

APPLICATION # 2021-001
Date Received 4-28-2021
Received By Suman P. Panchan
Chaplin ZBA

TOWN OF CHAPLIN
ZONING BOARD OF APPEALS
APPLICATION FOR

VARIANCE / APPEAL
(PLEASE CIRCLE ONE OF THE ABOVE)

Fee \$310. (250. + 60.)

HEARING DATE _____

APPLICANT/AGENT:

Name: Sureshbhai Patel
Address: 169 Willimantic Rd.
Chaplin, CT 06235
Contact Name Jigar Patel
Phone# 203 745 9959
Email: jigarpatel1995@yahoo.com

LANDOWNER OF RECORD:

Name: Ghanshyam Real Estate, LLC
Address: 169 Willimantic Rd.
Chaplin, CT 06235
Contact Name Jigar Patel
Phone # 203 745 9959
Email jigarpatel1995@yahoo.com

If the applicant is not the owner of the property and the owner will not appear at the public hearing, the applicant must submit a letter from the owner authorizing the applicant to act for the owner at the public hearing. Attach this letter to the application.

PROPOSED ACTIVITY: _____

SITE DATA

Property ID Assessor's Map No: 91 Lot No: 3 ~~0-2097~~ Area of Lot .74 ac
Street Address 169 Willimantic Rd
Zoning District: B Use (circle one) Residential **Commercial** Industrial
Deed: Volume 104 Page 862-863 Attach copy of deed to application

Is the property within 500 feet of an adjoining town? Yes ___ No Town _____
Have any other applications been submitted to any Town Commission for this property? NO
If so, please provide the date(s) and reason(s) & Commission name _____

Have any variances been granted on this property? Yes ___ No
Describe NA

Are there Inland Wetland(s) or Regulated Area(s) on the subject property? No

VARIANCE INFO Please explain (attach additional pages if necessary)

This application requests relief from Section(s) Articles 6.1 & 5.9-5.9C
Of the Chaplin Zoning Regulations for the following activity(ies) _____
Extension of existing building footprint for same use

The exact action requested to be taken. _____
Extend the non-conforming front yard setback along Lynch Rd by 11' - 7"
7' - 11"

RECEIVED
CHAPLIN
TOWN CLERK: 4/8/2021 2:30 PM.
Shan Smith

Please state the exceptional difficulty or unusual hardship that will result/has resulted from the literal enforcement of the above referenced Section(s) of the Chaplin Zoning Regulations:

See description in instructions for what constitutes a hardship. _____

The existing setbacks along Lynch Rd. are non-conforming.

In order to facilitate safe and efficient commercial operations,

an extension of our building footprint is required.

APPEAL INFO:

FOR AN APPEAL WHERE IT IS ALLEGED THAT THERE IS AN ERROR IN ANY ORDER, REQUIREMENT OF DECISION MADE BY THE OFFICIAL CHARGED WITH THE ENFORCEMENT OF THE CHAPLIN ZONING REGULATIONS, COMPLETE THE FOLLOWING:

This application requests to _____ Reverse Wholly _____ Reverse Partly
_____ Affirm Wholly _____ Affirm Partly, an Order, Requirement, or Decision (circle one) issued upon the applicant / owner (circle one) of the subject property, citing the following error(s) on behalf of the Official that are the basis for this appeal: _____

Type of Order, Requirement or Decision _____

Date that the Order, Requirement or Decision was received by the applicant / owner _____

Issuing Official _____

I hereby attest the information included on this application has been accurately represented to the best of my knowledge

Paw S.K
Signature of Applicant

4-7-21
Date

Signature of Property Owner
(if different than applicant)

