

**Town of Kent
Zoning Board of
Appeals
P.O. Box 678
Kent, CT 06757**

(FOR OFFICE USE ONLY)
App. #: 01-21
Received by: DMH
Date of Receipt: 12/28
Check #: 3356 #170
Check # 3357 #60

REQUEST FOR VARIANCE APPLICATION

Complete ALL of the following sections: PLEASE TYPE OR PRINT IN INK. If section does not apply to your application, indicate with N/A in appropriate space(s). If more space is needed, please attach a separate sheet of paper.

1) Appeal is hereby made to the Kent Zoning Board of Appeals regarding property located at: 237 BULLS BRIDGE RD

Map: 6 Block: 11 Lot: 2 Zone: Business Hamlet

2) Is this property subject to a conservation restriction or a preservation restriction:
 Yes No If so, has a written notice been sent to the party holding such restriction sixty days prior to the submittal of this application: Yes No
Proof of this notice shall be attached as per CT Public Act 05-124.

4) Legal owner(s) of record: Stacey J. Spence
Mailing address: PO Box 37 Kent, CT 06757
Contact phone #: 303-819-5970
E-mail or fax: contact@sodelicioushomemade.com

3) Applicant: Stacey J. Spence
Mailing address: PO Box 37 Kent, CT 06757
Contact phone #: 303-819-5970
E-mail or fax: contact@sodelicioushomemade.com

4) Date property purchased: September 30, 2020

5) List all the structures (with dimensions) and uses presently existing on the affected property:
Cottage - uninhabitable due to present condition.
Please refer to drawing for structure dimensions.

6) This appeal relates to (check all that apply):

Use Setback Coverage Height Signs Other

7) Have any previous appeals been filed in connection with these premises?

Yes No

Date: Appeal No.: Request: Decision:

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8) Is the subject property within 500 feet of New Milford, Sharon, Sherman, New York State, Warren, Cornwall or Washington? Yes No

9) Complete all sections below:

Existing Total Building Coverage: sq. ft. Total lot area: sq. ft.

Proposed Total Building Coverage: sq. ft.

Percentage lot coverage (all structures): existing % proposed %

(Percentage lot coverage = total building coverage divided by total lot area times 100.)

Please indicate the proposed affected structure(s) property line setbacks:

Distance from front property line: ft.

Distance from rear property line: ft.

Distance from right side property line: ft.

Distance from left side property line: ft.

VARIANCES: (Complete this section for variance requests only) See the Land Use Administrator for help with this section. (Please use additional paper if necessary).

10) Variance(s) of the following section(s) of the Zoning Regulations is requested (provide detail of what is sought per the applicable section(s) of the Zoning Regulations):

11)

Section 4241 - side yard setback

Addition to back of existing house which is pre-existing non-conforming due to side yard setbacks


12) The Zoning Board of Appeals has the authority to vary or adjust the strict application of the Zoning Regulations in those cases where the unusual size, shape or topography of a lot or other unusual physical conditions pertaining to it or to any building situated thereon make it impossible to strictly apply a specific provision of the Zoning Regulations to such lot without resulting in exceptional difficulty or unusual hardship. In your own words:

A. Describe the unusual hardship in being unable to carry out the strict letter of the Town of Kent Zoning Regulations:


The cottage was sold "as is" as part of the sale of 235 Bulls Bridge Rd. It is currently uninhabitable due to major disrepair. We are proposing to add square footage to the back of the cottage to square up the structure and allow for a new foundation to make it a livable space. We are asking for a variance as we do not meet the setback requirement of 25' on the right side of the cottage.

B. Explain why the granting of the variance(s) would not be injurious to the neighborhood:

The variance would make it possible to slightly increase the livable square footage off the back of cottage, leaving the front of the cottage unchanged.

