

# 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.

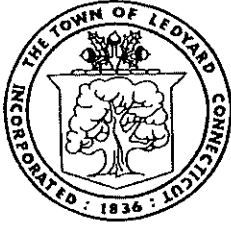
### Type of Application: Check one or more as appropriate

#### (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)

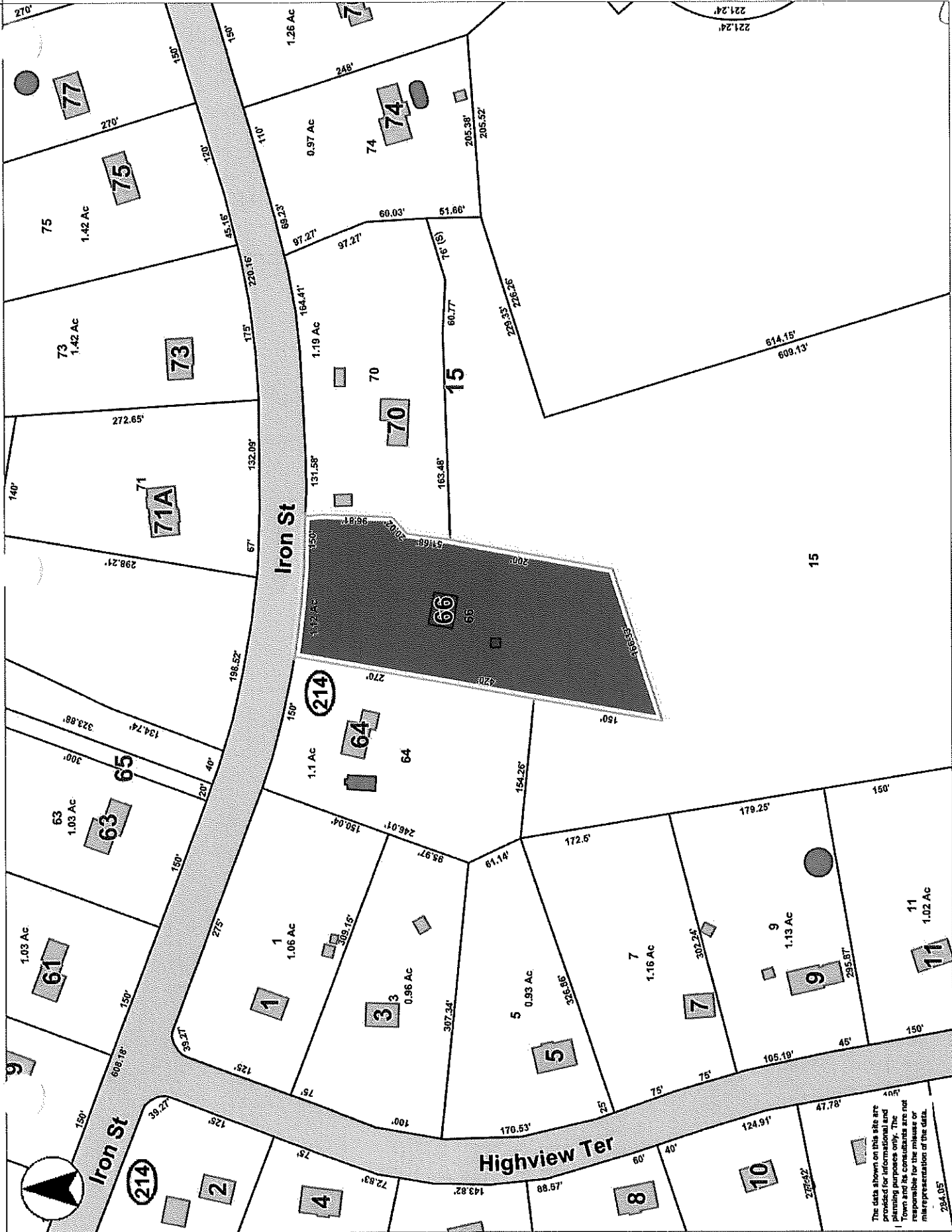
The undersigned acknowledges that delays may occur in the variance or ZEO decision appeal process due to the possibility of the public hearing being continued if necessary to reach a proper decision. For a variance application, the undersigned also acknowledges having read the information on the reverse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

Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_



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



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.





