

TOWN OF LEDYARD
CONNECTICUT
ZONING BOARD OF APPEALS

741 Colonel Ledyard Highway
Ledyard, CT 06339-1551
860-464-0478

Stuart Uschmann
Chairman

NOTICE OF GRANTED VARIANCE

RECORDED
7/29/14
VOL. 525 Pg 374

This is to certify that on May 21, 2014, the Zoning Board of Appeals of the Town of Ledyard granted a variance as follows:

1. Application: #926
2. Owner of Record: Town of Ledyard
3. Description of the Premises: 1854 Route 12
Assessor's Map: 48
Deed Recorded: Volume: 34/586
4. Nature of the Variance: Section 17, Attachment B, V2.2.B a 38 ft. reduction of the required 100ft. setback from centerline of State Highway for a dugout, and a 35ft. reduction of the required 100ft. setback from centerline of State Highway for a shed.
5. Zoning Regulation which is varied in the application: Section 17, Attachment B, V2.2.B

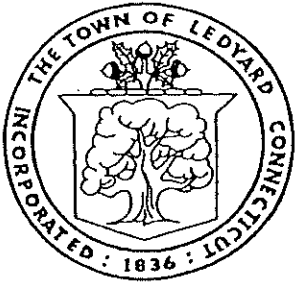
CERTIFIED THIS 28th day of May, 2014

Zoning Board of Appeals

Vincent Godino

Vincent Godino
Vice Chairman

Note: This notice is to be recorded on the land records of the Town of Ledyard, indexed in the grantor's index under the name of the record owner. This notice will be clocked and stamped in the Town Clerk's Office. A copy will be forwarded to the Land Use Office and available when application is made for a building permit and zoning permit.



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ZONING BOARD OF APPEALS

741 Colonel Ledyard Highway
Ledyard, CT 06339-1551
(860) 464-0478
FAX (860) 464-0098

Stuart Uschmann
Chairman

May 27, 2014

Town of Ledyard
Attn: Board of Education
Sam Kilpatrick
4 Blonder Blvd.
Ledyard, CT 06339

Re: ZBA Variance #926

Dear Mr. Kilpatrick:

At the Regular Meeting of the Ledyard Zoning Board of Appeals held on May 21, 2014, the following action was taken by a unanimous vote:

GRANTED – Application #926, Town of Ledyard (applicant/property owner), 1854 Route 12, request a variance of Section 17, Attachment B, V2.2.B 38 ft. reduction of the required 100ft. setback from centerline of State Highway for a dugout, and a 35ft. reduction of the required 100ft. setback from centerline of State Highway for a shed.

The unique hardship exists because based on limitations of the field being close to state road.

Please note: The granting of this variance means only that you do not have to comply with the section of the Zoning Regulations noted above. You are still required to comply with all other sections of the Zoning Regulations, with Building Code, Subdivision Regulations, Inland Wetlands Regulations, Town Ordinance and all other applicable local and state laws. You are required to obtain the necessary permits before you start work. You should consult with the staff in the Building and Zoning offices to obtain the necessary permits.

There is a 15-day appeal period from the date of this decision's publication in "The Day" newspaper which was Thursday, May 29, 2014, during which any aggrieved parties may appeal.

In order for the action of the Zoning Board of Appeals to become effective, the enclosed "Notice of Granted Variance" must be filed in the land records of the Ledyard Town Clerk. There is no filing fee for the Notice of Grant of Variance.

Sincerely,

Vincent Godino
Vice Chairman
Zoning Board of Appeals

CERTIFIED MAIL RECEIPT: 7013 2630 0000 6877 3115

Enclosure: Notice of Grant of Variance

The Day



47 Eugene O'Neill Drive
New London, CT 06320
860-442-2200
www.theday.com

Receipt

Account Number: D49652
Order Number: d00527637

Salesperson: Donna Cherry | Printed on: 5/28/2014
Telephone: 860-701-4206 ext 4206 | Fax: (860) 442-5443
Email: d.cherry@theday.com

DORIS FONNER
LEDYARD MAYOR
741 COLONEL LEDYARD HWY
LEDYARD, CT 06339
860-464-8740

Title: The Day | Class: Public Notices 010
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Title: Day Website | Class: Public Notices 010
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Insertions: 1 | Lines: 0 ag

A preview of your ad will appear between the two solid lines.

17265

LEGAL NOTICE
LEDYARD ZONING BOARD OF APPEALS
NOTICE OF DECISIONS

At the regular meeting of the Ledyard Zoning Board of Appeals on Wednesday, May 21, 2014 the following actions were taken:


GRANTED - Application #925, Steve & Kimberly Andrus (applicants/property owners), 130 Christy Hill Rd., request a variance of Section 17, Attachment B, V2.2.B a 35ft. reduction of the required 75ft. minimum setback from centerline of town road; to enclose existing deck and construct a new 16ft. x 24ft. deck. (GFDD)

GRANTED -Application #926, Town of Ledyard/Ledyard Board of Education (applicant/property owner), 1854 Route 12, request a variance of Section 17, Attachment B, V2.2.B a 38 ft. reduction of the required 100ft. setback from centerline of State Highway for a dugout, and a 35ft. reduction of the required 100ft. setback from centerline of State Highway for a shed. A copy of the subject applications and related materials are on file in the Town Clerk's Office, 741 Colonel Ledyard Highway, Ledyard, CT.