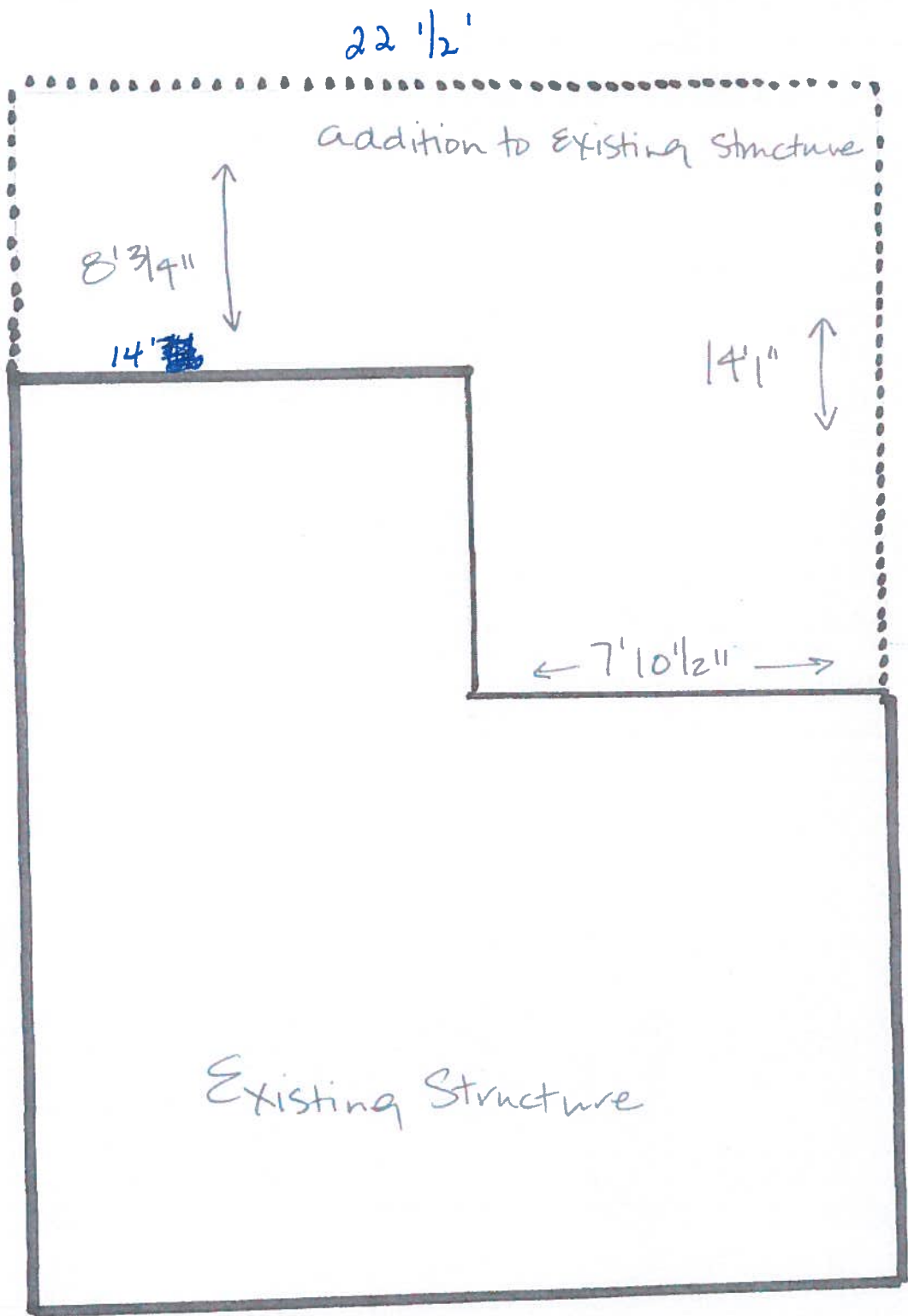
Signature of Owner(s)  Date: 12/26/2020

 Date: 

Signature of Applicant:  Date: 12/26/2020

NOTIFICATION OF NEIGHBORING PROPERTY OWNERS-ZBA APPLICATION

The applicant shall prepare a list of names and addresses of owners of all abutting properties (including properties that lie opposite the parcel across any street) as verified from the most current tax cards on file in the Town Clerk's office of the Town of Kent. This list shall include map, block and lot numbers.



