

# TOWN OF LEDYARD

## Zoning Board of Appeals

741 Colonel Ledyard Highway  
Ledyard, CT 06339

Application #	966
Submittal Date:	2/1/23
Receipt Date:	2/1/23
Receipt #	459078
Application Fee	\$ 500
State Fee	\$ 60
Total	\$ 560

### APPLICATION TO ZONING BOARD OF APPEALS

#### Applicant & Property Identification

Applicant: Casey Campbell Phone (977) 919-1875  
Address: 66 Iron St Ledyard, CT 06339  
Email: clcampbell92292@gmail.com

Agent (if applicable): \_\_\_\_\_ Phone \_\_\_\_\_  
Address: \_\_\_\_\_  
Email: \_\_\_\_\_

Address of Property: 66 Iron St Ledyard, CT 06339  
Property Owner: Casey Campbell Phone (977) 919-1875

#### Application Checklist - 10 Copies

- ☐ Completed, signed, and dated application form. Digital + 1 copy
- ☒ Copy of receipt of payment of application fee (from ZEO office).
- ☒ Assessor's Property Card.
- ☒ Assessor's Map showing location of subject property.
- ☒ Letter authorizing agent to act on behalf of applicant (if applicable).
- ☒ Clarifying and/or supporting information (including correspondence, other agency decisions, photos, etc.).
- ☒ Topological survey map - required only if needed to render decision.
- ☒ Site plan showing lot dimensions, area, north arrow, septic location, well, setback distances, & locations of proposed and existing structures drawn to scale - required only if necessary to render decision.

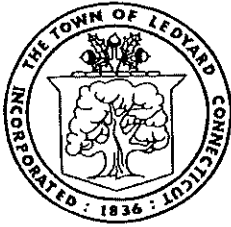
#### Type of Application: Check one or more as appropriate

##### ☐ (A) Application for Reversal of ZEO Decision

"Reference §15.9-C-(1) of the Ledyard Zoning Regulations & Chapter 124 §§'s 8-6 & 8-7 of the Connecticut General Statutes. Application for appeal must be made within fifteen (15) days of (1) receipt of the order, requirement, or decision of the ZEO, (2) the publication of a notice of the ZEO's decision per CGS §8-3-(f), or (3) actual or constructive notice of such order, requirement, or decision, whichever is earlier, as provided by CGS §8-7. A copy of this application must be filed with the ZEO and with the ZBA within the fifteen (15) day period."

Identification of ZEO decision(s) being appealed? \_\_\_\_\_

Justification(s) or Grounds for appeal (attach additional pages if necessary): \_\_\_\_\_



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☒ (B) APPLICATION FOR CERTIFICATE OF VARIANCE TO THE ZONING REGULATIONS

Zoning Regulation(s) to be varied: (attach additional pages if necessary) 5.2

Requested Variance: (for filing in land records) Reduce side yard Setback from 15' to 7' to build a detached garage

Hardship: (should address purpose of variance, criteria for granting of variance including any exceptional difficulty or unusual hardship on which a ZBA decision to grant the requested variance can be supported - Reference CGS §§'s 8-6 & 8-7). (Attach additional pages if necessary)

Due to the nature of the property (natural hardscapes, existing driveway, change of elevations, abundant bedrock, etc...) it would be most sensible to locate a detached garage at the proposed location. Shifting further inside the property (east) would require the removal of a second deck, and prohibit both the access to pump the septic and reasonable access to the garage.

Prior Variances or Appeals to ZBA regarding property? If yes - application #(s) and dates:

None

☐ (C) APPLICATION FOR LOCATION APPROVAL FOR DEALING IN AND/OR REPAIRING MOTOR VEHICLES (REF: CGS §14-54(B))

