

FARMINGTON, CONNECTICUT
ZONING BOARD OF APPEALS

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

FOR ZBA USE

NUMBER A- 2008

Rec. No. 199

Rec. Amt. \$210

Applicant: Neeraj & Jennifer Gupta Phone: 860-818-8952
Address: 70 Woodpond Rd, West Hartford, CT, 06107
Email Address: jenniferbless@aol.com
Owner: Neeraj & Jennifer Gupta Phone: _____
Address: 70 Woodpond Rd, West Hartford, CT, 06107
Zone: R20 Assessor's Lot No. 08418 Area (Sq. Ft. or Acres) .91 acres

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

Bounded Northerly by: WOODRIDGE LAKE
Easterly by: Rosati, 64 Woodpond Rd, West Hartford, CT, 06107
Southerly by: Dornelas, 65 Woodpond Rd, West Hartford, CT, 06107
Westerly by: Rampal, 88 Woodpond Rd, West Hartford, CT, 06107

TYPE OF APPLICATION:

1. **VARIANCE** of Zoning Regulations Section(s): Article 4 Section 2
 Use Yards Other
 Area Signs **Briefly Describe** Detached garage in front yard with front setback variance.

- a. Why would strict application of the Regulations produce undue hardship? Our neighborhood is a hot spot for car break-ins and theft. Our cars have been attempted and police came. Current garage is full with bikes and lawn equipment.
- b. Why is this hardship unique to these premises and not shared by other properties in the neighborhood? Property is narrow and cannot build on side of house. Rear of the house has a hill that flattens out on watershed surrounded by water on three sides.
- c. Will the granting of the variance change the character of the neighborhood? NO. Many homes on lake and pond have detached garages in front. See pictures of 40, 52 Woodpond; 215 Tunxis
- Is the property within 500 feet of any Town Line? yes. Property is within 500 feet of West Hartford.

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.

8/30/00
Date

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

Town of Farmington,

We are applying for a front yard variance at 70 Woodpond Rd., Farmington ,Ct, in order to add a stand alone 2 car garage to our property. As our property exists, there is simply no space at either side of our home to fit this garage. To the rear of our house, there is a hill that flattens out into the watershed surrounded by water on 3 sides, thus making it a hardship and unusable to build our proposed garage.

We are in need of additional enclosed parking for a myriad of reasons.

1- After moving here we soon realized our neighborhood is a hot spot for both break-ins and thefts. We have had 2 attempts on our vehicles alone and have heard of at least 3 cars being stolen in the neighborhood in under 1 year! We simply don't feel safe leaving our vehicles out on our driveway.

2- With COVID-19 taking over the world, we would like our parents to stay with us for long periods of time if not live with us. For this to happen we simply need more garage space for their vehicles to park safely.

3. After looking at our surrounding neighborhood on the lake, we have found many homes that have built stand alone and additional garages in their front yards. A few examples are 40 Woodpond Rd, 52 Woodpond rd, and 215 Tunxis Ave. All three of these homes are also waterfront homes that front Woodpond and or Woodridge Lake. We have enclosed photos of these 3 homes. We feel that this addition to our property would follow suit with our neighborhood wonderfully, as both 40 and 52 Woodpond Rd are literally a few homes away from us.

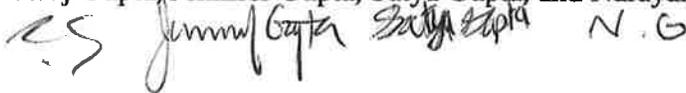
4. We have children that are both 11 and 9 now and as they get older we see the need for them to have garage space for a potential shared vehicle.

5. After talking with and going over our proposed plans with our 2 direct abutting neighbors that are both lakefront and on either side of us, they both whole heartily supported our plans and felt that we would be greatly improving our property, the neighborhood, as well as follow suit with many homes and neighbors that front beautiful Woodridge Lake and Woodpoint Rd.

We have done a tremendous amount of work bringing this property to its present state and glory, and feel this would complete our project and be an award winning Lake front property for our enjoyment, our neighbors and the town of Farmington.

Thank You Kindly,

Neeraj Gupta, Jennifer Gupta, Satya Gupta, and Narayan Gupta

Handwritten signatures of Neeraj Gupta, Jennifer Gupta, Satya Gupta, and Narayan Gupta.

Town of Farmington,

We are writing this letter in regards to the proposed garage that will be added to the property at 70 Woodpond Rd, Farmington, Ct, by the Gupta family. After reviewing the proposed elevations and plot plan we believe this will greatly improve their property, the neighborhood, as well as follow suit with many other homes that front the Woodridge Lake and Woodpond. We support the Guptas and their proposed plans!

Thank you Kindly,

Dennis L Rosati 64 Wood Pond Rd 8/29/20

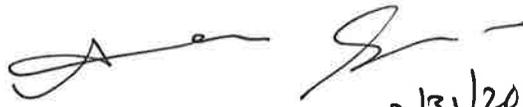
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Thank you Kindly,

 8/31/20

DARSH RAMDAR

 8/31/20

ANUMEHA SINGH

88 WOODPOND RD,

FARMINGTON

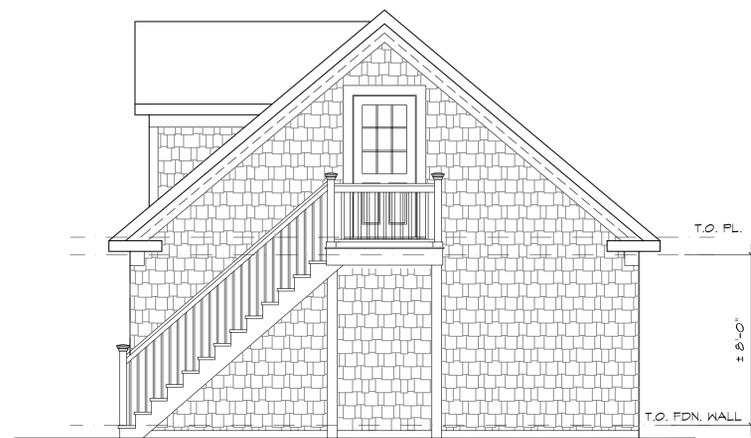
CT 06032



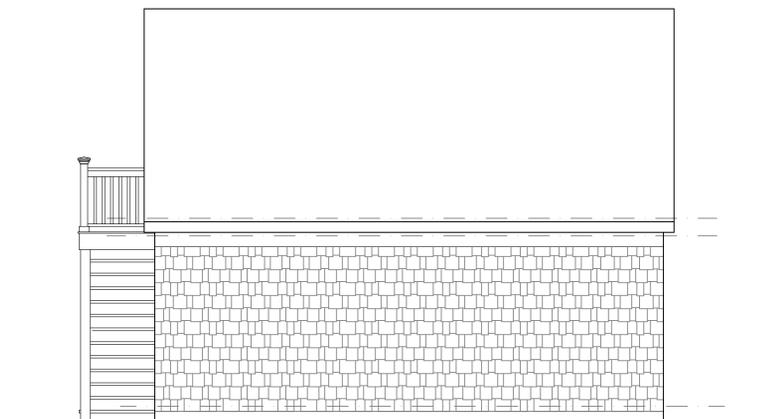
SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



EAST ELEVATION
 SCALE: 1/4" = 1'-0"



NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

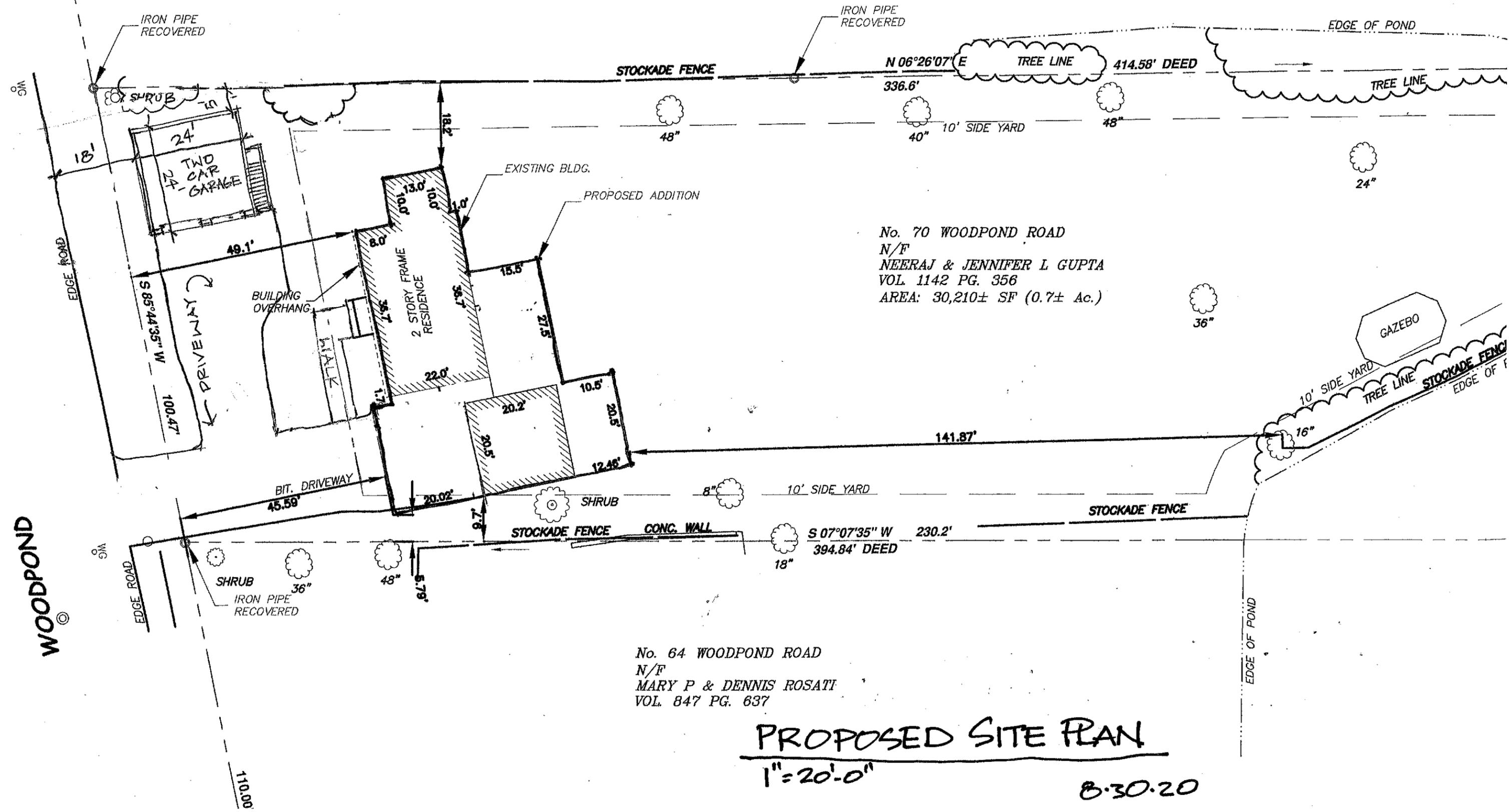


WEST ELEVATION
 SCALE: 1/4" = 1'-0"

No. 88 WOODPOND ROAD
N/F
MARK & ILIANA RAFFA ROSARIO
VOL. 1076 PG. 856

No. 70 WOODPOND ROAD
N/F
NEERAJ & JENNIFER L GUPTA
VOL. 1142 PG. 356
AREA: 30,210± SF (0.7± Ac.)

No. 64 WOODPOND ROAD
N/F
MARY P & DENNIS ROSATI
VOL. 847 PG. 637



PROPOSED SITE PLAN

1" = 20'-0"

8-30-20

WOODPOND

110.00