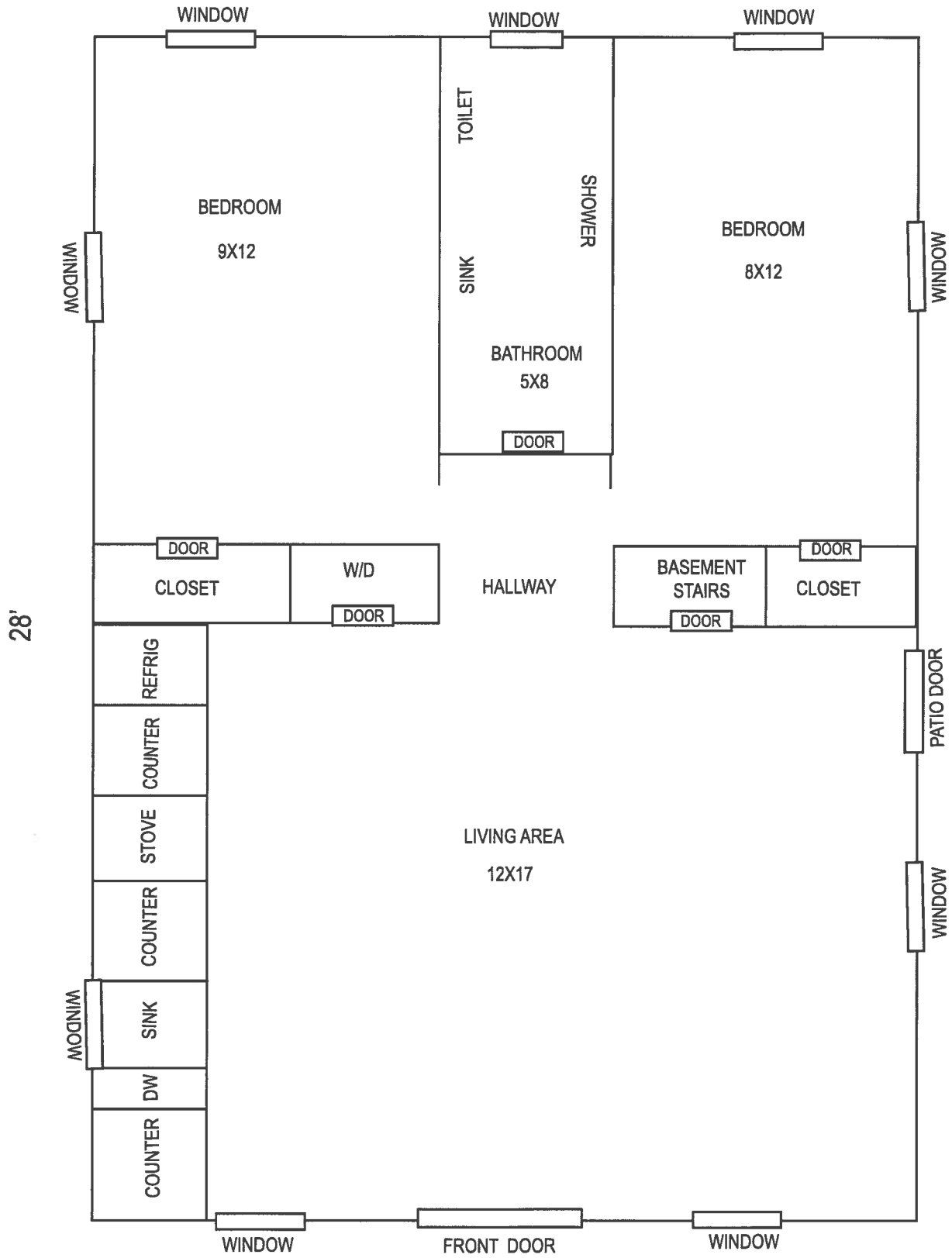
237 Bulls Bridge Rd

Vol. 180 pg 86

Map # 211

22 1/2'