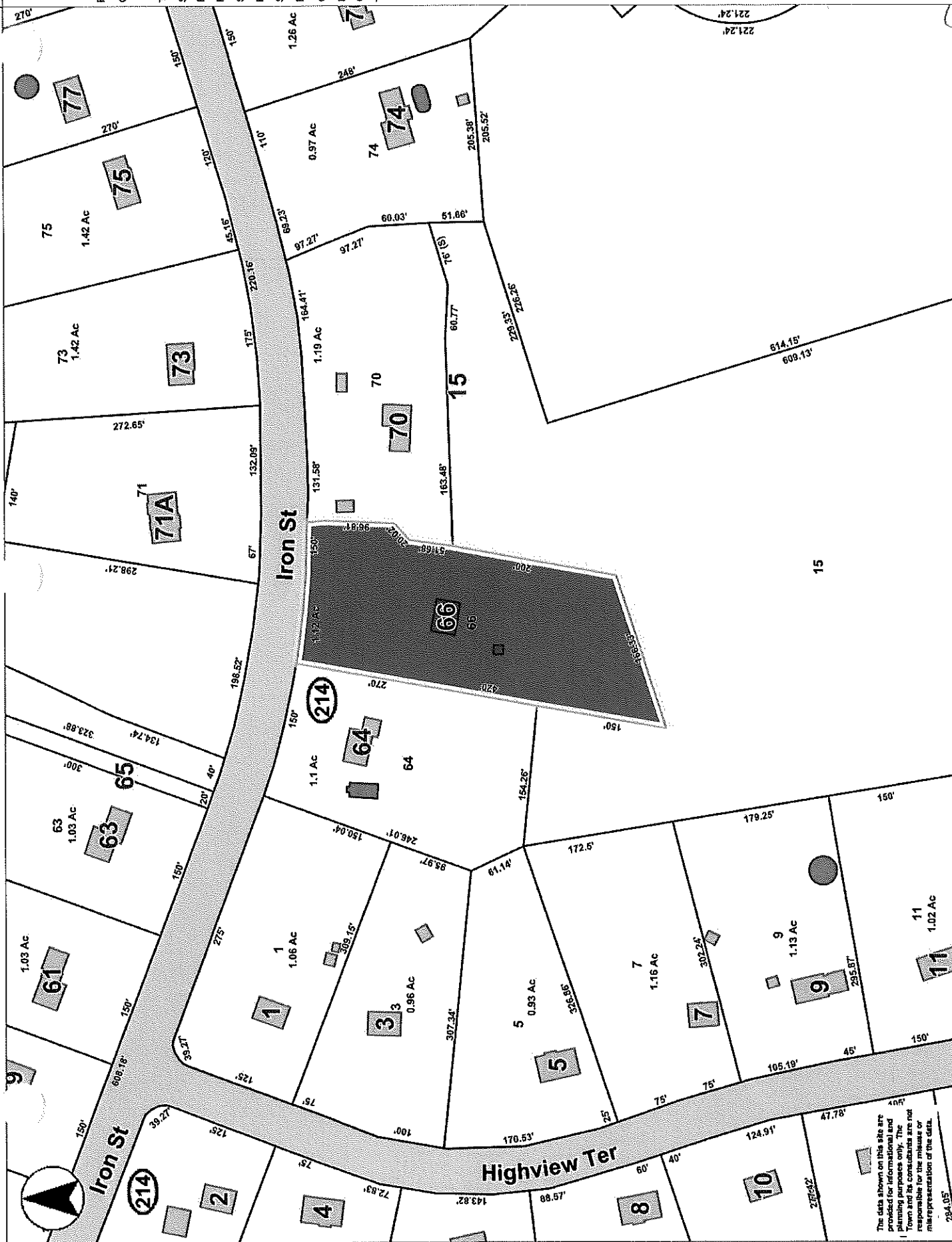
☐ (D) APPLICATION FOR LOCATION APPROVAL FOR GASOLINE STATION (REF: CGS §14-321)

