Number_____ Fee_____

ZONING BOARD OF APPEALS
REDDING, CONNECTICUT

APPLICATION FOR:

✓ **VARIANCE**

○ **APPEAL** Date 7/6/20

Applicant Jennifer + Robert Miller Address 23 Drummer Lane

Location of Property Redding Telephone Number 203-241-4148

Owner as above Address as above

Assessor's Map Number please see zoning location survey on file from 3/2/20 Assessor's Lot Number 82

(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:

We have a 2.111 ± acre property, with our house located about 41.9 feet from the back property line (please see survey on file).

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:

Our house is only set about 41.9 feet from the back property line. Our current deck extends about 14 feet back from the house. Unfortunately, there is a large, deep rock that extends about 15 feet beyond the current deck. We rented machinery to try to remove it but it is too deep. The rock has become a hazard in that our 3 children trip on it as they run across the yard, and we had an unfortunate incident

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:

last summer where a friend's child tripped over the rock and broke her toe. We would like to extend our current deck over this rock to cover up the hazard. This would mean extending the deck by 15 feet.

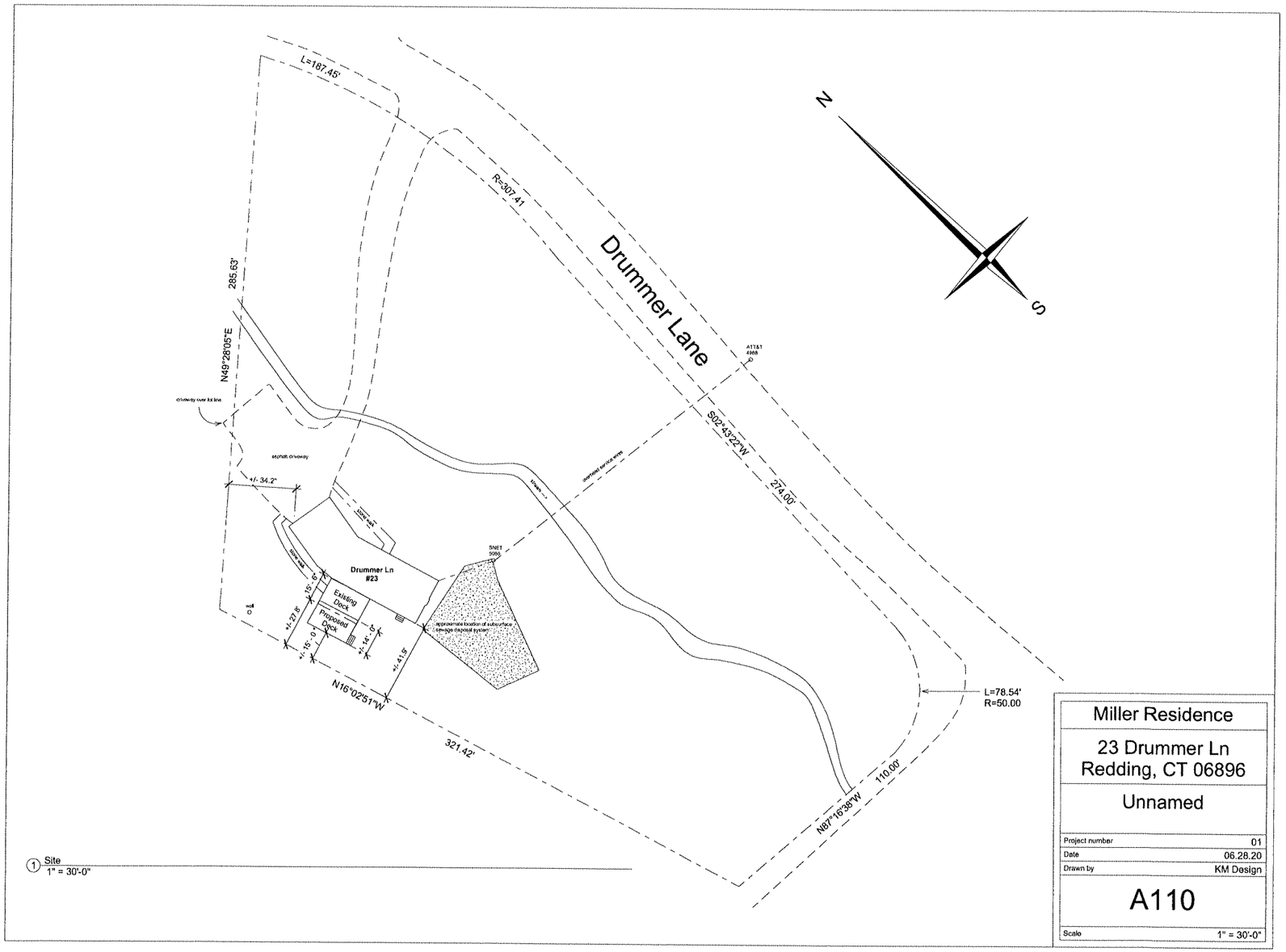
Therefore, we are requesting a variance to section 4.6.5 of the Redding Zoning Regulations to reduce the rear setback from 50 feet to 15 feet.

