ZONING VARIANCE

The undersigned owner(s) of record hereby apply for a VARIANCE as to certain Real Estate located at: # 119 WEED STREET NA1 New Canaan

Within 500 feet of another municipality? Yes ( ) No ( )

Owner’s Name: Tatsiana Karaytko
Owner’s Telephone #: 203 349 6234
Owner’s Email Address: strazzaconsulting.com

If Applicant’s name is different than the Owner’s name:

Applicant’s Name: Anthony Strazza
Applicant’s Telephone #: 203 349 6234
Applicant’s Email Address: strazzaconsulting.com

In the zone, as shown in the New Canaan Land Records: VOLUME 96 PAGE 1078 and more particularly described by bounding owners as follows:

Northerly by: Moses Regele
Southerly by: 10/A
Easterly by: Margaret half
Westerly by: Christopher R. Hasen

MAP # 0080 BLOCK # 0010 LOT # 0938

The requested VARIANCE is of Section(s) 7,1,B,2, and is described as follows: Non conforming A non-conforming structure is a single-family residential structure zone (A-zone and larger lot size zones) that could be enlarged Provided such enlargement would NOT comply with compliance or exceed a variance.

A detailed description of the claimed hardship must be attached.

Were variances previously granted for this property? Yes ( ) No (X)

If yes, a copy of the certificate or decision must be attached.

I hereby acknowledge that unless I comply with provisions of the Town of New Canaan Zoning Regulations Section 8.1.G and Section 8.1.1 (if applicable), which require notification of certain neighbors, this application will not be complete and cannot be heard.

PRINT: Tatsiana Karaytko SIGNED: (Agent)

Owner of record

Official date of receipt: Hearing scheduled:

I, Laura Edmonds, Chairman of Zoning Board of Appeals of the Town of New Canaan, hereby certify that at a meeting of said Board duly held on this day, said Board by resolution voted:

1. That said Variance be DENIED.

2. That said Variance be GRANTED in accordance with the approved plans unless modified herein.

3. That said Variance becomes effective upon its recording on the Land Records in the Town Clerk’s Office.

4. That notice of such Action be published as required.

5. Conditions, modifications, or restrictions:

Laura Edmonds, Chairman

Published
To Whom it may concern,

Hardship description for 119 Weed Street

The dwelling was constructed in 1920- this predates the enactment of the New Canaan Zoning Regulations

The existing dwelling only consists of 544 sq. ft. of living space according to the tax assessor card.

The proposed addition is in compliance with current zoning regulations. The proposed addition and existing dwelling do not exceed the percentage of lot coverage.

The granting of this variance would allow the owner reasonable use of his property.

The proposed construction is in harmony with the existing dwellings in the neighborhood.

Our hardship is simply this, we would be denied reasonable use of this property if the variance was denied.

Thank you,

[Signature]

Anthony Strazza
Agent for the owner