BACK OF COTTAGE



237 BULLS BRIDGE RD
SO. KENT CT 06785

SCHEDULE A

237 Bulls Bridge Road, South Kent, Connecticut

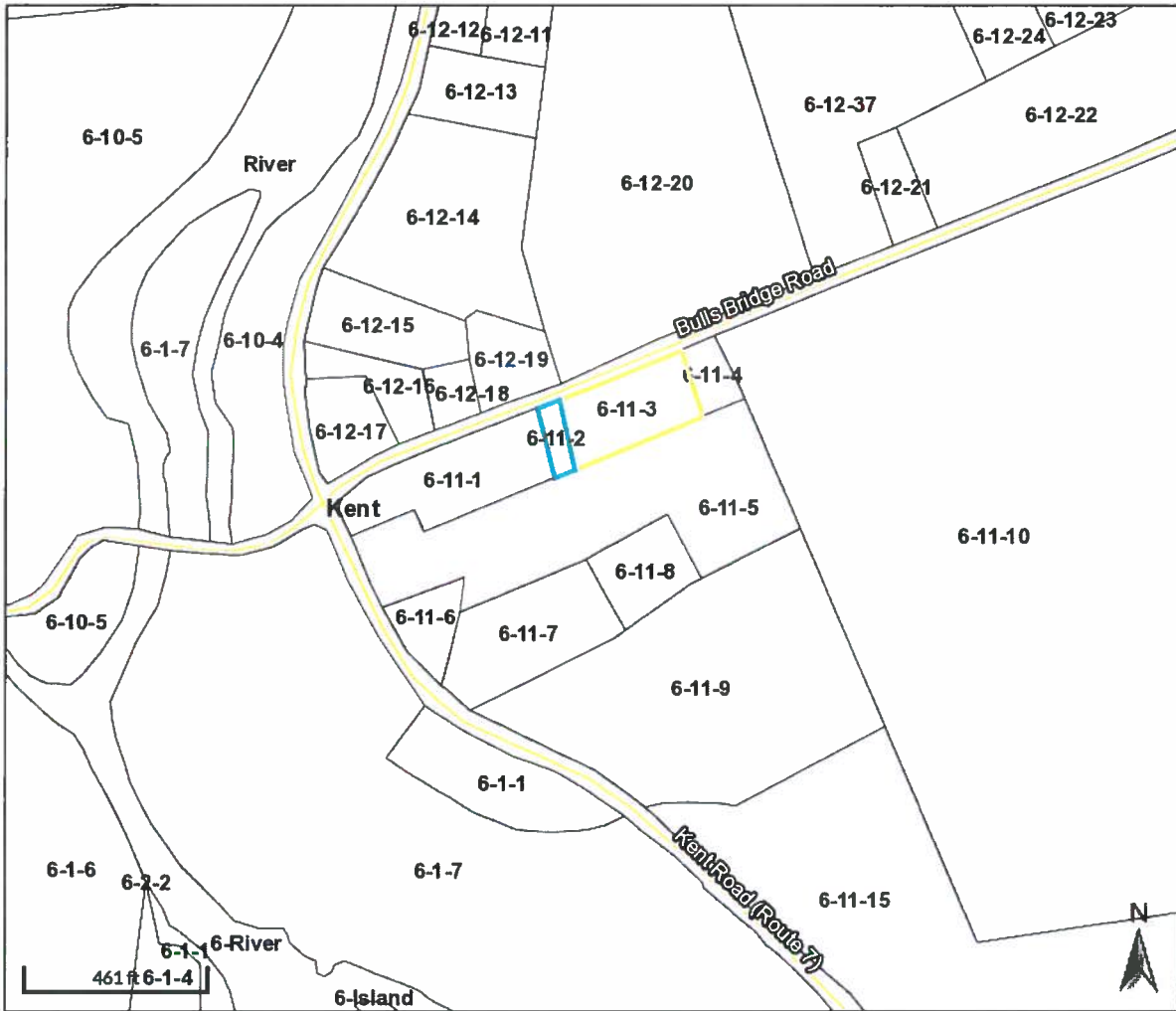
All that certain piece or parcel of land located in the Town of Kent, known as 237 Bulls Bridge Road, South Kent, CT 06185, and more particularly described in a Warranty Deed dated March 11, 1975, from John Joseph Blank, by Elsie B. Schatz as Attorney-in-Fact, to George F. Karcher and Violet C. Karcher recorded in Volume 64, Page 392, of the Kent Land Records.

Reference may be had to an Executor's Deed, from Betsey N. Levesque, Executor of the Estate of Mary Ellen Nelson to Robert E. Burgess, as Surviving Trustee of the Robert E. And Sheila E. Burgess Trust u/t/d September 19, 2013, which deed is dated May 11, 2015 and recorded in Volume 180 Page 86 of the Kent Land Records.

SUBJECT TO AND TOGETHER WITH THE BENEFIT OF, those easements, covenants and agreements set forth in a certain Warranty Deed from Mary Ellen Nelson to Robert Burgess and Sheila Burgess dated December 15, 2009 and recorded in Volume 166 Page 954 of the Kent Land Records.

