



TOWN OF DURHAM ZONING BOARD OF APPEALS
Application for Variance

Applicant's Name: Town of Durham/Laura Francis Phone: 860-349-3625 Email: lfrancis@townofdurhamct.org

Applicant's Address: 30 Townhouse Road, Durham, CT 06422

Record Owner: RSD13/Town of Durham Phone: 860-349-7200 Email: kneubig@rsd13.org

Record Owner Address: State of CT, P.O. Box 434, Durham, CT 06422

Property Location: 144 Pickett Lane/Pickett Lane Zone: Farm Residential

Assessor's Map Number: 38(Town) and 39 (RSD13) Assessor's Lot Number: 51 (Town) & 40 (RSD13)

Deed Reference: Volume Number: 75 Page Number: 165

This application relates to:

- Use
Setbacks: Front, Sides, Rear Feet: Inches:
Yards
Lot Area
Height
Lot Dimension
[X] Lot Coverage
Other (Specify):

Section of Zoning Regulations affected: 4.5.2- Maximum Lot Coverage

Reason for variance request: The Town owned Property on Pickett Lane will be combined with property that is referred to as the Korn School property and will result in an increase from 5.03% to 15.35 % where the regulations only allow 12%.

Does the work constitute an alteration/extension of an existing building or is it new construction? NO

What is the hardship claimed? The only viable use of the property would be as a municipal facility. The properties as configured do not allow for a transfer of land with the Korn School Building that allows for a substantial reduction in the coverage calculation and that would not negatively effect the other property and use of the other property. (School/Town)

The owner and the applicant hereby grant the Zoning Board of Appeals, and/or its agents, permission to enter upon the property for which variance approval is requested for the purpose of inspection and enforcement of the zoning regulations of the Town of Durham, CT.

Signature of Applicant: Laura L Francis Date: 12/3/21
Signature of Property Owner: Laura L Francis Date: 12/3/21

Official Use Only

Date Application Received: Fee Paid: Permit #:

Reviewed by: ZEO/Town Planner



TOWN OF DURHAM ZONING BOARD OF APPEALS
Application for Variance

Applicant's Name: Town of Durham/Laura Francis Phone: 860-349-3625 Email: lfrancis@townofdurhamct.org

Applicant's Address: 30 Townhouse Road, Durham, CT 06422

Record Owner: RSD13/Town of Durham Phone: 860-349-7200 Email: kneubig@rsd13.org

Record Owner Address: State of CT, P.O. Box 434, Durham, CT 06422

Property Location: 144 Pickett Lane/Pickett Lane Zone: Farm Residential

Assessor's Map Number: 38(Town) and 39 (RSD13) Assessor's Lot Number: 51 (Town) & 40 (RSD13)

Deed Reference: Volume Number: 75 Page Number: 165

This application relates to:

- Use
Setbacks: Front, Sides, Rear Feet: Inches:
Yards
Lot Area
Height
Lot Dimension
Lot Coverage
Other (Specify):

Section of Zoning Regulations affected: 4.5.2- Maximum Lot Coverage

Reason for variance request: The Town owned Property on Pickett Lane will be combined with property that is referred to as the Korn School property and will result in an increase from 5.03% to 15.35 % where the regulations only allow 12%.

Does the work constitute an alteration/extension of an existing building or is it new construction? NO

What is the hardship claimed? The only viable use of the property would be as a municipal facility. The properties as configured do not allow for a transfer of land with the Korn School Building that allows for a substantial reduction in the coverage calculation and that would not negatively effect the other property and use of the other property. (School/Town)

The owner and the applicant hereby grant the Zoning Board of Appeals, and/or its agents, permission to enter upon the property for which variance approval is requested for the purpose of inspection and enforcement of the zoning regulations of the Town of Durham, CT.