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 [signature]

Daytime Telephone Number 203-241-4148

***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.**



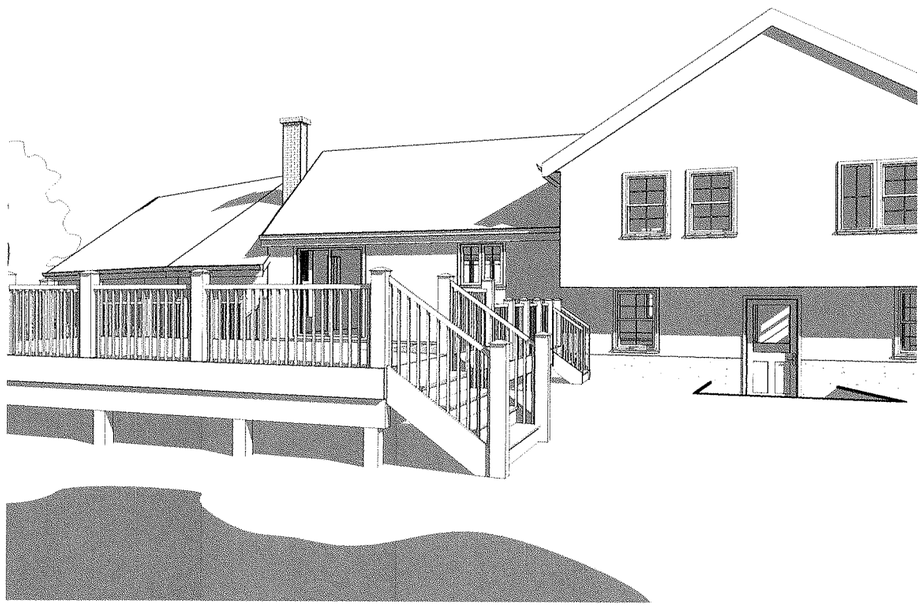
1 Site
1" = 30'-0"

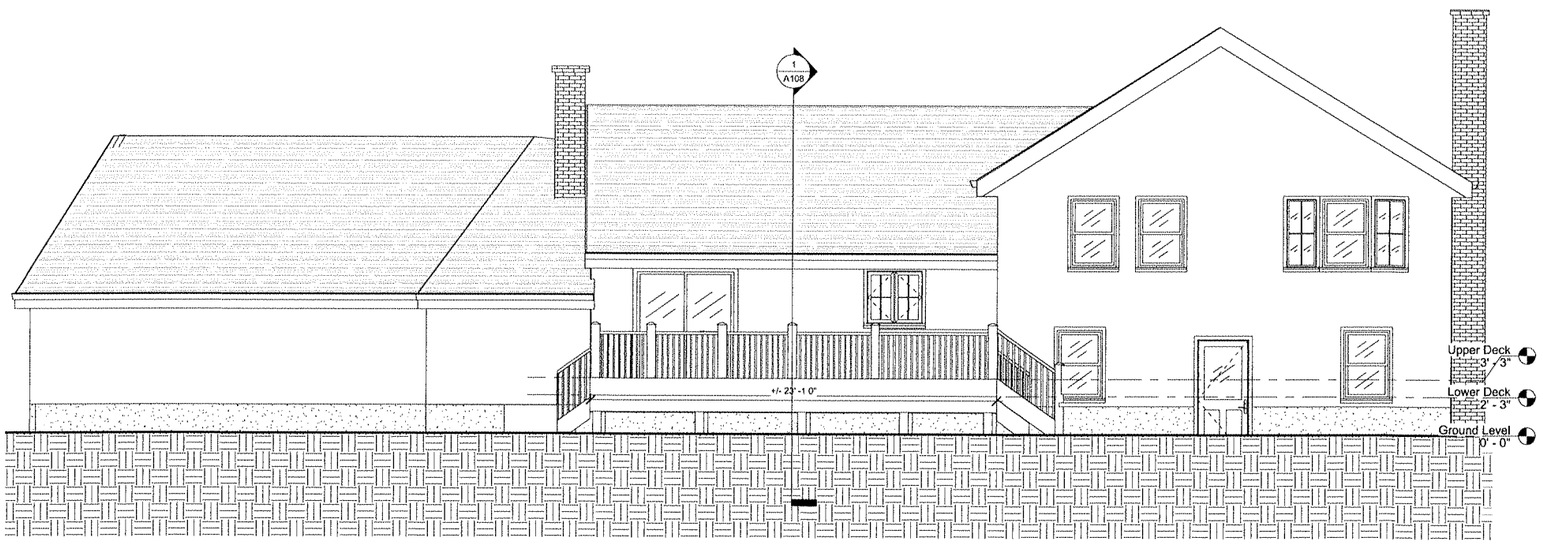
Miller Residence
23 Drummer Ln Redding, CT 06896
Unnamed