SAID PREMISES ARE ALSO CONVEYED SUBJECT TO THE FOLLOWING:

1. Any and all provisions of any governmental ordinance, regulation, or law regulating and/or limiting the use of the premises.
2. Any riparian, drainage, or littoral rights of others, common law or statutory, in and to any stream or other body of water adjoining or passing through the premises.
3. Notes, if any, shown on the above referenced survey map(s).
5. Establishment of highway lines.
6. Taxes, not yet due and payable, due to the Town of Kent, on the Grand List of October 1, 2019, and thereafter, which taxes the Grantee herein, assumes and agrees to pay as part consideration herefor.



- Legend**
- Parcels
 - Map-Block-Lot No
 - Roads
 - City Labels

Parcel ID 512	Alternate ID 00020800	Owner Address SPENCE STACEY J
Sec/Twp/Rng 6-11-2	Class R	80 NORTH MAIN ST U5B3
Property Address 237 BULLS BRIDGE RD	Acreege 0.29	KENT CT 06757
KENT		

District 5A
 Brief Tax Description n/a
(Note: Not to be used on legal documents)

Date created: 12/28/2020
 Last Data Uploaded: 12/25/2020 9:03:46 PM

Developed by 



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	KENT				

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Summary

Account Number 00020800
 Parcel ID 512
 Property Address 237 BULLS BRIDGE RD
 Use Class/Description 101 Single Family
 Map/Block/Lot/Unit 6/11/2/
 NBHD Code 5A
 Acres 0.29
 Utilities
 Is Homesteaded False

[View Map](#)

Owner

SPENCE STACEY J
 80 NORTH MAIN ST USB3
 KENT, CT 06757

Current Appraised Value

Assessed Year	2019	2018
Appraised Building Value	\$40,000.00	\$40,000.00
Appraised XF/OB Value	\$0.00	\$0.00
Appraised Land Value	\$88,700.00	\$88,700.00
Appraised Total Value	\$128,700.00	\$128,700.00
Assessed Building Value	\$28,000.00	\$28,000.00
Assessed XF/OB Value	\$0.00	\$0.00
Assessed Land Value	\$62,100.00	\$62,100.00
Assessed Total Value	\$90,100.00	\$90,100.00

Assessment History

Assessed Year	2019	2018
Appraised Building Value	\$40,000.00	\$40,000.00
Appraised XF/OB Value	\$0.00	\$0.00
Appraised Land Value	\$88,700.00	\$88,700.00
Appraised Total Value	\$128,700.00	\$128,700.00
Assessed Building Value	\$28,000.00	\$28,000.00
Assessed XF/OB Value	\$0.00	\$0.00
Assessed Land Value	\$62,100.00	\$62,100.00
Assessed Total Value	\$90,100.00	\$90,100.00

Land

Building Number 1 Land Units 0.29 AC
 Land Use 101 - Single Family Value 88,700

Building Information

Building #	1	Fireplaces	
Style	Bungalow	Roof Cover	Asph/F GlS/Cmp
Occupancy	1	Roof Structure	Gable/Hip
Actual Year Built	1920	Floor Type	Carpet
Effective Year Built	1978	Heat Type	Forced Air-Duc
Living Area	352	Fuel Type	Oil
Stories	1	AC	None
Grade	02	Bdrms/Full Bth/Hlf Bth/Ttl Rm	00/1/0/2
Condition	F	Basement Finished Area	
Exterior Wall	Asbest Shingle	Basement Sq. Ft.	280
Interior Wall	Drywall		
Code	Description	Living Area	Gross Area
BAS	First Floor	352	352
FOP	Porch, Open, Finished	0	48
UBM	Basement, Unfinished	0	280
WDK	Deck, Wood	0	96
	Totals	352	776
			428

Sales History

Sales Date	Instrument Type	Grantor	Grantee	Book/Page	Sale Validity	Amount
9/30/2020	Verif by Deed	BURGESS ROBERT E TRUSTEE	SPENCE STACEY J	0191-0651	Q	\$100,000.00
5/22/2015	Other	NELSON MARY ELLEN EST	BURGESS ROBERT E TRUSTEE	0180-0086	U	\$65,000.00
4/1/2015	Sales of No Consideration	NELSON MARY ELLEN	NELSON MARY ELLEN EST	0179-0909	U	\$0.00
6/13/1998		KARCHER VIOLET	NELSON MARY ELLEN	0116-0864		\$0.00
8/21/1997			KARCHER VIOLET C/O SCHATZ ELSIE B	0114-0061	U	\$0.00

