

(1300 special permit)

ZONING PERMIT APPLICATION
CHAPLIN PLANNING & ZONING COMMISSION
(See Article 9.3 of the Zoning Regulations for permit requirements)



APPLICANT/OWNER SECTION

Complete this page and submit with application fee to the Zoning Agent.

- 1. Sandra Trudeau / 159 So. Bear Hill Rd / _____
Owners name Mailing address Chaplin Ct Telephone
- 2. LJ Home Improvements LLC / 38 Crescent St / 860-230-3761
Applicants name (if different than owner) Mailing address W. U. Mantic Ct Telephone
- 3. 159 South Bear Hill Rd / 53-55 4. RA
Address of proposed activity map-block-parcel Zoning District

4. Statement of Use: Fully describe the proposed construction and/or use, including the estimated cost of construction and the quantity of fill material to be brought onto, moved within or removed from the property.

34 x 28 in Law apartment

5. Plot Plan: The applicant shall submit two (2) copies of a Zoning Location Survey drawn to a scale of at least 1" = 40' showing property lines, lot area, lot dimensions, location and size of existing and proposed structures, driveways, parking areas, wells and septic systems, bordering streets, inland wetlands, flood hazard areas and any other information deemed necessary by the Zoning Agent to determine compliance with the regulations. The plans shall be prepared by a licensed land surveyor unless waived by the Zoning Agent.

6. Building plans and/or other information necessary to determine compliance.

7. To demonstrate that the proposal complies with the Public Health Code and Inland Wetlands and Watercourses Regulations, the following approvals are required and any conditions of approval shall be incorporated into the zoning permit.

- A. _____ / _____ / _____
Signature of Town Sanitarian Date Comments
- B. _____ / _____ / _____
Signature of Inland Wetlands Agent Date Comments

8. Validity: If approved, the Zoning Permit is granted for a period of one year and must be renewed if construction is not completed.

9. Certification: The applicant certifies that all information supplied to the Zoning Agent is true and accurate and that the land and structures subject to this permit shall not be occupied or used until a Certificate of Compliance has been issued. The applicant's signature authorizes the Zoning Agent to enter upon the property as needed to verify compliance with the permit and until a Certificate of Compliance has been issued.

[Signature]
Owner / Applicants signature

Jorge Jimenez
Owner / Applicant (printed)

9-7-20
Date

Hi thank you for excepting my application for a variance/special permit. I bought this home 15 years ago My father's plan was always to add on for the both of them or one of them. My father passed away and he asked me to take care of my mom. When we purchased the house my neighbor had given me a pie piece of land which I thought would give me enough land to build I assumed I had 2 acres at that point it's my fault for not looking. My mother sold her home after living there for 61 years and her plan was to add on to my house to make life easier for her. The plan was to take care of each other but still she could have some independence. I am disabled and live alone. The perfect plan was to add on an in law apartment. We love Chaplin we have both lived here most of our lives. I feel awful to find I didn't have enough land. If she can't add on I'm not sure what will happen she's 84 she can't start over and buy a house that she can't care for. Please consider my application.

Thank you

Sandra Trudeau

Google Maps 159 S Bear Hill Rd



Map data ©2020 , Map data ©2020 20 ft

TOWN OF CHAPLIN

CONNECTICUT 06235

INCORPORATED, 1822



Sept. 15, 2020

TO Mrs. Valerie Garrison

Trustee - Special Permit Application

Account Number	Description	Amount	
	Special Permit Fee	\$ 1,250	
	CT DEEP Land Use Fee	\$ 60	
	Total	\$ 1310	—
	Paid \$1,300 w/ #382 on 9/2/20	-\$ 1,300	—
	Balance	\$ 10	
		9/15/20	SRG

Approved _____

Date _____

Check # _____

Fee Schedule for Chaplin Planning & Zoning Commission

Accepted by PZC: 03-11-10 Approved on: 04-08-10 Effective Date: 05-01-10

Application Type	Base Fee	+	Unit Fee	+	Public Hearing Fee (if applicable)	+	State Fee	=	Total
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PLANNING APPLICATIONS

Subdivision	\$400	+	\$75/Lot	+	(\$225)	+	\$60	=	Variable
Resubdivision	\$400	+	\$75/Lot	+	\$225	+	\$60	=	Variable
Modification to Approved Subdivision	\$125	+	0	+	0	+	\$60	=	\$185

