FARMINGTON, CONNECTICUT
ZONING BOARD OF APPEALS
1 Monteith Drive, Farmington, CT 06032-1053  Tel. 860-675-2325

Applicant: Brian and Diane Wilson  Phone: 860-276-4420
Address: 57 Valley View Dr
Email Address: dsimonds@hawaii.edu
Owner: Brian and Diane Wilson  Phone: 860-276-4420
Address: 57 Valley View Dr
Zone: R40  Assessor’s Lot No. 0068-24   Area (Sq. Ft. or Acres) 0.77

Please indicate adjoining owners, including property across streets, their mailing addresses (inc. ZIP Code) and location as follows:
Bounded Northerly by: 8242 Burnt Hill Rd 06032 vacant land  Farmington Town
Easterly by: BRUTTOMESSO CHARLES & KATHLEEN 58 Valley View Dr 06032
Southerly by: PASKOV MATTHEW J & GLADYS T 56 Valley View Dr 06032 AND STEVENS THOMAS B 54 Valley View Dr 06032
Westerly by: JARMOSZKO TERESA 53 Valley View Dr 06032

TYPE OF APPLICATION:
1. VARIANCE of Zoning Regulations Section(s):
   ARTICLE III, HEIGHT AND AREA REGULATIONS Section 6, Minimum Yards
   Use X Yards Other
   Area ___ Signs Briefly Describe Front and rear yard variance for modest dwelling expansion

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

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

   c. Will the granting of the variance change the character of the neighborhood?
   NO, please see attached
   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.

   6/16/20  Date  Diane Wilson  Signature of Applicant  Brian Wilson
   (Must be owner or agent or party with a legal interest in the property)
PLEASE READ THE FOLLOWING:

A. The applicant shall mail notice of the public hearing by certified mail no later than 10 days before such hearing to all owners of property within 200 feet from any boundary of the property which is the subject of the application. In addition, the applicant shall post a notification sign provided by the Planning Department on the property at least seven (7) days prior to the date of the public hearing.

B. Maps and Plans: This application must be accompanied by 5 copies of plot plan showing existing and proposed conditions. If applicable, show on plot plan location of well and subsurface disposal system. If side or rear yard variance is requested, show the distance from the property line to adjoining neighbor’s house.

C. Filing Fees: Use Variance - $210.00
   Other Variance or Special Exception - $210.00
   Appeal of Enforcement Officer’s Decision, or Automotive Use - $210.00
   Note: All fees above include all charges including those to the State of CT.
Brian and Diane Wilson  
57 Valley View Dr  
Farmington, CT 06032  

June 17, 2020  

Dear members of the Zoning Board of Appeals,  

As the owners of 57 Valley View Drive, we are writing to apply for a dimensional zoning variance. We moved to Farmington about 10 years ago and have become engaged members of the community. We have also grown as a family and are finding ourselves in need of more space than our current 1224 square foot house provides, particularly the kitchen/dining area and master bedroom. All of the houses on our road have greater square footage (1200 is the minimum). We began to work with a builder and quickly saw several barriers to an addition. These include a number of features peculiar to our property, specifically its size, shape, topography, and the placement of the house, well, and sewer. In this letter we will outline how each of these features contributes to undue hardship for us to expand without a variance. We want to improve our house such that it will actually conform better to the current character of the neighborhood.  

First, our lot is peculiar due to its size. It is the smallest lot on our road at 0.77 acres (33,541 square feet). Zoning regulations for R40 require 40,000 square feet, and in 1956 the town certified that the minimum area of our lot was 40,000 square feet. Given that 50 foot yard regulations are designed for lots at least 6,459 square feet larger than ours, this leeway has led to unforeseen hardship in having the space to expand. Our lot is closer to the R30 size where the yard regulations are 40’ front and 25’ rear. Only two others out of the 30 lots on our road do not meet the R40 minimum lot size regulation, and at 0.87 and 0.88 acres, they are much closer to the 40,000 minimum than ours. Our lot is uniquely small for our neighborhood.  

Our property is also peculiar in its shape relative to the other properties in our neighborhood. As you can see on the maps (see pages 8, 9, and 10), we have a wide but shallow lot with an arc cut out for the cul de sac. The other properties on the cul de sac have much deeper lots, so the arc creates a problem unique to our property. At its most shallow point front to rear, our lot measures approximately 115 feet. This also happens to be at the very center of the lot. Given the R40 yard minimums, this dimension left only about 15 feet of building space front to rear at the center of the lot for the original build. The shape of our lot is better suited to have 50 foot side yards.  

