ZONING VARIANCE

The undersigned owner(s) of record hereby apply for a VARIANCE as to certain Real Estate
located at: # 26 TURNER HILL ROAD Street/Road.
Within 500 feet of another municipality? Yes ( ) No ( )
Owner’s Name: ALEXANDER YANG
Owner’s Telephone #: 914-825-6810
If Applicant’s name is different than the Owner’s name:
Applicant’s Name: RICHARD VAIL
Applicant’s Telephone #: 845-531-9899
In the 2-ACRE Zone, as shown in the New Canaan Land Records: VOLUME____, PAGE____
and more particularly described by bounding owners as follows:
Northerly by G. CLEESNEVICH, Southerly by: J. PRIOR
Easterly by: E. HOLDEN, Westerly by: P. SILVE
MAP # 39 BLOCK # 105 LOT # 1

The requested VARIANCE is of Section(s) 3.5 E.2. and is described as follows:
TO ALLOW CONSTRUCTION OF A 2 STORY ADDITION OFF THE SOUTH SIDE
OF EXISTING RESIDENCE AND A ONE STORY ADDITION OFF THE
WEST SIDE OF EXISTING RESIDENCE. ALSO PROPOSE THE
INSTALLATION OF AN A/C, CONDENSER AND PROPANE TANK.

A detailed description of the claimed hardship must be attached.

Were variances previously granted for this property? Yes ( ) No ( )
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 specific notification of certain neighbors, my application will not be complete
and cannot be heard.

PRINT: CARLA ALEXANDER
Owner of record
Official date of receipt: 3.12.20
SIGNED: Owner of record
Hearing scheduled: 4.4.20

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 ______________, 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

S:\ZBA\VARIANCE APP. & INFO\Variance Application Requirements 02.07.19.doc
ZONING VARIANCE

The undersigned owner(s) of record hereby apply for a VARIANCE as to certain Real Estate

located at: # 20 TURNER HILL ROAD Street/Road.

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

Owner’s Name: ALEXANDER WATSON

Owner’s Telephone #: 914-529-5810

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

Applicant’s Name: RICHARD VAIL

Applicant’s Telephone #: 914.531.9389

In the Zone, as shown in the New Canaan Land Records: VOLUME PAGE

and more particularly described by bounding owners as follows:

Northerly by: G. OLESKOVICH

Southerly by: J. PRADO

Easterly by: K. HOLDEN

Westerly by: P. CILVIE

MAP # 39 BLOCK # 105 LOT # 1

The requested VARIANCE is of Section(s) 3.5 E.2 and is described as follows:

TO ALLOW CONSTRUCTION OF 2 STORY ADDITION
ON WEST SIDE OF EXISTING RESIDENCE.

A detailed description of the claimed hardship must be attached.

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

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 specific notification of certain neighbors, my application will not be complete and cannot be heard.

PRINT: ALEXANDER WATSON SIGNED: Owner of record

Official date of receipt: 9.12.19 Hearing scheduled: 10.7.19

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 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

S: AZBA/VARIANCE APP. & INFO/Variance Application Requirements 02.07.19.doc
Watson Residence
26 Turner Hill Road, New Canaan, Ct.
9-9-19

Hardships and Alternatives Considered

Hardships:

- Odd shaped lot:
  - The geometry of the property is such that it's long, narrow and non-rectilinear, making it difficult for any proposed footprint modification to comply with current zoning regulations.
- Undersized lot:
  - The property is only 0.854 Acres, but is located within a 2 Acre Zone, which makes it impossible to comply with the building setbacks that were established for minimum 2 acre properties.

Alternatives Considered:

- The scope of the proposed additions is to expand and modernize the Kitchen area, and also to expand and modernize the 2nd floor bedroom areas without compromising the scale and historic integrity of the house. The existing Kitchen is at the back (West) side of the house, so the natural inclination was to expand it in the westerly direction. If we were to try to add the Kitchen, we would a.) substantially change the historic character of the front of the house, and b.) Shrink or cut off an already tight access to the existing Garage. Our goal is to update the existing house, not to change it to the point where the existing, historic, cottage-like character is no longer present.
LETTER OF AUTHORIZATION

To Whom It May Concern:

I hereby declare the following:

1. That I am the owner of the premises described as follows:

   26 Turner Hill Road   New Canaan   Ct.
   Street                City              State

2. That Richard Vail is duly authorized for and on behalf of the owner to execute an application for building, zoning, health and wetlands permits to enable him/her to obtain permits to complete construction of the following work additions and alterations to the residence at the above site.

3. That Richard Vail is hereby designated as the owner’s representative with whom all town departments may deal with in respect to the work involved.

Date: 9.10.19

Owner: Alexander Watson

Print Name

Signature
<table>
<thead>
<tr>
<th>Date</th>
<th>Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>39/107/9</td>
<td>DALEY BRIAN</td>
<td>5 DEER PARK RD, NEW CANAAN, CT 06840</td>
</tr>
<tr>
<td></td>
<td>GARRETT J GREGORY</td>
<td>19 DEER PARK RD, NEW CANAAN, CT 06840</td>
</tr>
<tr>
<td></td>
<td>HOLDEN KATHRYN W</td>
<td>15 TURNER HILL RD, NEW CANAAN, CT 06840</td>
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<tr>
<td>39/105/2</td>
<td>OGILVIE PETER P</td>
<td>175 LAUREL RD, NEW CANAAN, CT 06840</td>
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<tr>
<td></td>
<td>OLESNEVICH GINA M</td>
<td>191 LAUREL RD, NEW CANAAN, CT 06840</td>
</tr>
<tr>
<td></td>
<td>PRIOR JANET</td>
<td>2 SLEEPY HOLLOW RD, NEW CANAAN, CT 06840</td>
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<tr>
<td>39/105/1</td>
<td>WATSON CARLA</td>
<td>26 TURNER HILL RD, NEW CANAAN, CT 06840</td>
</tr>
</tbody>
</table>
September 23rd, 2019

Ms. Gina M. Olesnevich
191 Laurel Road
New Canaan, Ct.
06840

Re: Pending Variance Application: Zoning Board of Appeals.

Dear Ms. Olesnevich,

On behalf of my Clients, Carla and Alexander Watson (26 Turner Hill Road), I have applied for a variance to allow construction of a 2 story addition off of the back (West) side of their house. A copy of my application is attached for your review.

I am scheduled to have my variance application heard before the Zoning Board of Appeals on Monday, October 7th at 7:00 p.m.

The location of the hearing is:

Town Hall
Board Room
77 Main Street
New Canaan, Ct. 06840

At that time you may appear and speak to the application.

If you have any questions regarding this application, please feel free to call me at 945-531-9339. The application and relevant drawings are on file with the New Canaan Planning and Zoning office, and are available for review during normal business hours.

Sincerely,

Richard Vail