Number_____ Fee_____

ZONING BOARD OF APPEALS
REDDING, CONNECTICUT

APPLICATION FOR:

✓ VARIANCE

○ APPEAL

Date 06/29/2020

Applicant Kyle + Jessica Finn Address 207 Redding Road

Location of Property 207 Redding Road Telephone Number 845-270-0387

Owner Kyle + Jessica Finn Address 207 Redding Road

Assessor's Map Number 42 Assessor's Lot Number 65

(If any map on file in the Town Clerks office will assist in showing the property, give map number)

Give an accurate description of the property involved, with boundaries:

0.4 acre residential property

If this application is not by the Owner, then a written consent to the application should be filed at, or prior to, the time of the hearing or should be indicated on this application or some other authority to take this appeal should be indicated such as contract, purchaser, lessee, etc.

What variance is desired, or from what action is this appeal being taken?
Indicate the specific provisions of the Zoning regulations from which you seek relief:

Section 4.6.5 - Min building setbacks (pg 36)

Relief request: side reduced to 25'
rear reduced to 15'

Specify fully the reasons why the variance or appeal should be granted, stating clearly the exceptional difficulty or unusual hardship:
(Bear in mind that financial hardships WILL NOT warrant a variance)

State exactly the terms of the resolution you desire the Zoning Board of Appeals to grant:

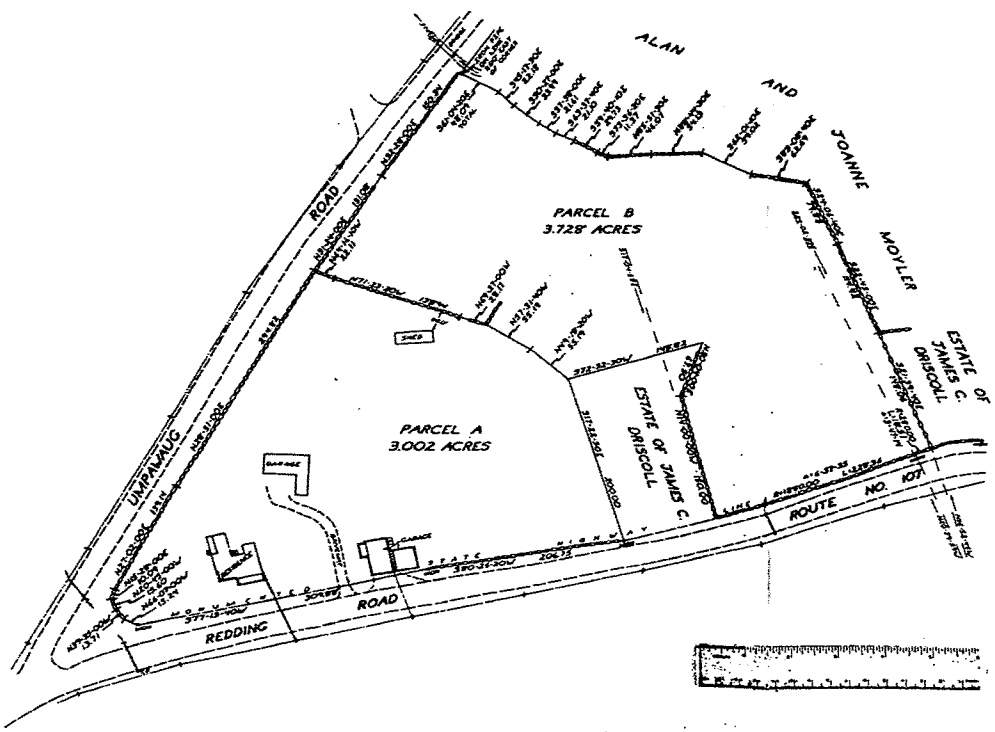
Existing lot with strange configuration, where there is an existing structure we are looking to expand upon. In addition, the lot has restrictive topography.

I hereby depose and say that all of the statements herein and contained in all of the exhibits attached hereto, are true.

Signature of Applicant Kyle Finn

Daytime Telephone Number 845-270-0387

***File with this application a map or plot plan, preferably a surveyor's map or a correct copy of an official map on file, or an accurate diagram showing exact distances or measurements involved, correct location of buildings, etc. This map or diagram will become part of the application.**



LEGEND
STONE WALL
CATCH BASIN
TRAVELED WAY
CULVERT AND FLOW
UTILITY POLE AND WIRES
CONNECTICUT HIGHWAY DEPARTMENT
CONCRETE MONUMENT

MAP PREPARED FOR

MARGARET M. MOLLOY

REDDING CONNECTICUT

SCALE-1"=50' MAY 25, 1984

TOTAL AREA-6.730 ACRES
ZONE-RESIDENTIAL AND FARMING DISTRICT "A" (TWO ACRE)
REFER TO MAP ENTITLED "MAP PREPARED FOR THOMAS M. AND MARGARET M. MOLLOY, REDDING, CONNECTICUT. AREA-6.730 ACRES". SCALE-1"=50'. CLASS A-2, DATED JULY 23, 1962 BY HENRICI ASSOCIATES, RIDGEFIELD, CONNECTICUT

CLASS A-2 SURVEY CERTIFIED "SUBSTANTIALLY CORRECT". John W. Fullan, LAND SURVEYOR, REG. NO. 4775 [redacted] CONNECTICUT

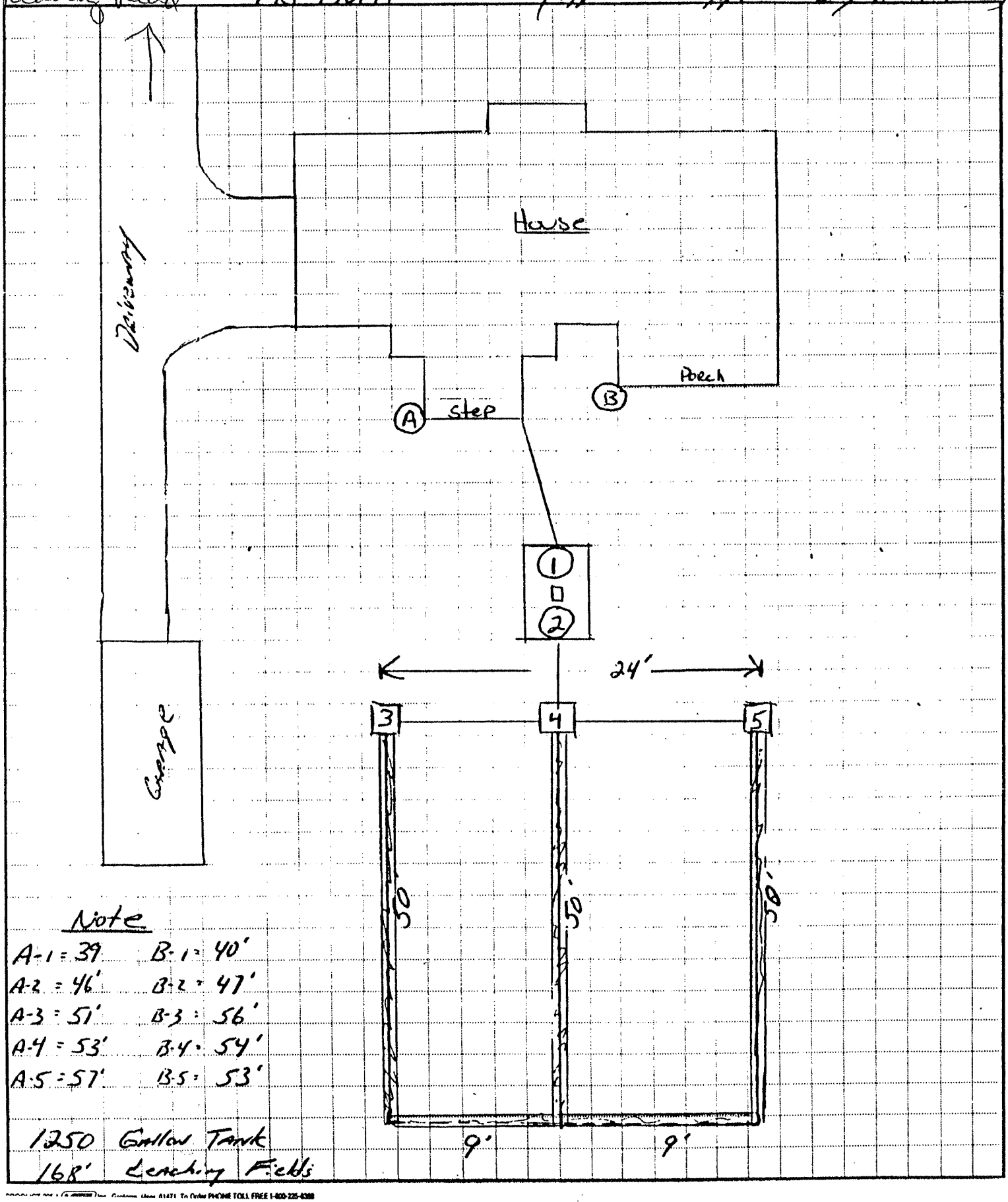
Rec'd for record May 30, 1984
at 3:40 p.m. Redding, Ct # 3157
Attest: Patricia A. Cleph
Town Clerk
3157

16-019-52

Anthony Deluca
3 Glen Hill Rd.
West Redding, CT 06896
(203) 938-2425

JOB VIIMAN
SHEET NO. #207 Redding Rd
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE 12-4-92
SCALE (Approved 12/3/92 Doug Hawthorne)

Redding Road - AS Built -

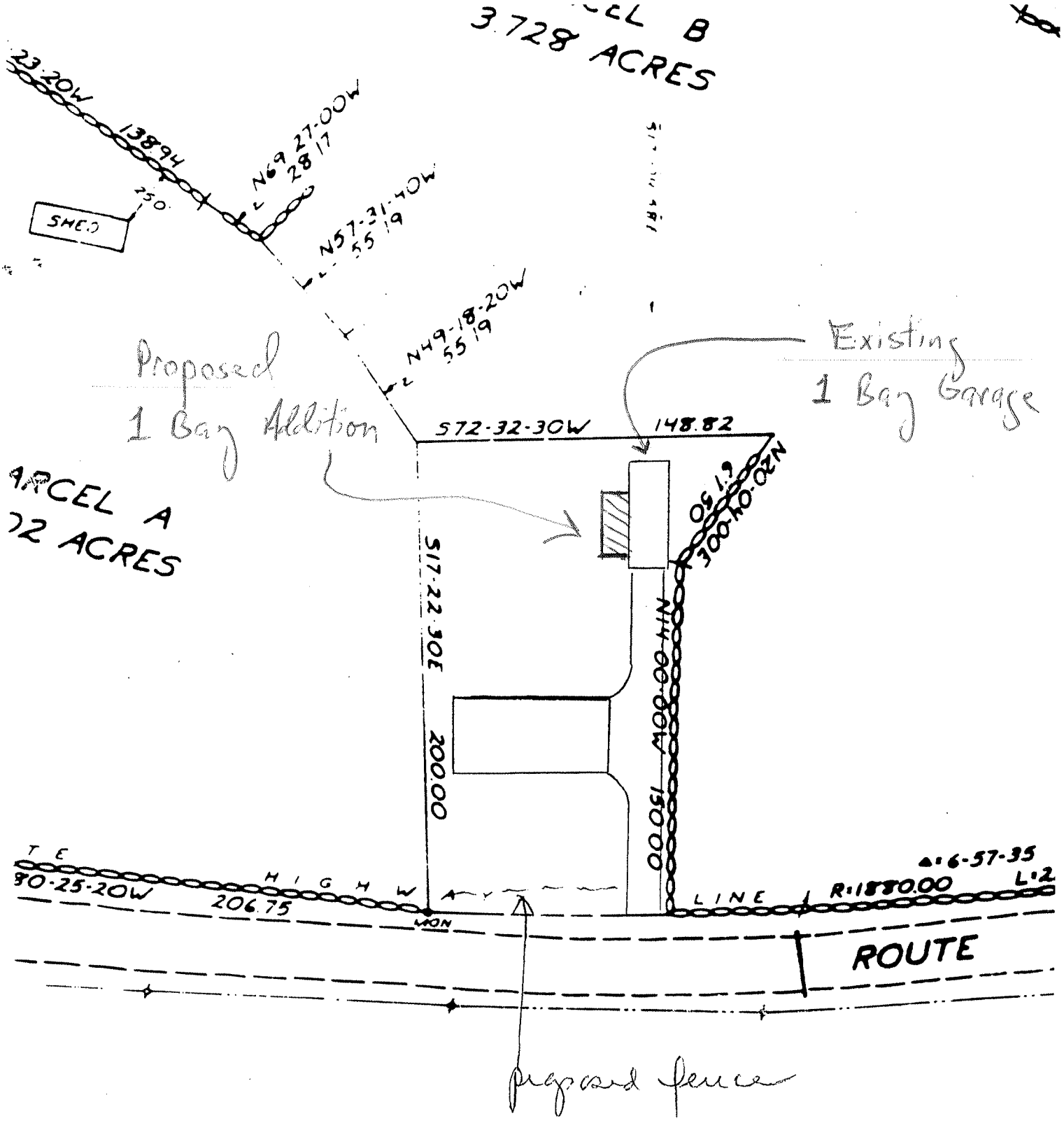


Note

A-1 = 39 B-1 = 40'
A-2 = 46' B-2 = 47'
A-3 = 51' B-3 = 56'
A-4 = 53' B-4 = 54'
A-5 = 57' B-5 = 53'