Signature of Applicant: Signature of Property Owner: Date: 1/19/2022

Official Use Only

Date Application Received: Fee Paid: Permit #:

Reviewed by: ZEO/Town Planner



TOWN OF DURHAM ZONING BOARD OF APPEALS
Application for Variance

Applicant's Name: RSD13- Kim Neubig Phone: 860-349-7200 Email: kneubig@rsd13.org

Applicant's Address: State of CT, P.O. Box 434, Durham, CT 06422

Record Owner: RSD13 Phone: 860-349-7200 Email: kneubig@rsd13@org

Record Owner Address: State of CT, P.O. Box 434, Durham, CT 06422

Property Location: 144 Pickett Lane Zone: Farm Residential

Assessor's Map Number: 39 Assessor's Lot Number: 40

Deed Reference: Volume Number: 75 Page Number: 165

This application relates to:

- Use
Setbacks: Front, Sides, Rear Feet: Inches:
Yards
Lot Area
Height
Lot Dimension
Lot Coverage
Other (Specify): Dugout- 22.4 feet, Exist. Bld- 5.7 feet, Dugout 21.6 feet (relief requested)

Section of Zoning Regulations affected: 4.5.2 Minimum Setbacks

Reason for variance request: The lot line revision for the Korn School Transfer to the Towon necessitates common sense placement of the revised lines which will make dugouts for the playing fields non-conforming to setbacks and require a variance.

Does the work constitute an alteration/extension of an existing building or is it new construction? NO

What is the hardship claimed? The lot line revision for the transfer of Korn School in the most logical place ends up with the dugouts for the playing fields needing setback variance. The variances are shown on the attached plan and described above under "other".

The owner and the applicant hereby grant the Zoning Board of Appeals, and/or its agents, permission to enter upon the property for which variance approval is requested for the purpose of inspection and enforcement of the zoning regulations of the Town of Durham, CT.

Signature of Applicant: Date:
Signature of Property Owner: Doug Schulz Date: 1/19/2022

Official Use Only

Date Application Received: Fee Paid: Permit #:

Reviewed by: ZEO/Town Planner

NOTES:

1. THIS PROJECT IS THE PROPERTY OF THE TOWN OF DURHAM, CONNECTICUT. THE TOWN ENGINEER HAS REVIEWED THIS PROJECT AND HAS ISSUED HIS APPROVAL.
2. THE TOWN ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PROJECT AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
3. THE TOWN ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PROJECT AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
4. THE TOWN ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PROJECT AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
5. THE TOWN ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PROJECT AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
6. THE TOWN ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PROJECT AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
7. THE TOWN ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PROJECT AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
8. THE TOWN ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PROJECT AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
9. THE TOWN ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PROJECT AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
10. THE TOWN ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PROJECT AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

