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 (973)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 (973)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.
- ☐ N/A 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): _____

TOWN OF LEDYARD

Zoning Board of Appeals

741 Colonel Ledyard Highway
Ledyard, CT 06339

☒ **(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.

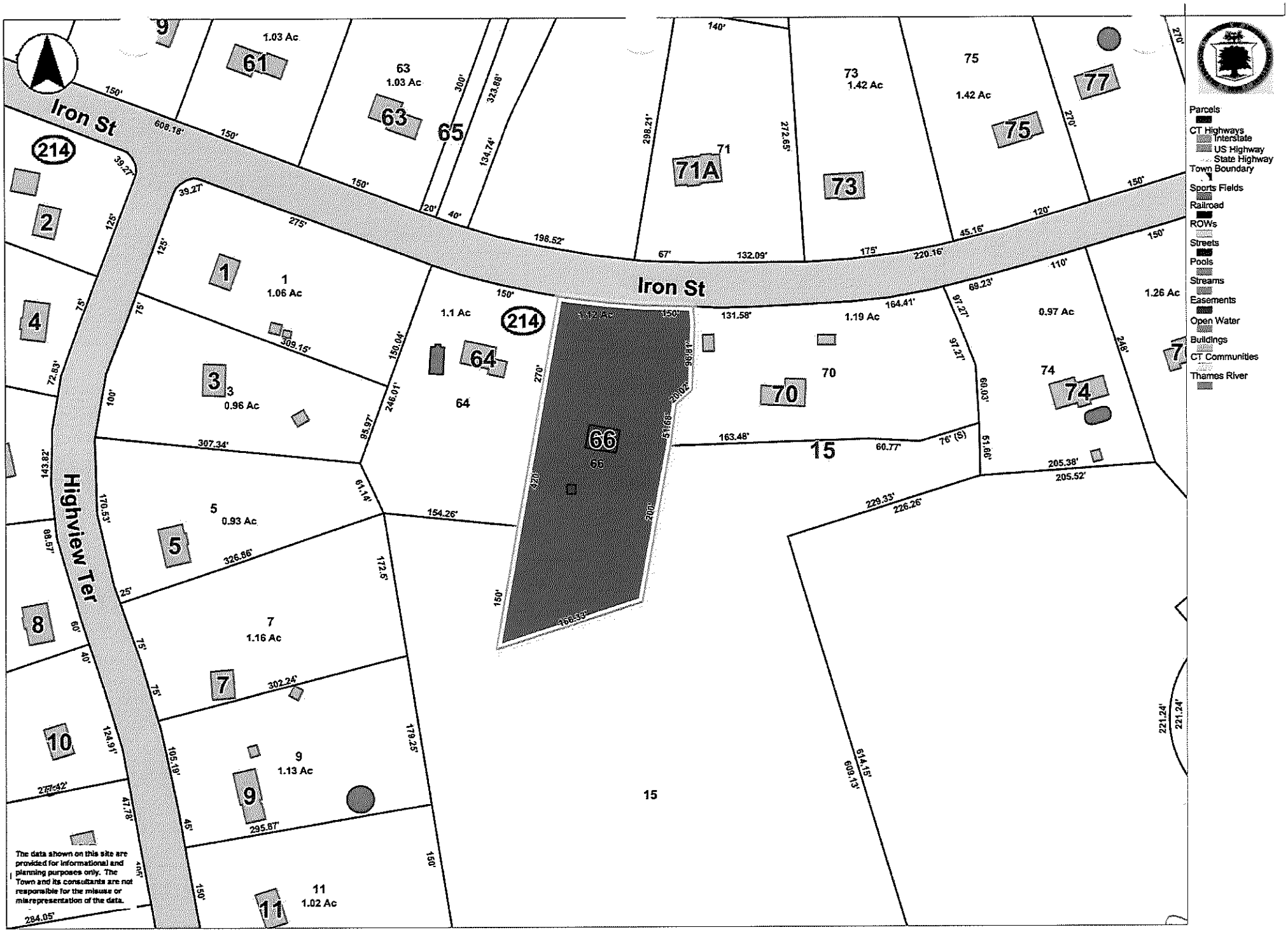
Prior Variances or Appeals to ZBA regarding property? If yes – application #(s) and dates:
None