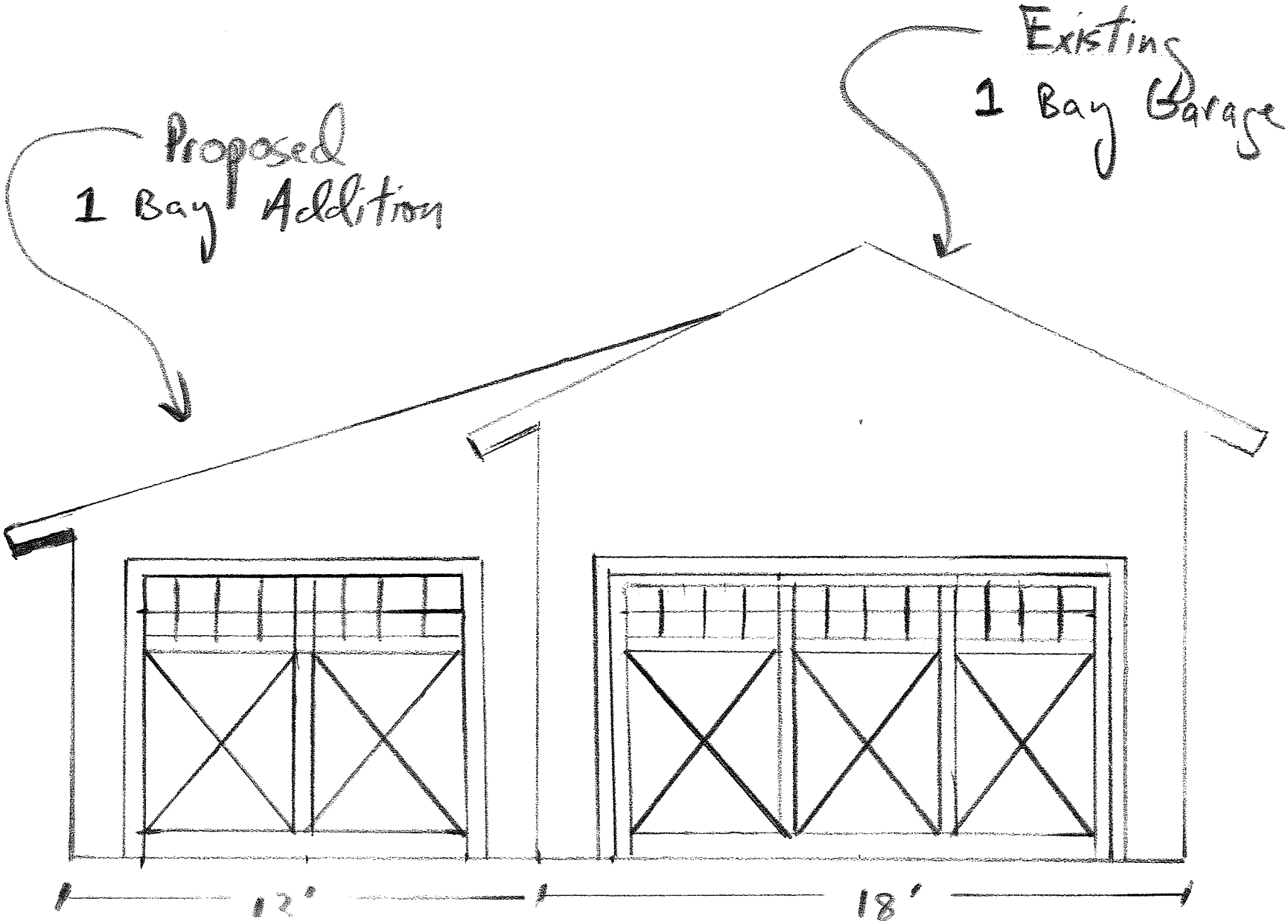
1250 Gallon Tank
168' Leaching Fields

PRODUCT NO. 1 Graphic Mass. 01471 To Order PHONE TOLL FREE 1-800-225-6380

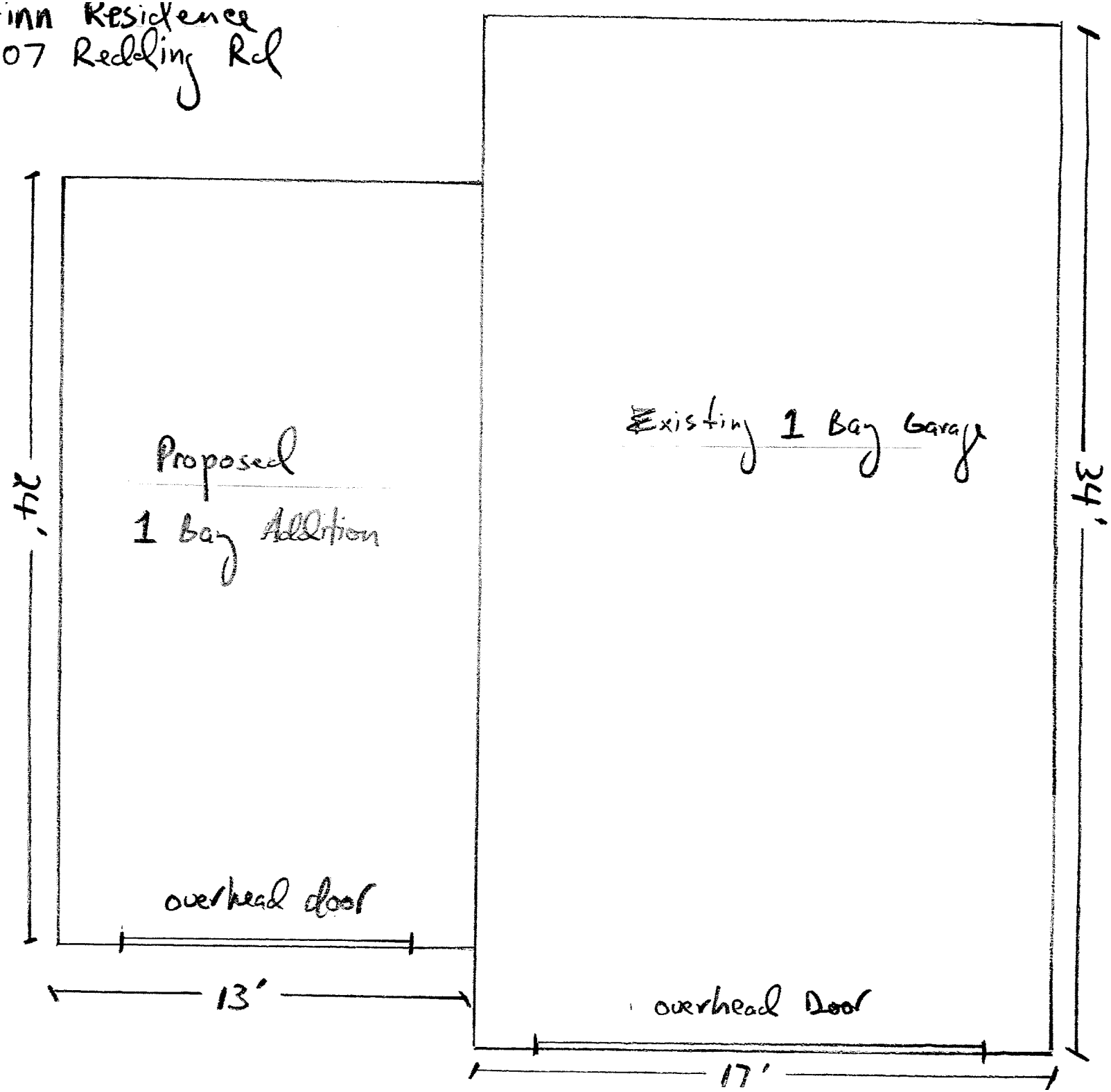


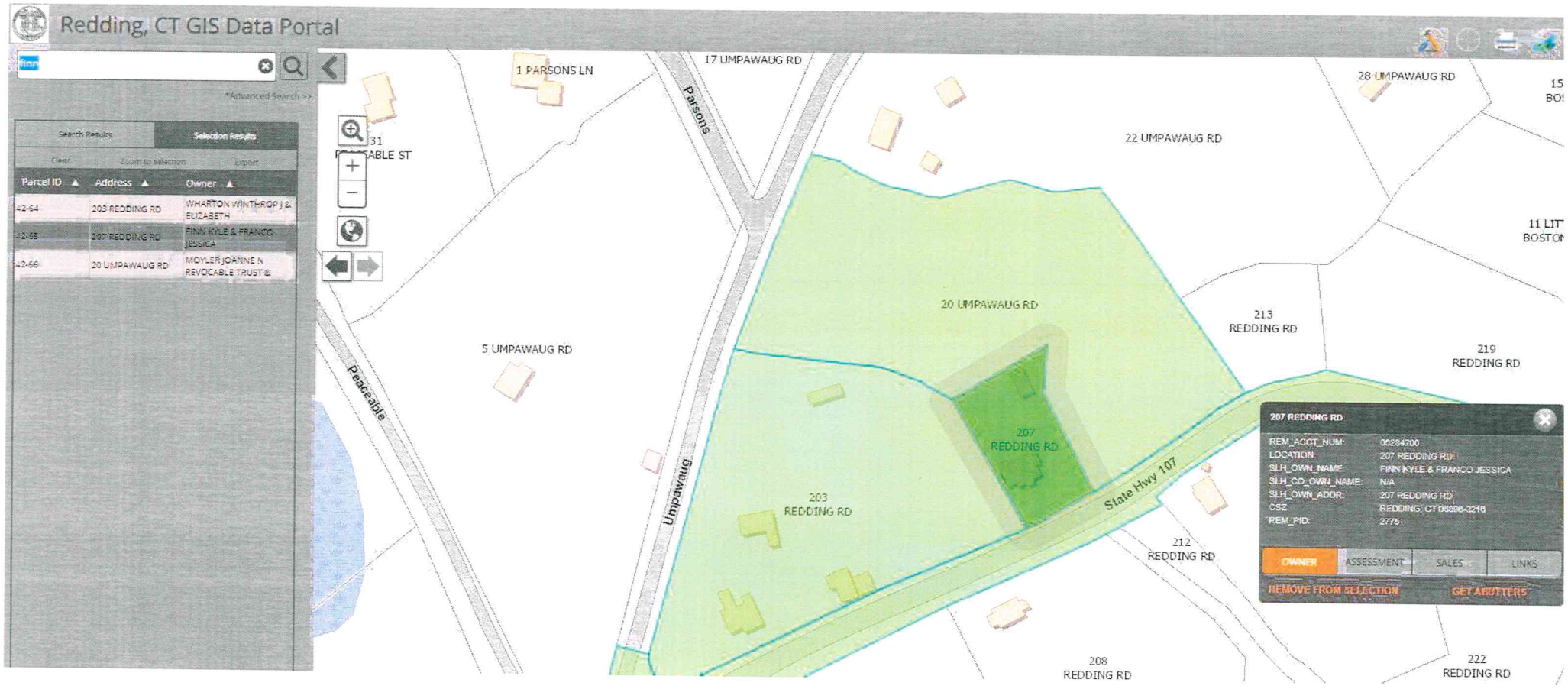
HB 8/6/97
For Health Dept

Finn Residence
207 Redding Rd

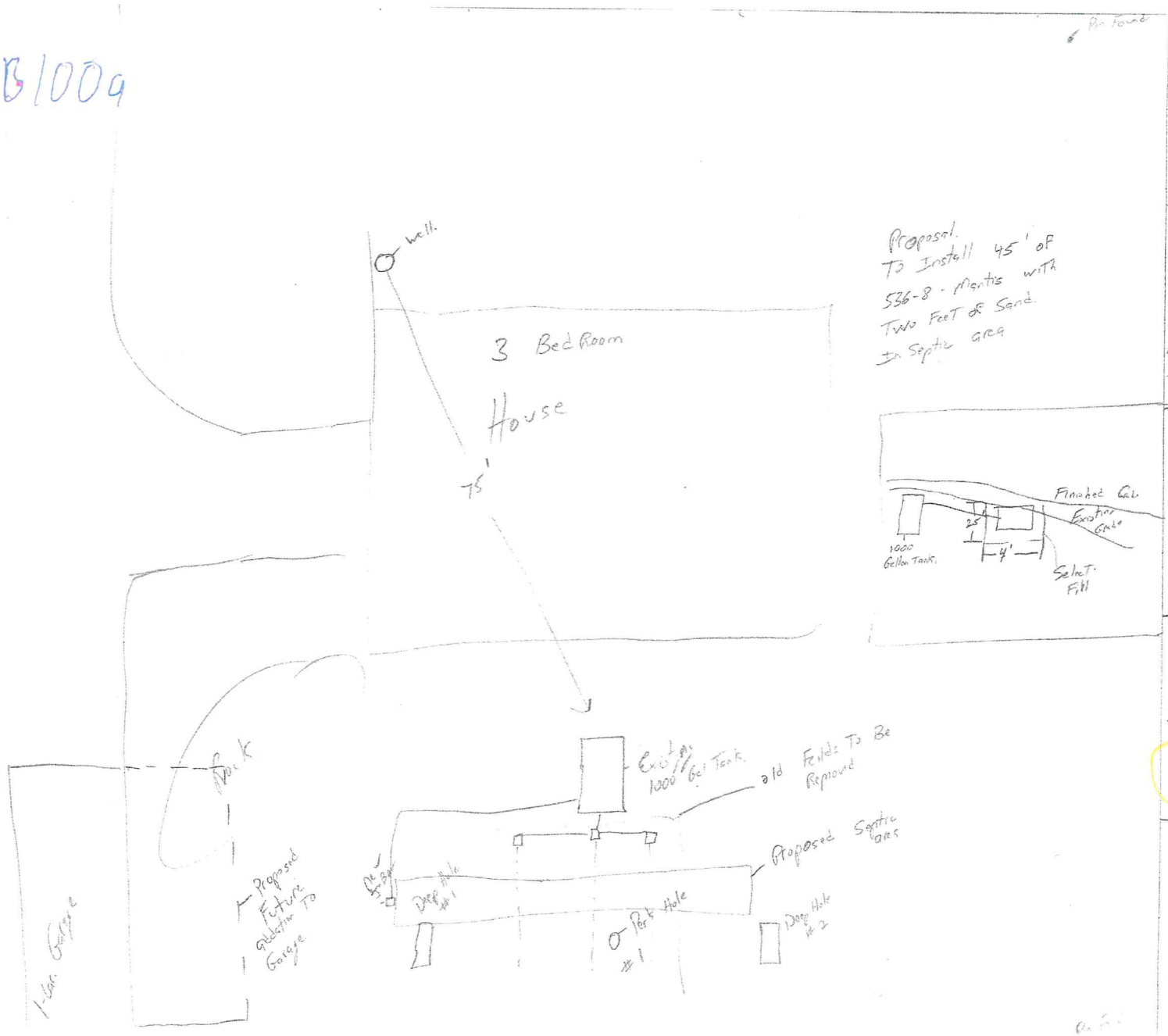


