CITY OF DERBY
BUILDING DEPARTMENT
1 ELIZABETH STREET
DERBY, CONNECTICUT 06418

Telephone 203-736-1481
Facsimile 203-736-1480

File No. _____ Ward No. _____

Date of _____ Hearing _____ Decision _____

APPEAL TO THE ZONING BOARD OF APPEALS FOR A VARIANCE

I. Location of Property Hillcrest Ave Map 5-8 Lot 74 Ave. Zoning District R-4

North East Side between _____ St./Ave and _____

South West _____

II. Name of Owner MONICA DEL ROSARIO REINOSO RON address 10 FAIRFIELD AVE, SHELTON, CT

Date of Purchase 06/18/2024

Name of present proposed tenant
or proposed purchaser _____

Name and Signature
Of Appellant Monica Del Reinoso Address _____

III. THIS APPEAL relates to:

- ☐ PRINCIPAL BUILDING(S) AND ITS OR THEIR:
- ☐ USE
- ☐ NO. OF DWELLINGS
- ☐ FLOOR AREA
- ☒ YARDS
- ☐ SIZE OF COURTS
- ☐ ACCESSORY BUILDING(S)
- ☐ LOT AREA
- ☐ AVERAGE LOT WIDTH
- ☐ BUILDING COVERAGE
- ☐ BUILDING HEIGHT
- ☐ USABLE OPEN SPACE
- ☐ LAND
- ☐ DISTANCE BETWEEN BUILDINGS
- ☐ AMOUNT OF PARKING OR LOADING
- ☐ LOCATION OF PARKING/LOADING
- ☐ SIGNS
- ☐ OTHER - Variance to permit into rear yard

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IV. Section(s) of zoning ordinance appeal from:

R-4-195-12-E

V. Precise Variance(s) sought:

21-foot rear yard variance.

VI. Lot Dimensions (width x depth): 172.8'x121.7'x118.86'x70'x130' Lot Area .27AC

List all existing Building(s) and Use(s) on this lot, giving symbol for legal basis of each. (PR - permitted as of right; PS - permitted by special exception; PV - previous variance; NCU - nonconforming use existing at effective date of ordinance or amendment, CAL - previous certificate of approval of location - motor vehicle uses):

(1)

(2)

VII. Describe in detail the difficulty and unreasonable hardship asserted to be in the way of carrying out the strict letter of the zoning ordinance:

The lot was created in a nonconforming configuration.

VIII. What circumstances concerning this property are peculiar to it and not applicable to

The lot was created by others.

IX. Would the requested variance be subject to appropriate conditions and safeguards? Explain: N/A

X. Would the requested variance be in harmony with the general purpose and intent of the Ordinance? Explain: N/A

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XI. If the requested variance is a use variance, answer each of the following:

1. Do the zoning regulations allow no reasonable use of the property in question for reasons peculiar to the property and not applicable to the area as a whole? Explain:

2. Is the use proposed the minimum variance necessary in order to allow a reasonable use of the property? Explain:

3. Will the use impair the essential character of the area or the objectives of the comprehensive plan of the City? Explain:

4. If any attempts have been made to Sell the property for use in accordance with the purposes for which it is zoned supply the following information:

a. Period(s) in which placed on market and agent(s) in each period:

b. Period(s) listed with Real Estate Board:

c. Period(s) advertised in newspaper (attach copy of one or more of such ads, if any):

d. Other sales efforts during each period:

e. Asking price during each period:

XII. Value Date:

a. Date owner purchased the property: 6/28/24

b. Purchase price: $50,000

c. Date and declared value of subsequent building permits:

d. Current assessment: $6,740

e. Use(s) to which owner has put the property since purchase:

f. Gross and net income of each of the last 3 years:

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XIII. State of Connecticut

City of Derby

_____
Date

Personally appeared _____

Authorized Agent for _____ Owner, who made oath that the statements herein were true and correct before me.

XIV. ☒ Hearing Fee to be paid upon filing of this application - see Fee List attached.

☐ Bulk Variances

☐ Use Variance

☐ Use and Bulk Variance

☐ Required plans filed with Appeal as follows:

a) **8 Copies of a scaled Plot Plan, with North arrow, showing the lot in question** and the following (if any):

1. Existing building,
2. Proposed construction and use outdoor areas,
3. Existing and proposed curb cut, driveways, and parking and loading facilities,
4. Existing and proposed fences, walls, landscaping and signs,
5. That part of any building on adjoining lots that are located within 20 feet of the lot in question and
6. Such other information as may be required to define clearly the question involved.

b) **7 Copies of scaled Floor Plans and Elevations:**

For each floor and each side of proposed construction, including use of all floor areas.

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XV. Communication with regard to this Appeal received from:

☐	☐ Health Dept.	☐ Engineering
☐ Traffic Commission	☐ Police Dept.	☐
☐	☐ Fire Dept.	☐

XVI. **Previous Zoning Board of Appeals cases at this location (file number, year, proposed construction and/or Board Decisions and Court decisions where applicable.)**

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