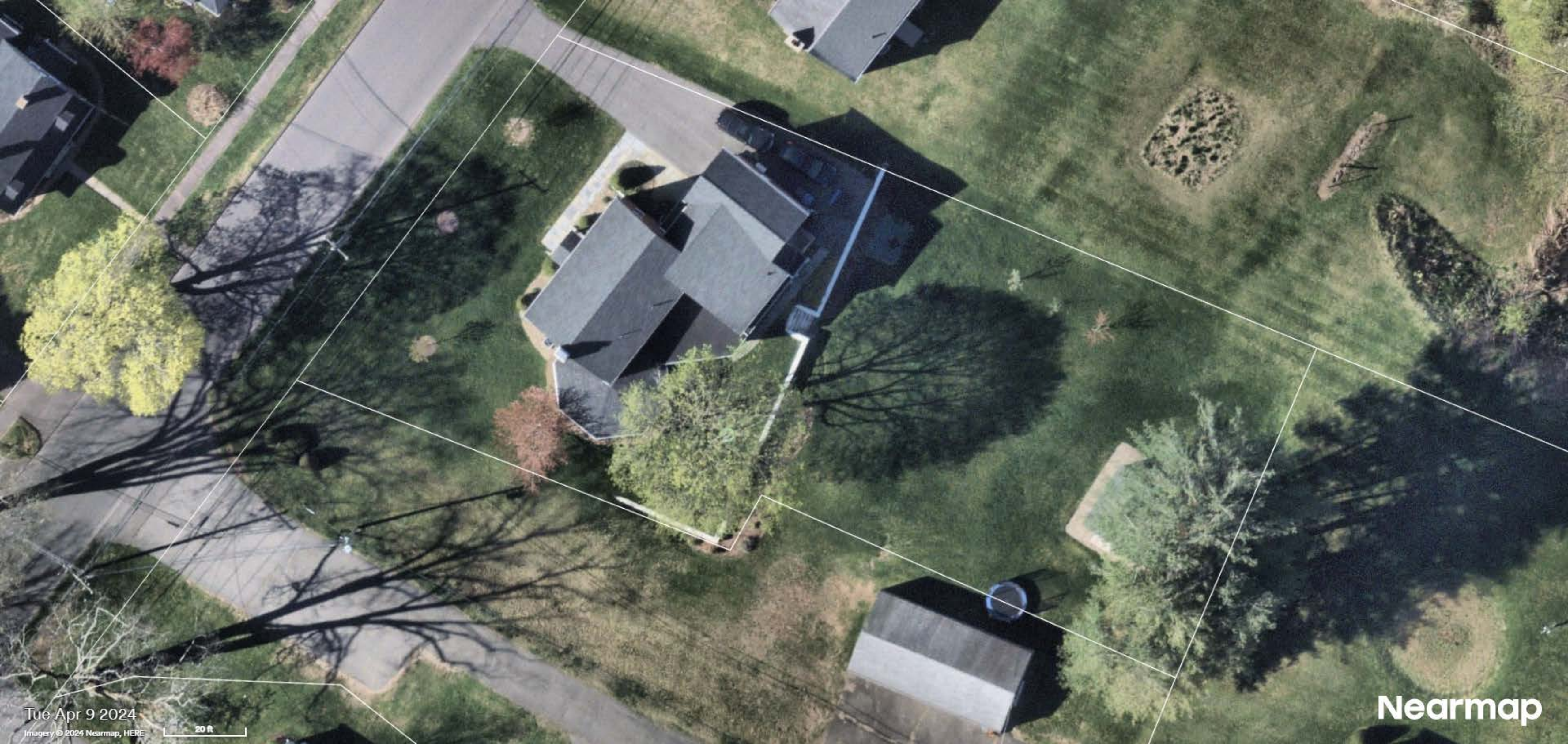


Back of home to retaining wall



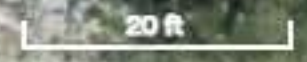
Retaining
view from
Driveway





Tue Apr 9 2024

Imagery © 2024 Nearmap, HERE



Nearmap

PUBLIC HEARING ZONING BOARD OF APPEALS JULY 19, 1993

Present were Members Lawler, Witkin, Avery, LeBouthillier, Mazzochi and Marzi (substituting for Anderson) and the Planning Aide. The hearings opened at 8:07 p.m.