Finn Residence
207 Redeling Rd




Redding, CT GIS Data Portal
*Advanced Search >>
Search Results
Selection Results
Clear
Zoom to selection
Export
Parcel ID
Address
Owner
42-64
203 REDDING RD
WHARTON WINTHROP J & ELIZABETH
42-65
207 REDDING RD
FINN KYLE & FRANCO JESSICA
42-66
20 UMPAWAUG RD
MOYLER JOANNE N REVOCABLE TRUST &
1 PARSONS LN
17 UMPAWAUG RD
28 UMPAWAUG RD
22 UMPAWAUG RD
Parsons
Peaceable
Umpawaug
5 UMPAWAUG RD
20 UMPAWAUG RD
207 REDDING RD
203 REDDING RD
213 REDDING RD
219 REDDING RD
212 REDDING RD
208 REDDING RD
222 REDDING RD
State Hwy 107
207 REDDING RD
REM_ACCT_NUM: 00284700
LOCATION: 207 REDDING RD
SLH_OWN_NAME: FINN KYLE & FRANCO JESSICA
SLH_CO_OWN_NAME: N/A
SLH_OWN_ADDR: 207 REDDING RD
CSZ: REDDING, CT 06896-3216
REM_PID: 2775
OWNER
ASSESSMENT
SALES
LINKS
REMOVE FROM SELECTION
GET ABUTTERS

B100a



Proposed Plan For
207 Redding Road
Redding CT
Plan By James Gaylord
Lis # 005319
02-10-2020

Plan not To Scale.

Design Criteria.