Recent Sales In Area

Sale date range:

From:

12/28/2010

To:

12/28/2020

Sales by Neighborhood

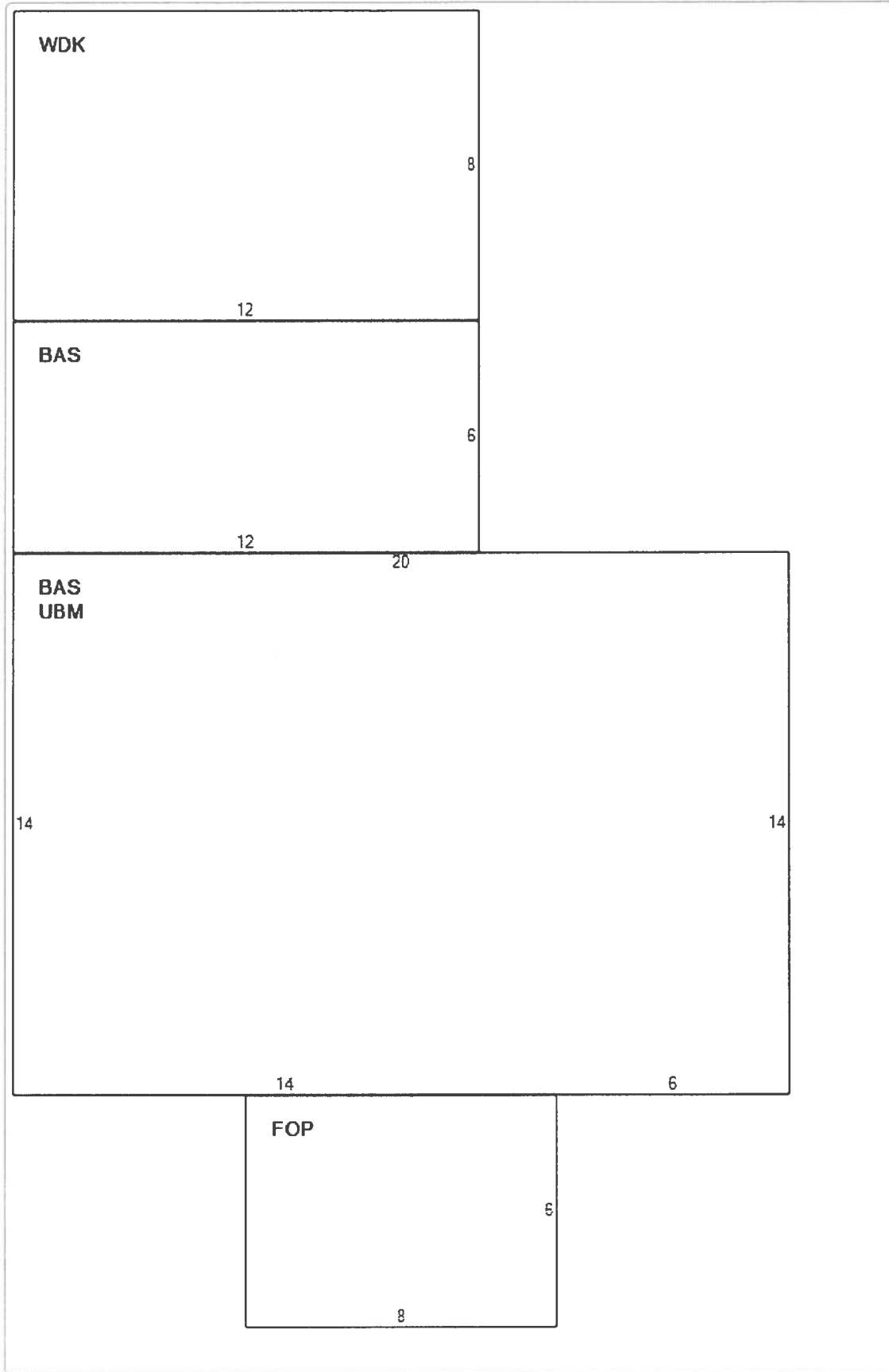
1500

Feet



Sales by Distance

Sketch



No data available for the following modules: Out Buildings\Extra Features.

The Town of Kent Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

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Version 2.3.99