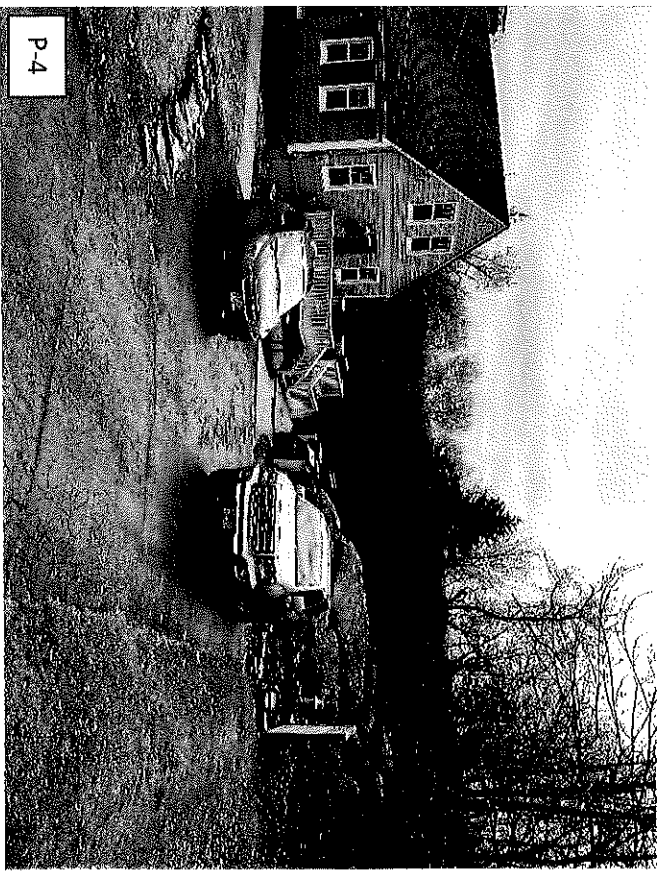
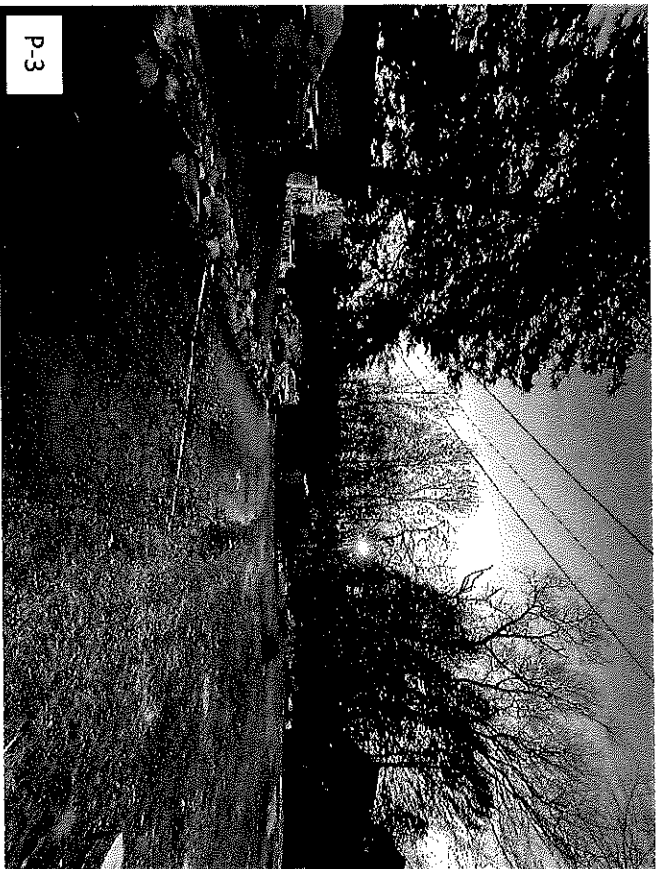
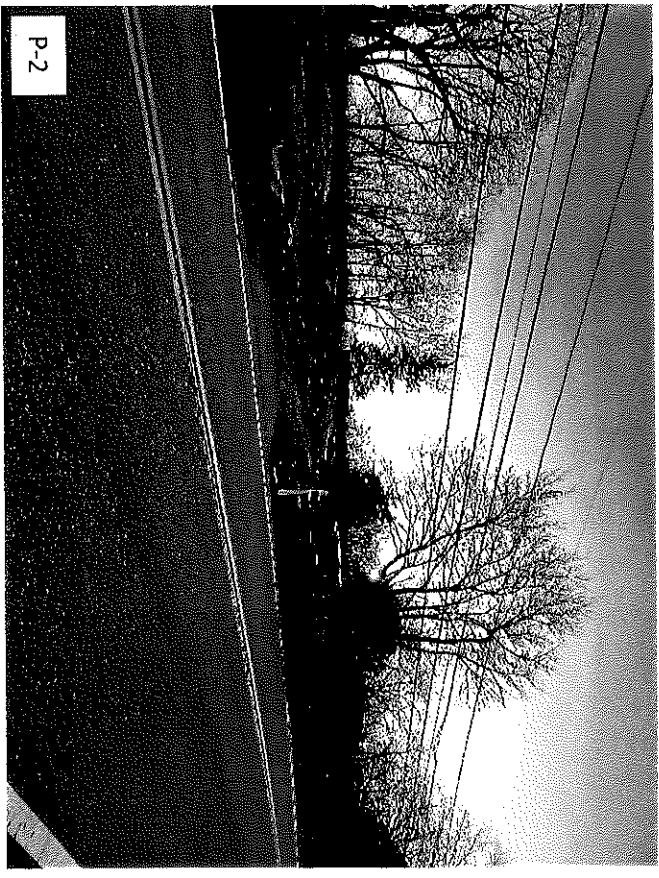
The undersigned acknowledges that delays may occur in the variance or ZEO decision appeal process due to the possibility of the public hearing being continued if necessary to reach a proper decision. For a variance application, the undersigned also acknowledges having read the information on the reverse side of this application and has received an instruction sheet for calculating setback reductions.