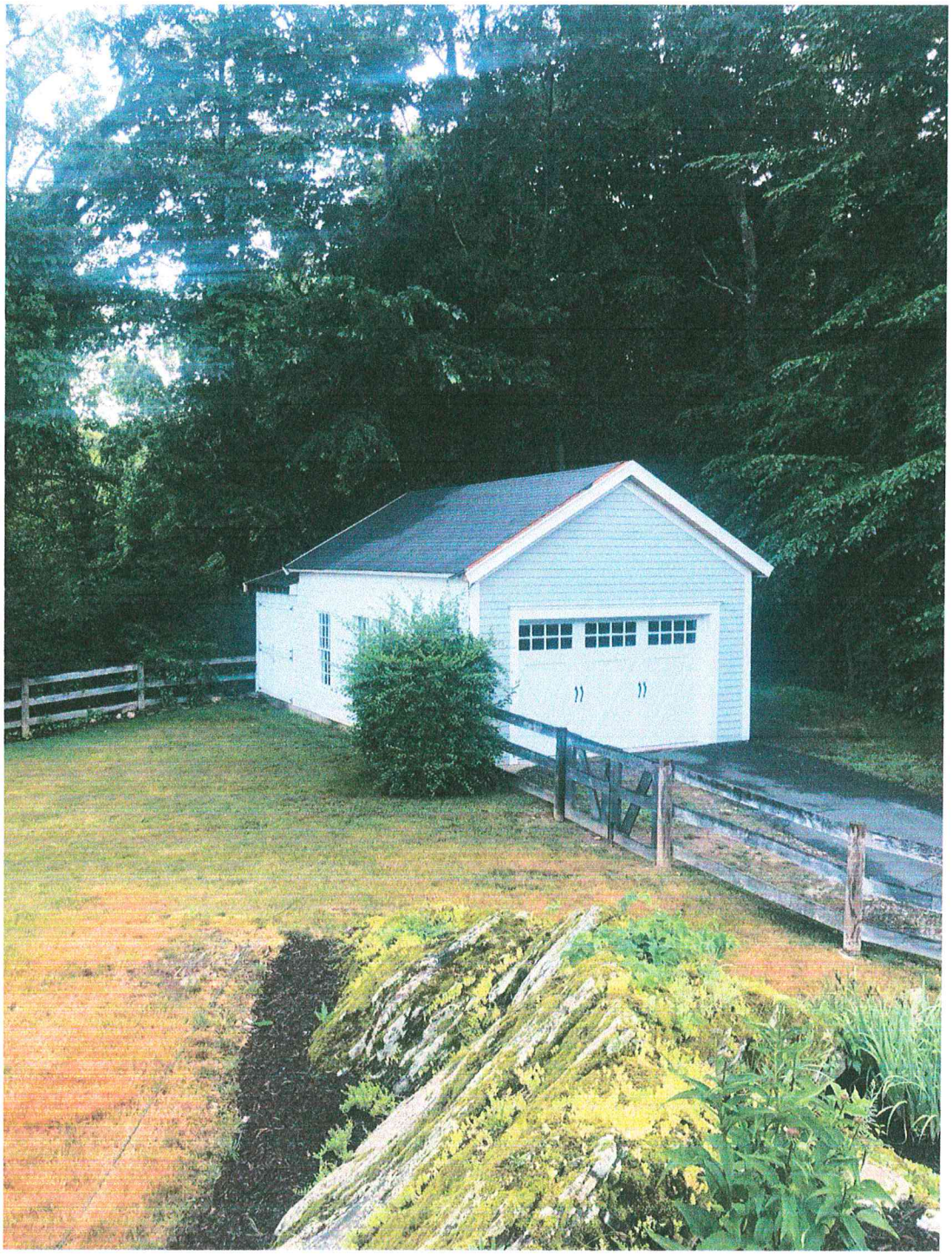
Perc Rat - 1 Inch In 10 min
Design Perc Rate - 1" In 10min
Proposed Bed Room 3
Proposed Tank 1000 Gal. -
Depth of Restrictive Layer 52 Inches
Slope 3.1% pitch

Min. Requirements
1000 - Gallon Two Compartment tank
Total Square of Leaching area 495 FT.
MLSS = 22 x 1.5 x 1 = 33

~~Proposed System Required.~~
Replace ~~1000 with Two Compartment If needed~~
Install ~~45' of Mantis 536-8~~

Proposal Is for a B100 - plan for Future

B100a



Town Of Redding

ZONING BOARD OF APPEALS

RECEIVED July 6, 2020 @10:24 A.M.
Michele R. Grande, Redding Town Clerk

LEGAL NOTICE

The Redding Zoning Board of Appeals has scheduled a public hearing on **Tuesday July 21, 2020 at 7:30pm via Zoom** to review and possible vote on the following application:

1. **Application #20-07-01 - 207 Redding Road (Map #42 & Lot # 65) - Owner Kyle & Jessica Finn** – Request for a variance to reduce side yard setback from 40' feet to 25' and to reduce rear set back from 50' to 15' to convert a 1 Bay Garage into a 2 Bay Garage.

Elizabeth Williams–Chairman- Redding Zoning Board of Appeals
July 6, 2020

Join Zoom Meeting
https://zoom.us/j/99653540465?pwd=Q1p3WmpQaHpYSTEzRzlUL0I1bHdhdz09

Meeting ID: 996 5354 0465
Password: 874031
One tap mobile
+13126266799,,99653540465#,,,,0#,,874031# US (Chicago)
+16465588656,,99653540465#,,,,0#,,874031# US (New York)

Dial by your location
+1 646 558 8656 US (New York)
Meeting ID: 996 5354 0465
Password: 874031
Find your local number: https://zoom.us/u/adppfzMdfG

Town Of Redding

ZONING BOARD OF APPEALS

July 7, 2020

Mr. & Mrs. Kyle Finn
207 Redding Road
Redding, CT 06896

Dear Mr. & Mrs. Finn:

The Redding Zoning Board of Appeals will be on Zoom meeting Tuesday July 21, 2020 at 7:30 p.m. to review and possibly vote on your Application #20-07-01

Please plan to be on Zoom meeting so that you can present your application, and answer any questions that the board may have.

If you cannot attend this meeting, please notify me at (203) 938-8517 prior to the meeting.

Sincerely,

Jean Winters

Jean Winters
Administrative Assistant, Redding ZBA

ABUTTING PROPERTY OWNERS FOR 207 REDDING ROAD

Michael & Amy Bloom

203 Redding Road

Redding, CT 06896

Jeremy Moyler

20 Umpawaug Road

Redding, CT 06896