Project number	01
Date	06.28.20
Drawn by	KM Design

A110

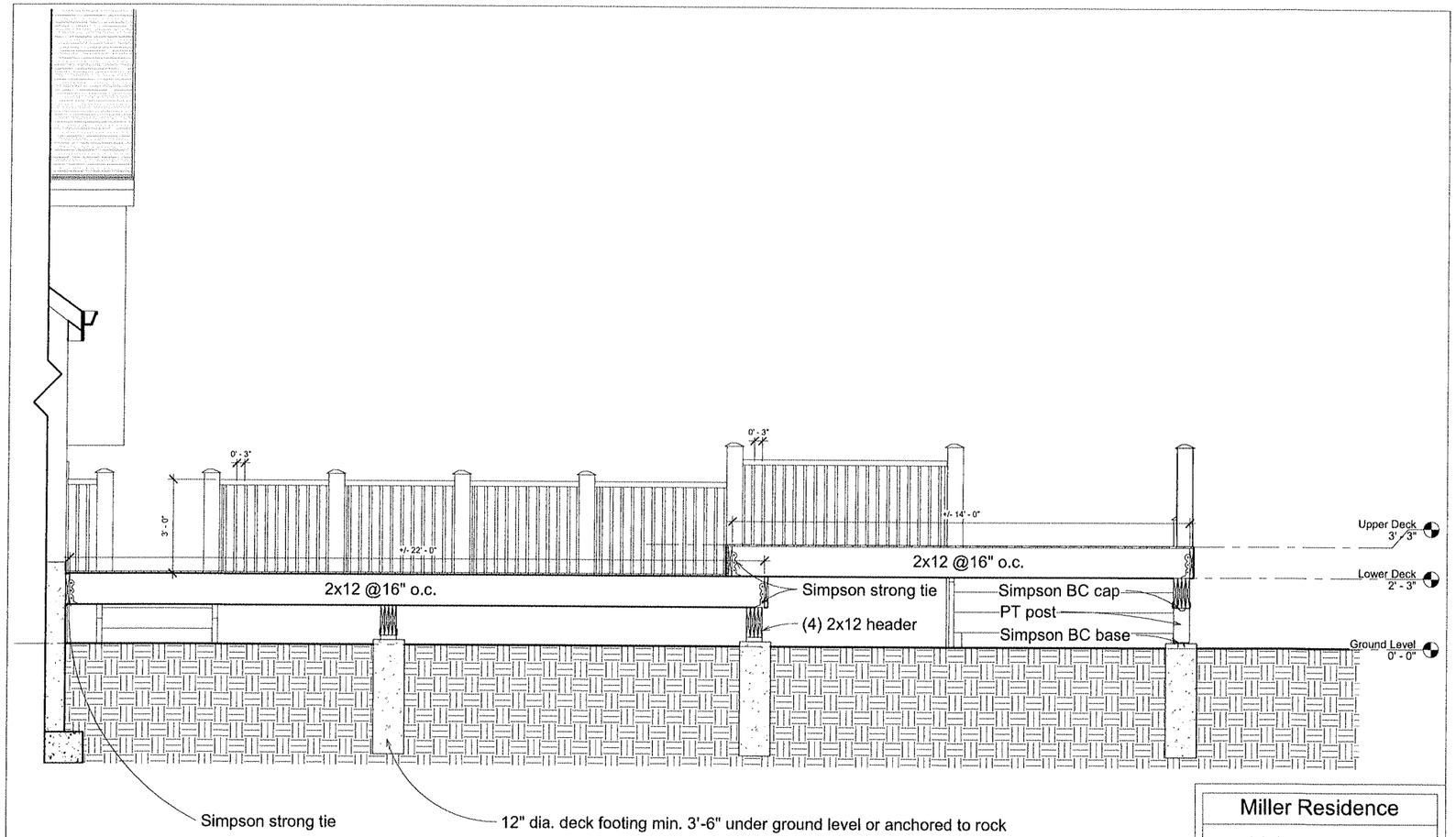
Scale	1" = 30'-0"