Applicant Signature: [Signature] Date: \_\_\_\_\_

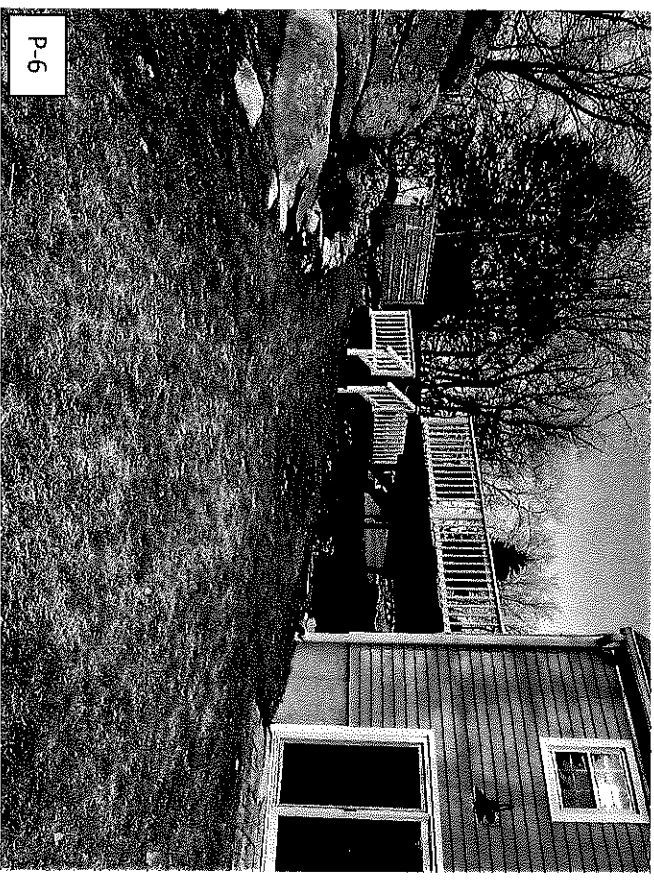
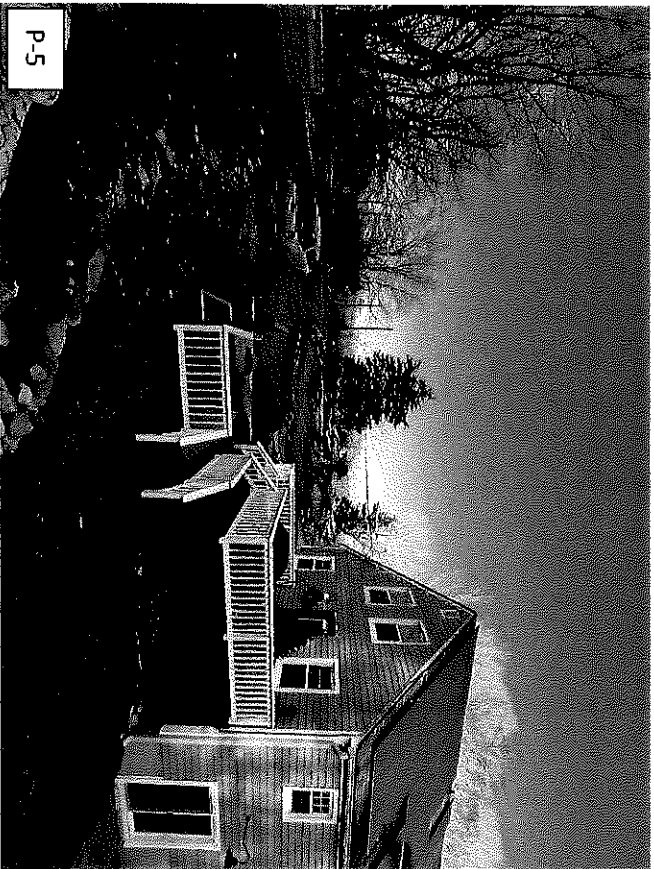


- Parcels
- CT Highways
- Interstate
- US Highway
- State Highway
- Town Boundary
- Sports Fields
- Railroad
- ROWs
- Streets
- Pools
- Streams
- Essements
- Open Water
- Buildings
- CT Communities
- Thames River





CASEY CAMPBELL – 66 IRON STREET, LEDYARD, CT – JANUARY 2023



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From: **Casey Campbell** [clcampbell92292@gmail.com](mailto:clcampbell92292@gmail.com)  
Subject: **P.8**  
Date: **Jan 13, 2023 at 11:16:42 AM**  
To: [rlca@centurylink.net](mailto:rlca@centurylink.net)