KORN SCHOOL REGIONAL DISTRICT No. 13

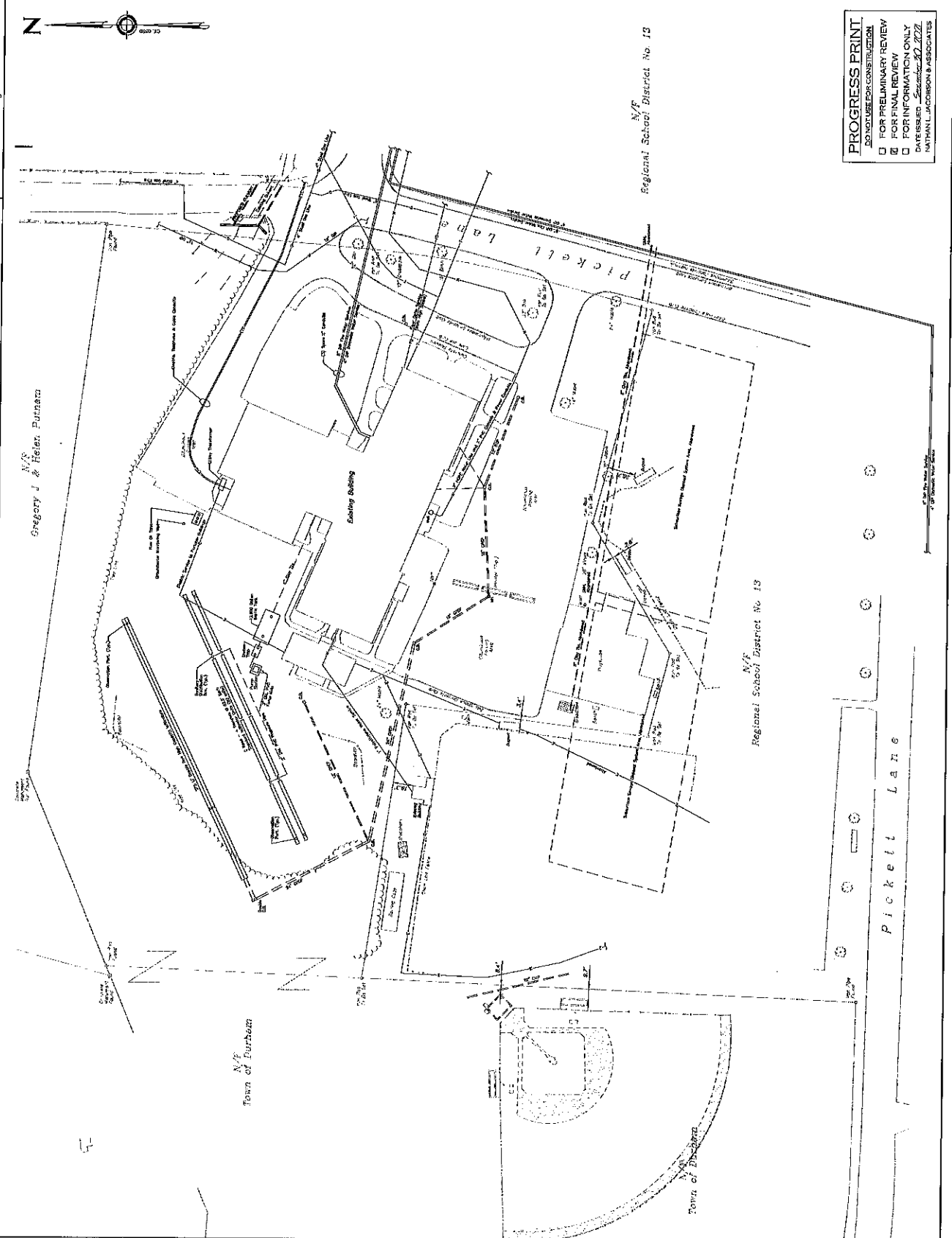
PICKETT LANE DURHAM, CONNECTICUT

SITE UTILITY PLAN

COMPILATION

Matthew L. Jacobson & Associates, Inc.
 20 New Street, P.O. Box 237
 Durham, Connecticut 06820
 Telephone: (860) 286-2891 Fax: (860) 286-5416
 Matthew L. Jacobson, P.E., Professional Engineer, License No. 1972

DATE: SEPTEMBER 20, 2022
 PROJECT NO.: 22-001
 DRAWING NO.: 22-001-SU
 SHEET NO.: 1 OF 1



PROGRESS PRINT

FOR PRELIMINARY REVIEW
 FOR FINAL REVIEW
 FOR INFORMATION ONLY

DATE ISSUED: September 20, 2022
 MATTHEW L. JACOBSON & ASSOCIATES



TOWN OF DURHAM ZONING BOARD OF APPEALS
Application for Variance

Applicant's Name: RSD13- Kim Neubig Phone: 860-349-7200 Email: kneubig@rsd13.org

Applicant's Address: State of CT, P.O. Box 434, Durham, CT 06422

Record Owner: RSD13 Phone: 860-349-7200 Email: kneubig@rsd13@org

Record Owner Address: State of CT, P.O. Box 434, Durham, CT 06422

Property Location: 144 Pickett Lane Zone: Farm Residential

Assessor's Map Number: 39 Assessor's Lot Number: 40

Deed Reference: Volume Number: _____ Page Number: _____

This application relates to:

- Use
- Setbacks: Front, Sides, Rear Feet: _____ Inches: _____
- Yards
- Lot Area
- Height
- Lot Dimension
- Lot Coverage
- Other (Specify): _____

Section of Zoning Regulations affected: 4.5.2 Minimum Setbacks and Coverage Requirement

Reason for variance request: This property currently is non-conforming to coverage requirements with no variances on record. This request is to legalize the increased coverage which will end up lessened by the transfer of Korn School to the Town. 17.58 to 15.48%

Does the work constitute an alteration/extension of an existing building or is it new construction? NO

What is the hardship claimed? This request will legalize an already existing situation. The current coverage is 17.58% where 12% is allowed. The transfer of the Korn School property will decrease the coverage to 15.48% but will still be over the allowed 12%.

The owner and the applicant hereby grant the Zoning Board of Appeals, and/or its agents, permission to enter upon the property for which variance approval is requested for the purpose of inspection and enforcement of the zoning regulations of the Town of Durham, CT.

Signature of Applicant: _____ Date: _____
Signature of Property Owner: Doug Schunk Date: 1/19/2022

Official Use Only

Date Application Received: _____ Fee Paid: _____ Permit #: _____

Reviewed by: _____
ZEO/Town Planner