☐ **(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: _____ Date: _____

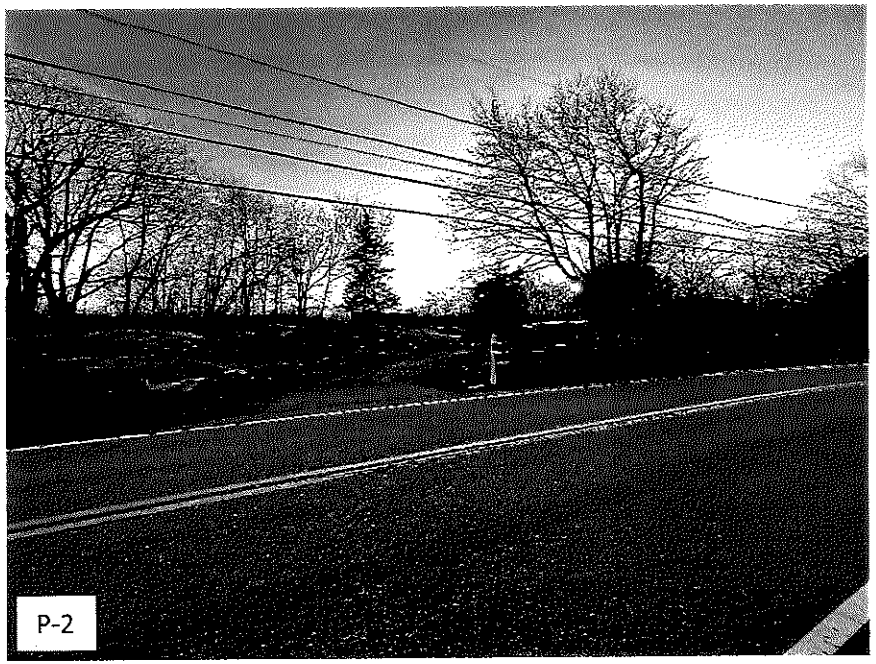


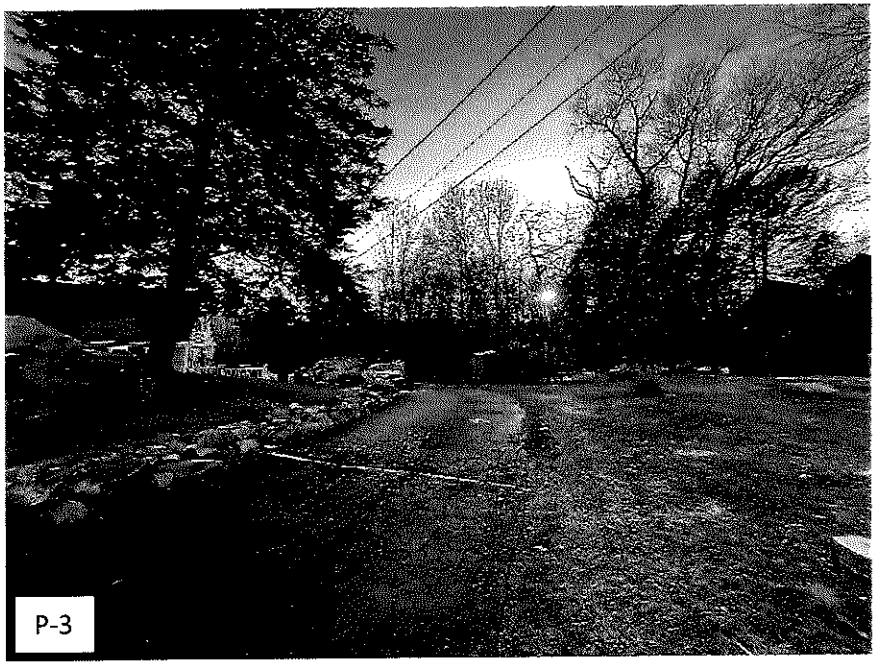
0 190 380 ft

Printed on 01/04/2023 at 04:12 PM