ARLINE WHITAKER

Sec. Witkin read notice for variance for 6-foot fence within front yard at 4 High Street.

Mr. Whitaker explained that the existing 6-foot hedge was dying back due to lack of sunlight from surrounding trees. The fencing would set about a foot further back from the sidewalk. He submitted and Mr. Witkin read letter of support from John Taussig. Mrs. Whitaker submitted photos of the area. Mary Ellen Krygowski spoke in opposition of the application and Kenneth Olsen spoke in favor. The hearing was closed at 9:06 p.m.

RICHARD AND LOUISE LENZING

Mr. Witkin read notice for 4-foot variance for total of side yards at 35 Garden Street.

Mr. Lenzing explained the need for additional space for their growing family. The addition would connect the house with an existing freestanding garage. No one else spoke on the application and the hearing was closed at 9:11 p.m.

MARK SIDOTI

Sec. Witkin read notice for special exception to extend nonconforming building at 19 Griffinville Road.

Mr. Sidoti advised that his and most other residences on Griffinville Road are nonconforming in the front yards. The proposed additional would be along the same line as the existing. No one else spoke and the hearing was closed at 9:15 p.m.

The foregoing hearings were recorded on a cassette recorder and the cassettes filed in the Planning Department.

EGM

REGULAR MEETING ZONING BOARD OF APPEALS JULY 19, 1993

Present were Members Lawler, Witkin, Avery, LeBouthillier, Mazzochi and Marzi (substituting for Anderson) and the Planning Aide. The regular meeting opened at 9:15 p.m.

ARLINE WHITAKER

Upon motion made and seconded (Witkin/Mazzochi) it was unanimously

VOTED: To grant Arline B. Whitaker variance for 6-foot fence within the front yard at 4 High Street according to presentation at public hearing.

The variance was approved based on the need to provide safety for three large dogs and the inability to maintain an existing hedge in good condition due to large trees in the area.

RICHARD AND LOUISE LENZING

Upon motion made and seconded (LeBouthillier/Mazzochi) it was unanimously

VOTED: To grant Richard and Louise Lenzing variance of 4 feet for total of side yards for addition at 35 Garden Street pursuant to plan submitted dated June, 1993.

Members determined the location of the residence and existing detached garage created a hardship in placing the addition elsewhere on the site.