The topography of our lot is another feature that leads to undue hardship for expanding our house. The lot is located on Burnt Hill. The land slopes downward 40 vertical feet on the diagonal from the northeast to southwest corner of the lot (please see topographical map on page 11). The land was leveled at the center of the lot for the original build of the house. The well was then drilled appropriately uphill and the septic placed downhill of the house on the
more gradually sloped section of the lot. Given this sensible logic, the original build was permitted despite not meeting the front and back yard rules (see pages 10 and 16). While a slope is not entirely unique to our lot, in combination with other unique features, it has contributed to the difficulty in conforming with the yard minimums. The topography of the lot influenced the placement of the house at the center and incidentally most shallow part of the lot.

In addition to its placement at the most shallow part of the lot, the house is situated on a diagonal. The front and rear of the house are not parallel to the front and rear property lines. This is another peculiar feature of the property that leads to undue hardship for expansion. There is no one side of the house that can be expanded in a way that meets the yard minimums. In regard to the corners, the northwest and southeast corners of the house are already nonconforming. Our well, including a well house, is located off the northeast corner and our sewer line runs along the southwest corner further limiting our expansion options. The two areas in need of expansion are the kitchen and master bedroom; these are located in the northwest and southeast corners of the structure respectively (see diagram of proposed addition on pages 10 and 12).

We are asking in this application for variances for an additional 10 feet in the rear and 8 feet in the front. Our neighbor to the rear is the Town of Farmington. The town property is designated as open space and is used for power lines. The power line right of way is 300+ feet from our proposed build (see GIS map of powerlines on page 13). With the variance, there will be 33.4 feet of rear yard between the northwest corner of the house and the rear property line.

We are also requesting an additional 8 feet in the front. The 8 feet in the front would “fill out” an existing notch in the dwelling shape that is already developed with retaining walls and a driveway (see pages 6 and 12). With the variance there will be 27.5 feet of yard remaining between the southeast corner of the house and the front property line. One feature of our property that supports the front yard variance specifically is that there are 20 feet of grass between our front property line and the curb/cul de sac (see pages 10 and 14). This is due to the location on the cul de sac.

Finally, we have the full support of our neighbors and have included a letter from them in this application (see page 15).

Strict application of the front and rear yard regulations would preclude us from expansion, and our dwelling would remain an anomaly in the neighborhood. Expanding as proposed is the most sensible and discrete option and would add value to the neighborhood. We love our neighborhood and want our property to rise to its character and standards.

Thank you for your consideration,

[Signatures]
The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2017.

Information on the Property Records for the Municipality of Farmington was last updated on 6/16/2020.

## Parcel Information

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## Owner's Information

Owner's Data
Owner's Data

WILSON BRIAN M & DIANE C
57 VALLEY VIEW DR
FARMINGTON, CT 06032

Building 1

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PAGE 6
Basement
Finished Area: 0
Basement Garages: 2
Roof Material: Asphalt
Siding: Wood Shingles
Units:

Special Features

Fireplace Masonry Chimney

Attached Components

Type: Year Built: Area:
Open Frame Porch 1960 64

Detached Outbuildings

Type: Year Built: Length: Width: Area:
Frame Shed 2001 12.00 8.00 96

Owner History - Sales

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Information Published With Permission From The Assessor
THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS AN ORIGINAL SURVEY BASED UPON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A-2".

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT.

DENIS R. MILLER, L.S. NO. 10488
JUNE 24, 2020

DIANE WILSON
57 VALLEY VIEW DRIVE
FARMINGTON, CONNECTICUT

SCALE: 1" = 40' DATE: JUNE 24, 2020

DENIS R. MILLER & ASSOCIATES
28 CARPENTER ROAD
NEW HARTFORD, CONNECTICUT

PAGE 10
June 16, 2020

Dear members of the Zoning Board of Appeals,

We are neighbors of Brian and Diane Wilson of 57 Valley View Drive in Farmington, CT. We are writing in support of their application to the Zoning Board of Appeals for a variance to the minimum front and rear yards. We support their request for an additional 10 foot variance in the rear and an 8 foot variance in the front to build an addition to their home. We believe the proposed addition will lead the dwelling to even better conform with the other dwellings in the neighborhood. We do not see any negative impact to the neighborhood from granting the requested variances.

Sincerely,

Charles & Kathleen Bruttomesso
58 Valley View Dr

Matthew & Gladys Paskov
56 Valley view Dr

Teresa Jarmoszko
53 Valley View Dr

Thomas & Gisella Stevens
54 Valley View Dr

MEZYSZLAW WOJTEK
53 Valley View Dr