ZONING APPLICATIONS

Special Permits (Commission)

Commercial Buildings <5,000 SF	\$525	+	0	+	\$225	+	\$60	=	\$810
Commercial Buildings >5,000 SF	\$775	+	0	+	\$225	+	\$60	=	\$1,060
Residential Buildings/Developments	\$1,000	+	\$25/Unit	+	\$225	+	\$60	=	Variable 1,310

Zoning Permits (Site Plan Commission)

Commercial Buildings < 5,000 SF	\$425	+	0	+	(\$225)	+	\$60	=	Variable
Commercial Buildings >5,000 SF	\$675	+	0	+	(\$225)	+	\$60	=	Variable
Residential Buildings/Developments	\$900	+	\$25/Unit	+	(\$225)	+	\$60	=	Variable

Zoning Permits for Construction (Agent)

New Principal Structure (Single Family)	\$150	+	0	+	0	+	\$60	=	\$210
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Pd 1,300
on 9/2/20
w/ #302

382

51-70282111 17

CHECK AMOUNT

Photo safe deposit box on back

SANDRA L. TRUDEAU
PRISCILLA A TRUDEAU
241-BEDFORD 1595 Bear Hill Rd
CHAPLIN, CT 06235

Date 9-2-2020

\$1300.00 Dollars

Pay to the Order of

Town of Chaplin

Pay to the Order of

One thousand three hundred 00/100

LIBERTY BANK

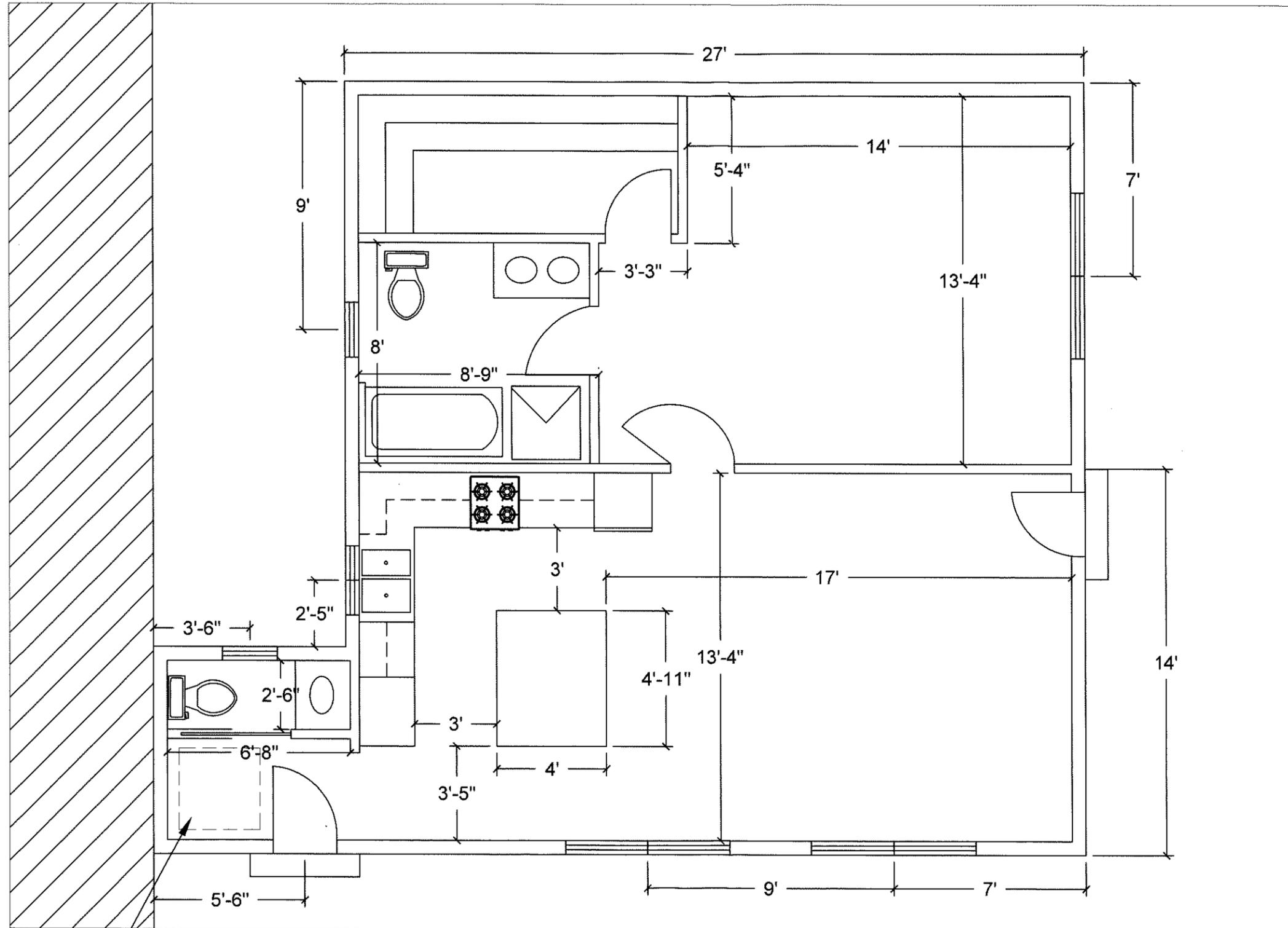
Priscilla Trudeau