Ledyard, CT MapsOnline

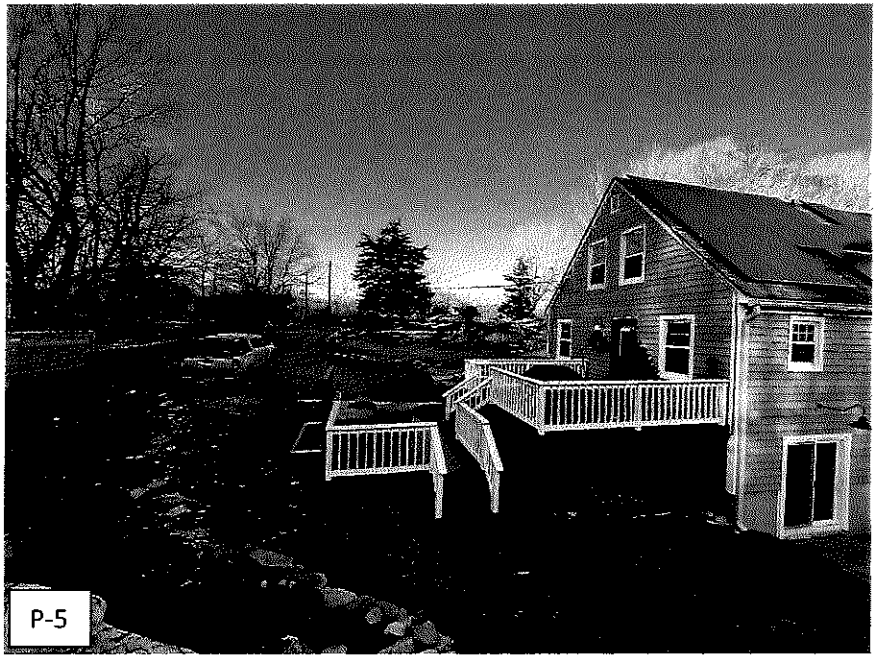
P-1


P-2

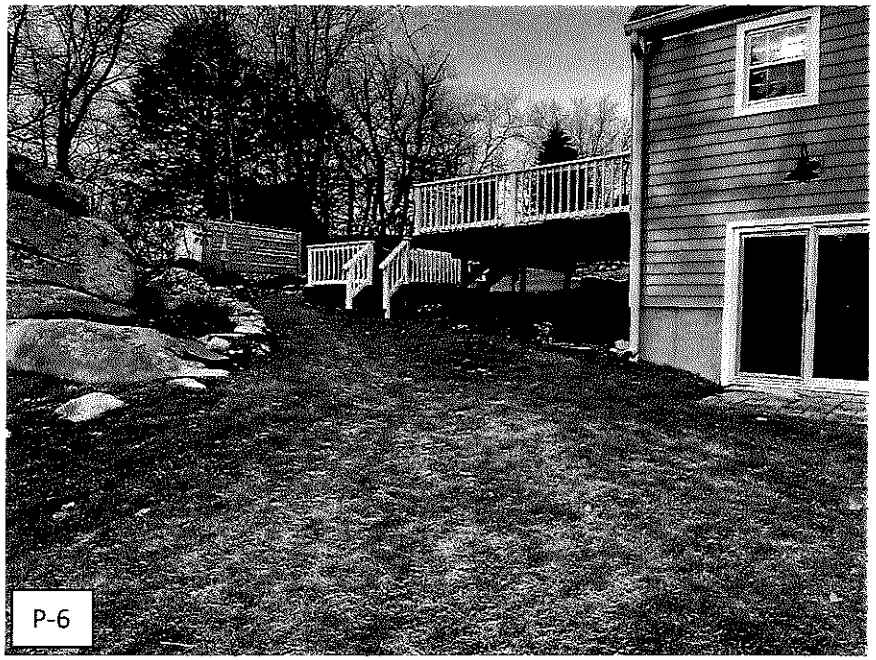

P-3

P-4

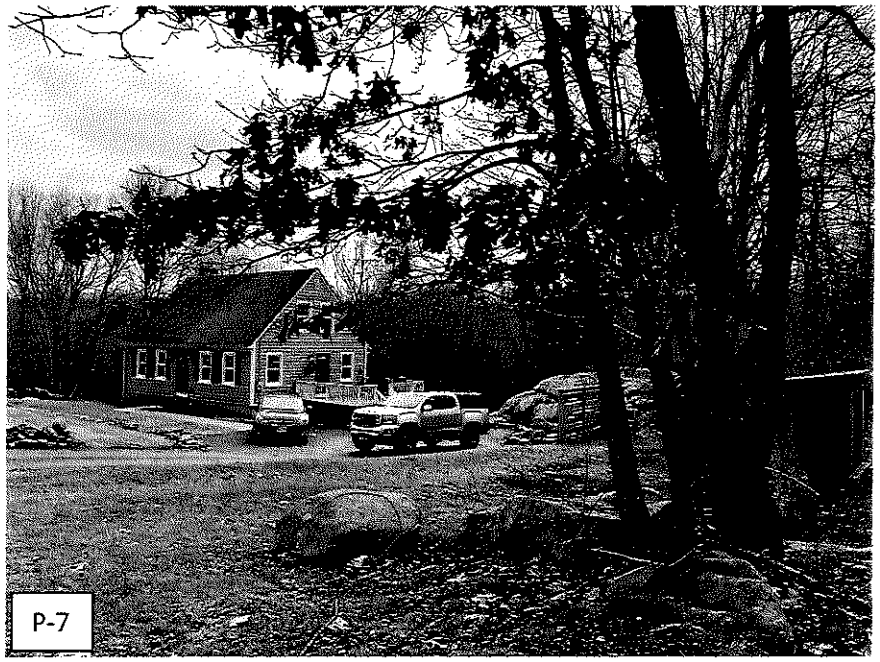