MARK SIDOTI

Upon motion made and seconded (Mazzochi/Avery) it was unanimously

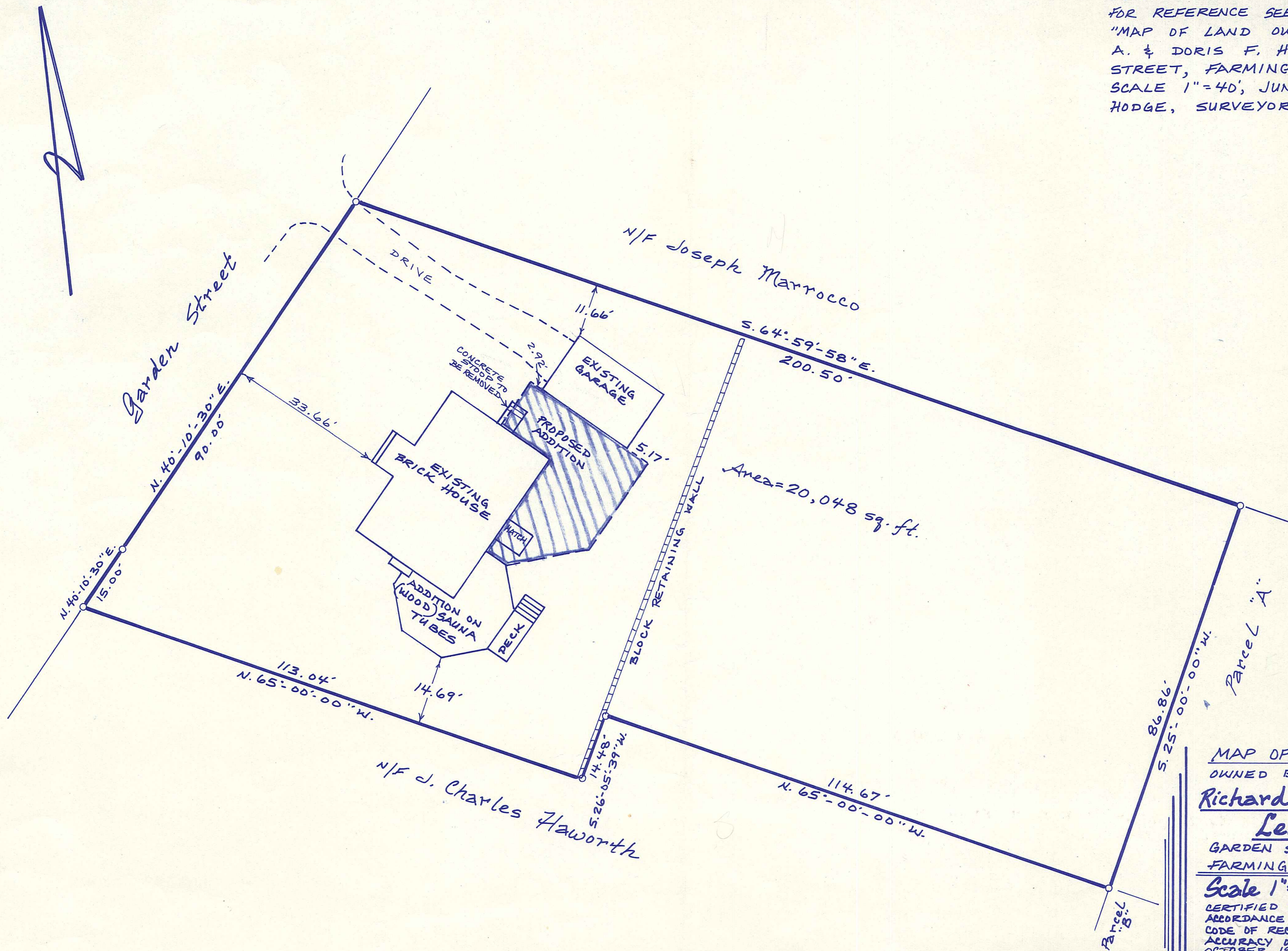
VOTED: To grant Mark S. Sidoti special exception to extend non-conforming structure at 19 Griffinville Road according to drawings submitted.

The special exception was approved because it would not aggravate any hazard or traffic pattern, would enhance income from taxation and would not alter the characteristics of the neighborhood.

ELECTION OF OFFICERS

Mr. Lawler was nominated by Mr. Marzi to serve as Chairman, seconded by Mrs. Mazzochi. Mr. Witkin moved the nominations be closed, seconded by Mrs. Mazzochi and by unanimous vote Mr. Lawler was elected to serve as Chairman for the ensuing two years. Mr. Witkin was nominated by Mr. Marzi to serve as Secretary, seconded by Mrs. Mazzochi. Mr. Lawler moved nominations be closed, seconded by Mrs. Mazzochi and by unanimous vote Mr. Witkin will serve as Secretary for two years.

NOTE:
FOR REFERENCE SEE MAP ENTITLED,
"MAP OF LAND OWNED BY CHARLES
A. & DORIS F. HAWORTH, GARDEN
STREET, FARMINGTON, CONNECTICUT,
SCALE 1"=40', JUNE 1954, MERTON
HODGE, SURVEYOR."



MAP OF LAND
OWNED BY
Richard S. & Louise H. Lenzing
GARDEN STREET
FARMINGTON, CONNECTICUT
Scale 1"=20' - June 1993

CERTIFIED SUBSTANTIALLY CORRECT IN
ACCORDANCE WITH CLASS A-2 OF THE
CODE OF RECOMMENDED PRACTICE FOR
ACCURACY OF SURVEYS & MAPS,
OCTOBER 1976.

Frank A. Riehl, Surveyor
Hodge Surveying Associates, P.C.

RICHARD AND LOUISE LENZING

Upon motion made and seconded (LeBouthillier/Mazzochi) it was
unanimously

7/19/93

VOTED: To grant Richard and Louise Lenzing variance of 4 feet for
total of side yards for addition at 35 Garden Street
pursuant to plan submitted dated June, 1993.