For

Priscilla

⑆211170282⑆

218011342100382



20"x30" ATTIC HATCH

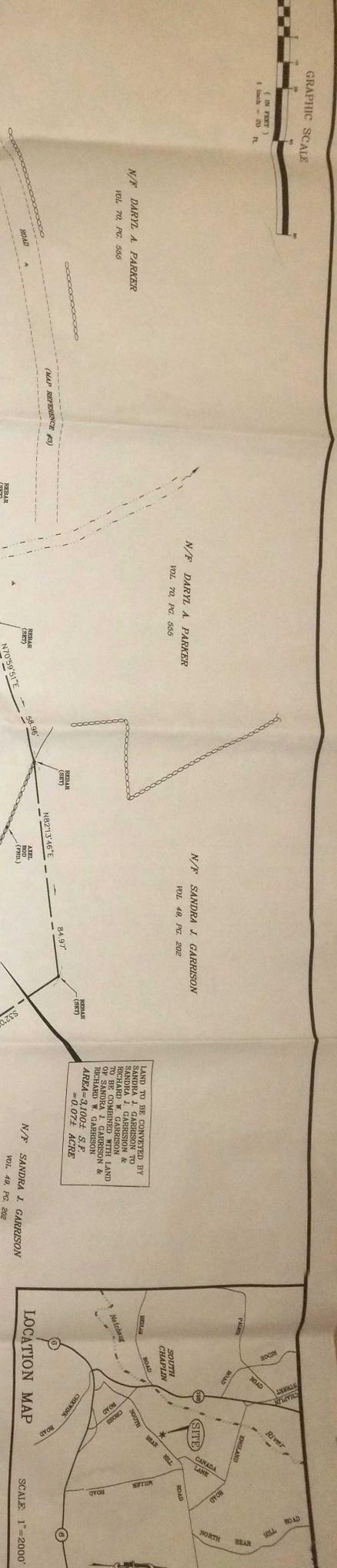
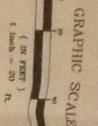
FLOOR PLAN
SCALE: 1/4"=1'-0"

NO	DATE	REVISION

DESIGNED BY: LUIS B ORTIZ PEREZ
91 HORIZON AVE
WILLIMANTIC CT 06226
(860) 326-1848

DETAIL SHEET
SCALE: AS SPECIFIED PER VIEW
LJ HOME IMPROVEMENTS LLC
159 SOUTH BEAR HILL RD. CHAPLIN, CT 06235

DWG. NO.
A-1



LAND TO BE CONVERTED BY SANDRA J. GARRISON & RICHARD W. GARRISON TO BE COMBINED WITH LAND RECEIVED BY SANDRA J. GARRISON & RICHARD W. GARRISON FROM SANDRA J. GARRISON & RICHARD W. GARRISON. AREA = 3,000± S.F. = 0.07± ACRE

LAND TO BE CONVERTED BY SANDRA J. GARRISON & RICHARD W. GARRISON TO BE COMBINED WITH LAND RECEIVED BY SANDRA J. GARRISON & RICHARD W. GARRISON FROM SANDRA J. GARRISON & RICHARD W. GARRISON. AREA = 2,000± S.F. = 0.07± ACRE



N/P ANNA & WALTERMAN SZKUNNICK
VOL. 88 PG. 661

N/P DARYL A. PARKER
VOL. 70 PG. 565

N/P DARYL A. PARKER
VOL. 70 PG. 565

N/P SANDRA J. GARRISON
VOL. 48 PG. 202

N/P SANDRA J. GARRISON
VOL. 48 PG. 202

NOTES:

- 1.) THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH SECTIONS 20-30b-1 TO 20-30b-8 OF THE CONNECTICUT STATE REGULATIONS AS FILED WITH THE SECRETARY OF THE STATE ON JUNE 21, 1998. THIS SURVEY IS ACCURATE TO THE BEST OF OUR KNOWLEDGE AND BELIEF AT THE TIME OF PREPARATION AND IS A RESURVEY OF THE PARCEL DEPICTED HEREON.
- 2.) THE CURRENT DEED FOR THIS PARCEL IS FOUND IN VOLUME 88 PAGE 661 AND SANDRA J. GARRISON.
- 3.) THE BEARING OBSERVATION OF THIS MAP IS BASED ON A MAGNETIC BEARING OBSERVED IN AUGUST 2005.
- 4.) THE PURPOSE OF THIS SURVEY IS TO PROVIDE A MAP TO COMBINE THE TWO DEED DESCRIPTIONS THAT COMPRISE THIS PARCEL AND TO REALIGN THE PROPERTY LINES BETWEEN SANDRA J. GARRISON AND THIS PARCEL.
- 5.) NO NON-COMPROMISES ARE BEING CREATED BY THESE PARCEL REALIGNMENTS.
- 6.) IT IS UNKNOWN WHAT THE STATUS OF THE OLD ROAD IS. THIS PARCEL MAY OR MAY NOT HAVE BEEN ABANDONED OR OWNERSHIP OF A PORTION OF THIS OLD ROAD. NEITHER MAP REPRESENTS 1 NOR 3 MADE ANY CLAIM TO THE ROAD.

ZONING INFORMATION TABLE

MIN. LOT FRONTAGE	2 ACRES
MIN. LOT DEPTH	100 FEET
MIN. FRONT YARD	20 FEET
MIN. REAR YARD	50 FEET
MIN. SIDE YARD	20 FT. MIN./50 FT. TOTAL

SURVEY DATA

Survey Type	BOUNDARY SURVEY
Horizontal Accuracy	A-2
Vertical Accuracy	N/A
Topographic Accuracy	N/A
Boundary Determination	RESURVEY

This map has been prepared in accordance with the Regulations of the State of Connecticut, Sections 20-30b-1 to 20-30b-8 on filed June 21, 1998.

To my knowledge and belief, this map is a true and correct representation of the land and interests therein.

Surveyor: *Richard W. Garrison*
Date: *9/19/05*

LOT LINE REALIGNMENT

TOWNE ENGINEERING, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
ROUTE 32 AND RICHMOND LANE SOUTH WINDHAM CT
TEL: (860) 423-6371/788-2100 FAX: 423-5470

BOUNDARY SURVEY
PREPARED FOR:
RICHARD W. & SANDRA J. GARRISON
#149 SOUTH BEAR HILL ROAD
CHAMPLAIN, CONNECTICUT

DATE	9/19/05
SCALE	1" = 20'
REVISIONS	
DRAWN BY	SPM/V
CHECKED BY	BAC
DATE	10/10/05
DATE	05-13/06

SHOWING PROPOSED PROPERTY LINE ADJUSTMENTS AND REALIGNMENTS TO BE COMBINED WITH LAND RECEIVED BY SANDRA J. GARRISON & RICHARD W. GARRISON FROM SANDRA J. GARRISON & RICHARD W. GARRISON. SCALE: 1"=20'. NO. 88 PG. 661. PREPARED BY: RICHARD W. GARRISON, LICENSED PROFESSIONAL SURVEYOR, SOUTH WINDHAM, CONNECTICUT.

PREPARED FOR THE TOWN OF CHAMPLAIN, GARRISON ROAD & CANADA LANE, CHAMPLAIN, CT. SCALE: 1"=20'. NO. 88 PG. 661. PREPARED BY: RICHARD W. GARRISON, LICENSED PROFESSIONAL SURVEYOR, SOUTH WINDHAM, CONNECTICUT.

TO: ALBERT G. & THERA E. QUAY AND PAUL L. QUAY, JR. 1074 WINDHAM AVENUE BLANCHETTE, CT 06009. PREPARED BY: C. ROBERT W. WAINFIELD, LICENSED PROFESSIONAL SURVEYOR.