CASEY CAMPBELL – 66 IRON STREET, LEDYARD, CT – JANUARY 2023



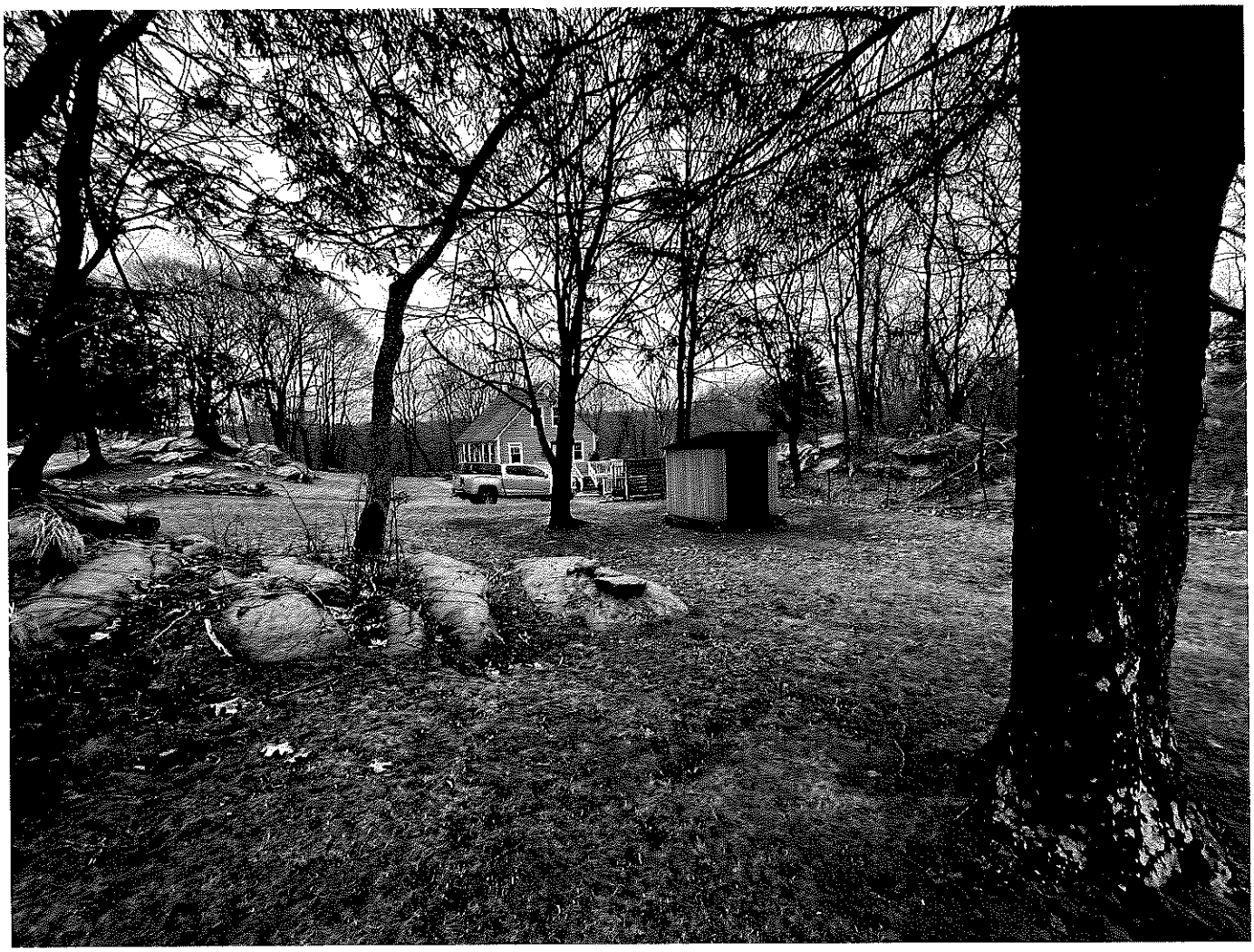
P-5



P-6



P-7

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

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