P-1



P-2

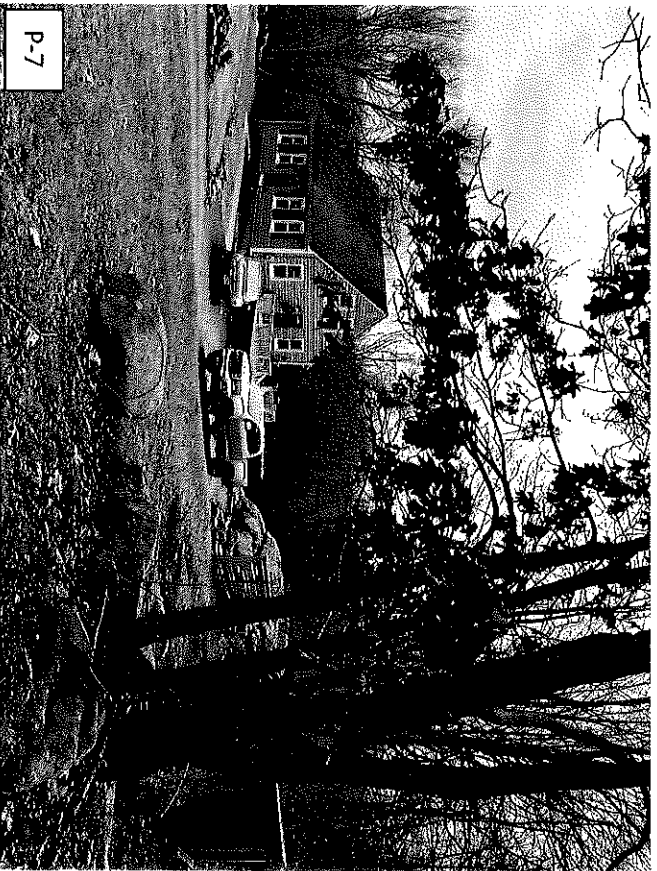
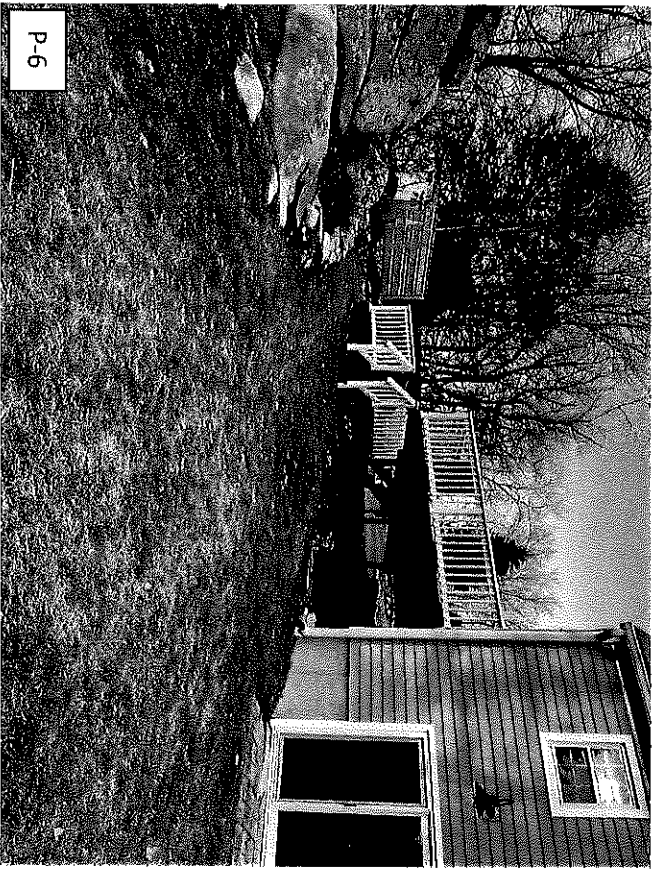
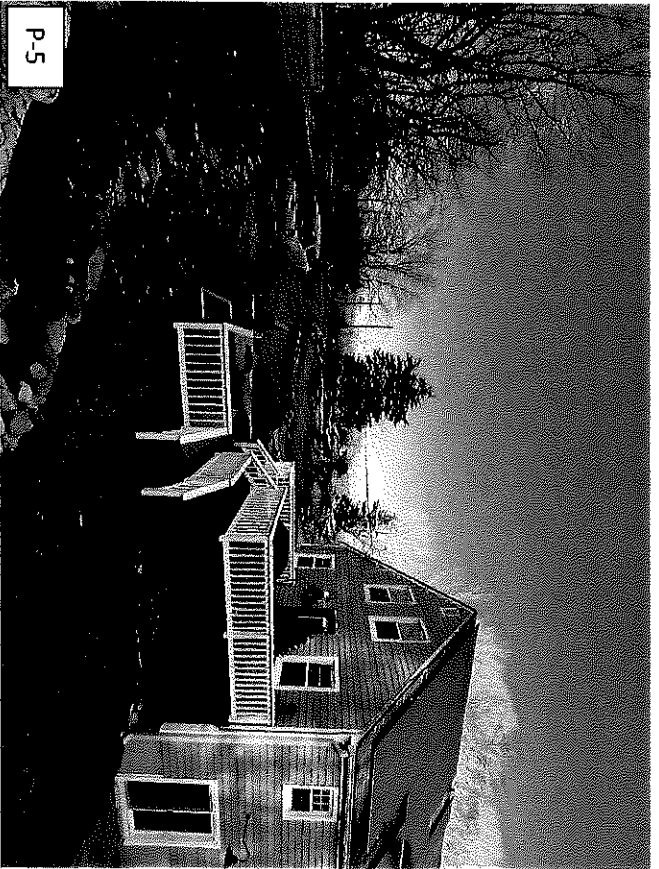


P-3



P-4

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



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From: Casey Campbell [ccampbell92292@gmail.com](mailto:ccampbell92292@gmail.com)  
Subject: P.8  
Date: Jan 13, 2023 at 11:16:42 AM  
To: [rlca@centurylink.net](mailto:rlca@centurylink.net)