For the Commission
Stuart Ushmann, Chairman

Payment Information

The Day



47 Eugene O'Neill Drive
New London, CT 06320
860-442-2200
www.theday.com

Receipt

Account Number: D49652
Order Number: d00523248

Salesperson: Donna Cherry | Printed on: 5/6/2014
Telephone: 860-701-4206 ext 4206 | Fax: (860) 442-5443
Email: d.cherry@theday.com

DORIS FONNER
LEDYARD MAYOR
741 COLONEL LEDYARD HWY
LEDYARD, CT 06339
860-464-8740

Title: The Day | Class: Public Notices 010
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Title: Day Website | Class: Public Notices 010
Start date: 5/7/2014 | Stop date: 5/14/2014 |
Insertions: 2 | Lines: 0 ag

A preview of your ad will appear between the two solid lines.

17122

ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING
MAY 21, 2014

The Ledyard Zoning Board of Appeals will conduct two public hearings beginning at 6:30 P.M., Wednesday, May 21, 2014 at the Town Hall Annex, 741 Colonel Ledyard Highway, Ledyard, CT to request a variance of the following:

Application #925, Steve & Kimberly Andrus (applicants/property owners), 130 Christy Hill Rd, request a variance of Section 17, Attachment B, V2.2.B a 35ft. reduction of the required 75ft. minimum setback from centerline of town road; to enclose existing deck and construct a new 16ft. x 24ft. deck. (GFDD)

Application #926, Town of Ledyard/Ledyard Board of Education (applicant/property owner), 1854 Route 12, request a variance of Section 17, Attachment B, V2.2.B a 38 ft. reduction of the required 100ft. setback from centerline of State Highway for a dugout, and a 35ft. reduction of the required 100ft. setback from centerline of State Highway for a shed. At this hearing, interested persons may appear and be heard and written communications received. Stated application is on file in the Zoning Office, 741 Colonel Ledyard Highway, Ledyard, CT.

Stuart Uschmann, Chairman

Payment Information

Total Order Price: \$342.20



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Ad

YAHOO!
MAPS

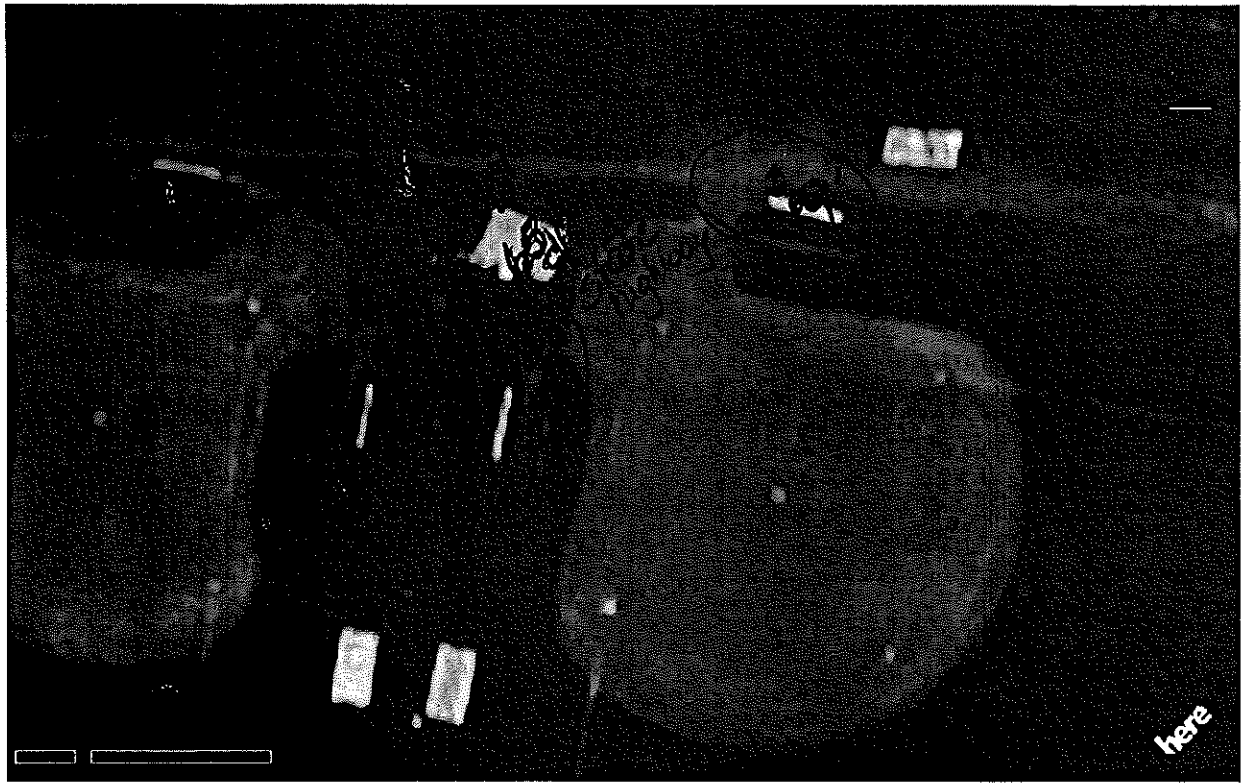
Gales Ferry, CT 06335

1854 Rt 12

Enter notes here

Dugouts for Scottball
62 FT from Center Line
Rt 214

255



When using any driving directions or map, it is a good idea to double check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning