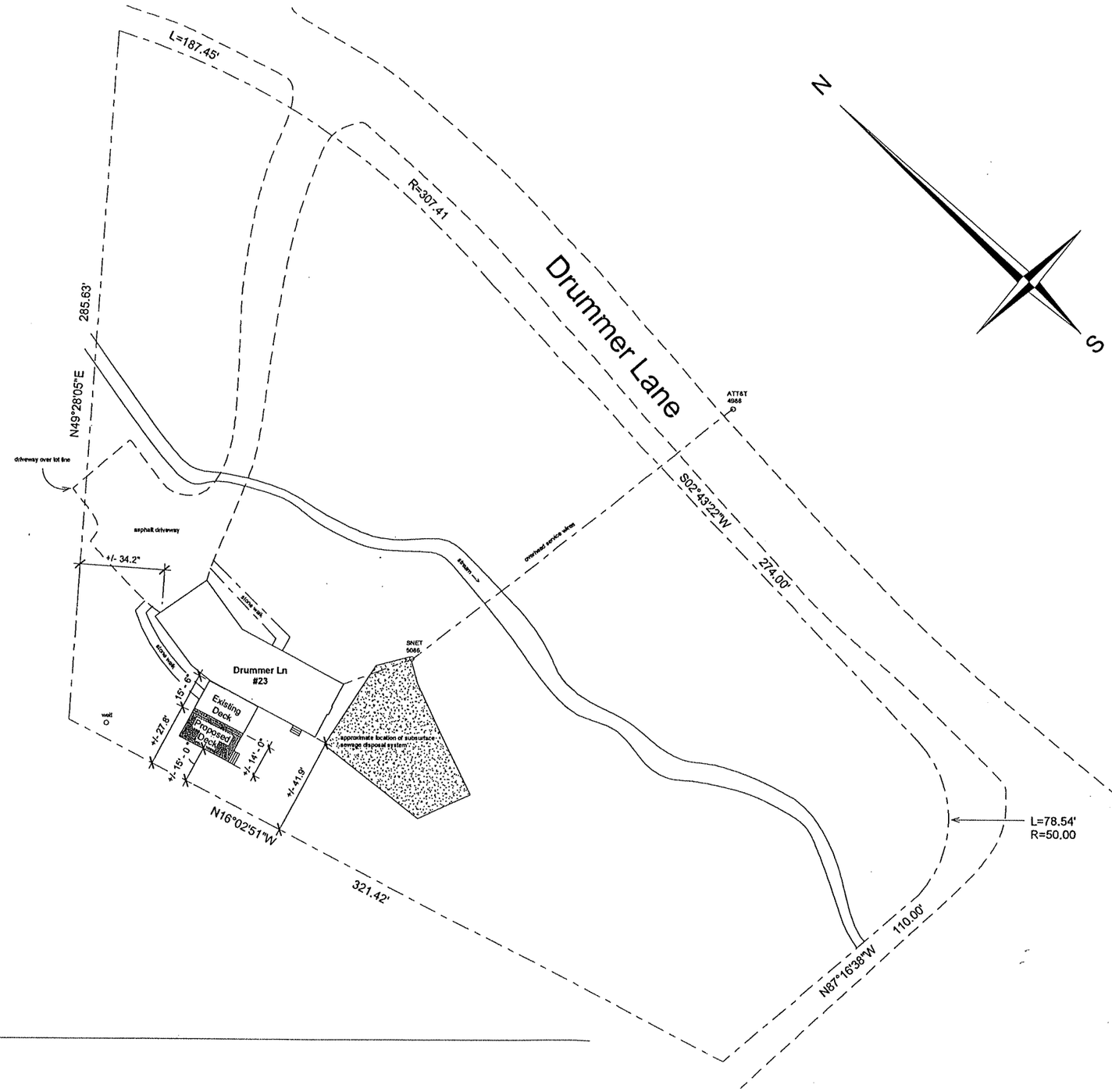
1 Elevation 3 - c
1/4" = 1'-0"

Miller Residence	
23 Drummer Ln Redding, CT 06896	
Deck - Rear Elevation	
Project number	01
Date	06.28.20
Drawn by	KM Design
A107	
Scale	1/4" = 1'-0"



1 Section 4
1/2" = 1'-0"

Miller Residence	
23 Drummer Ln Redding, CT 06896	
Deck Cross Section	
Project number	01
Date	06.28.20
Drawn by	KM Design
A108	
Scale	1/2" = 1'-0"



1 Site
1" = 30'-0"

RECEIVED
JUL - 6 2020
BY: AP
N/G needs variance

Miller Residence	
23 Drummer Ln Redding, CT 06896	
Unnamed	
Project number	01
Date	06.28.20
Drawn by	KM Design
A110	
Scale	1" = 30'-0"