Date

*****OFFICIAL USE ONLY*****

Hearing held on _____

Action Taken: _____ Date _____

Hardship or error of Official demonstrated: _____

Notice Sent _____ Notice Published _____

Recording Sheet Filed on _____

- 1 After our family arrived in this country in 2007 and I had completed my education, we purchased the property in 2018. The liquor store had been in business for years and was in decline. We only planned to do an interior remodel, create a new name for the premises, and focus on reviving the liquor store business.
- 2 With our limited resources and spatial constraints, we had to improvise, work within the social distancing constraints of CVD-19 and attempt to proceed with what we knew we could reasonably accomplish.
- 3 Then, as the pandemic worsened, it became necessarily clear that in order for our operations to grow and be competitive, we would have to shift focus and expand to accommodate new dimensional constraints for safety as well as efficient operations such as adequate aisle widths. (We had two robbery events in which the current layout and spaces were inadequate for refuge).
- 4 Being aware that our site and location has unique conditions with adjacent roadways, we hired a surveyor to help us determine the boundaries, and an architect to explore building envelope feasibilities.
- 5 We learned about the front and side yard setbacks and how they relate to our building, as currently non-conforming with the zoning regulations. Since we also own the adjacent property as described in the deed, we think a modest expansion would be reasonable.
- 6 The situation wasn't planned. Perhaps without the advent of the pandemic, this application would take a different form. We propose this work will signify aesthetic integrity, function and durability as well as contribute quality in economic growth to the community.
- 7* The unique conditions of this site with its non-conforming setbacks pose significant obstacles to the business's current retail operations, as well as our customer's health and safety. The local market is very competitive, therefore we envision our building envelope adapting to the new environment in order to sustain our business safely and efficiently.
- 8 ~~The final consideration pertains to exploring the possibilities of providing two affordable housing units on a second level, which would be an added benefit to the community.~~

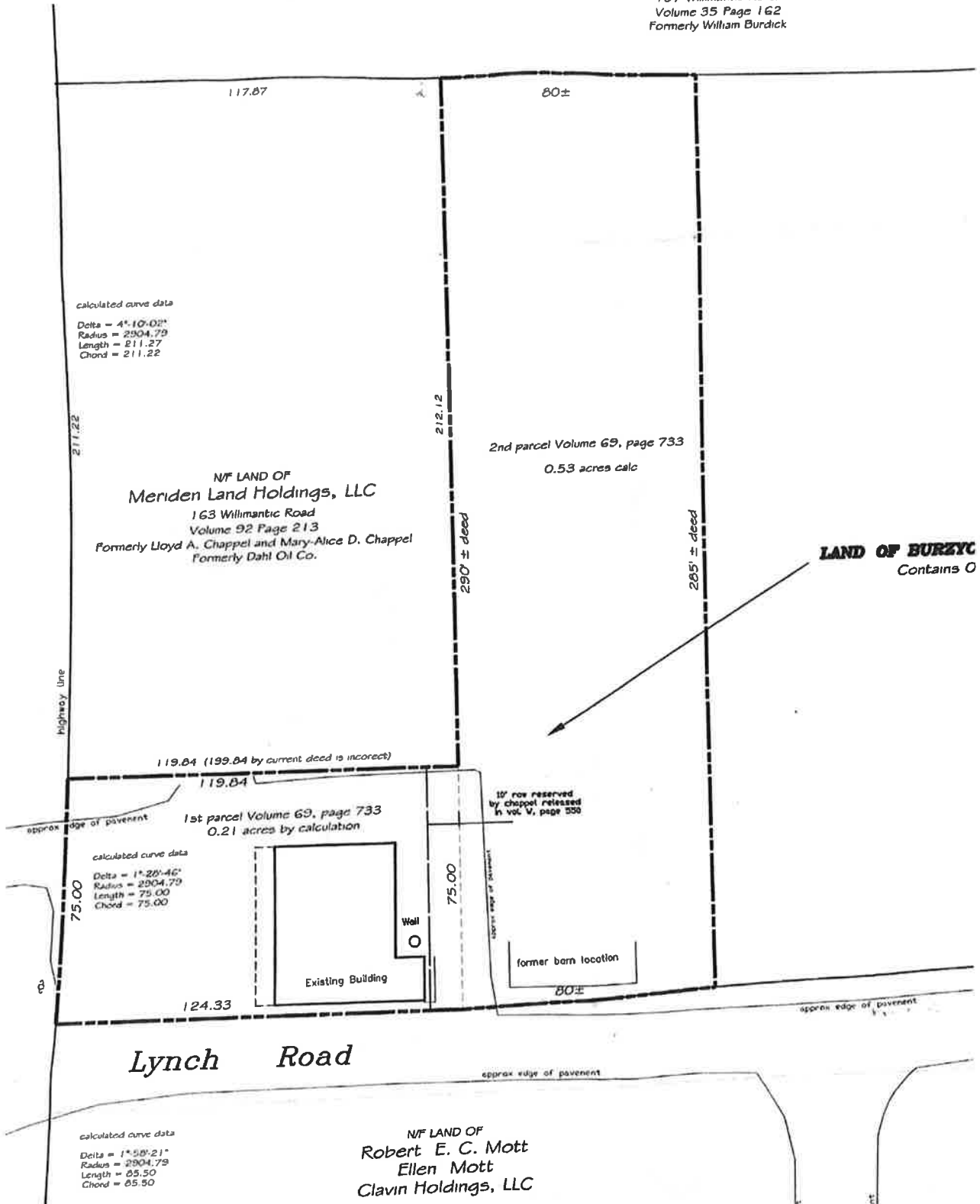
03/23/21 rvd 1: For future consideration, to be determined



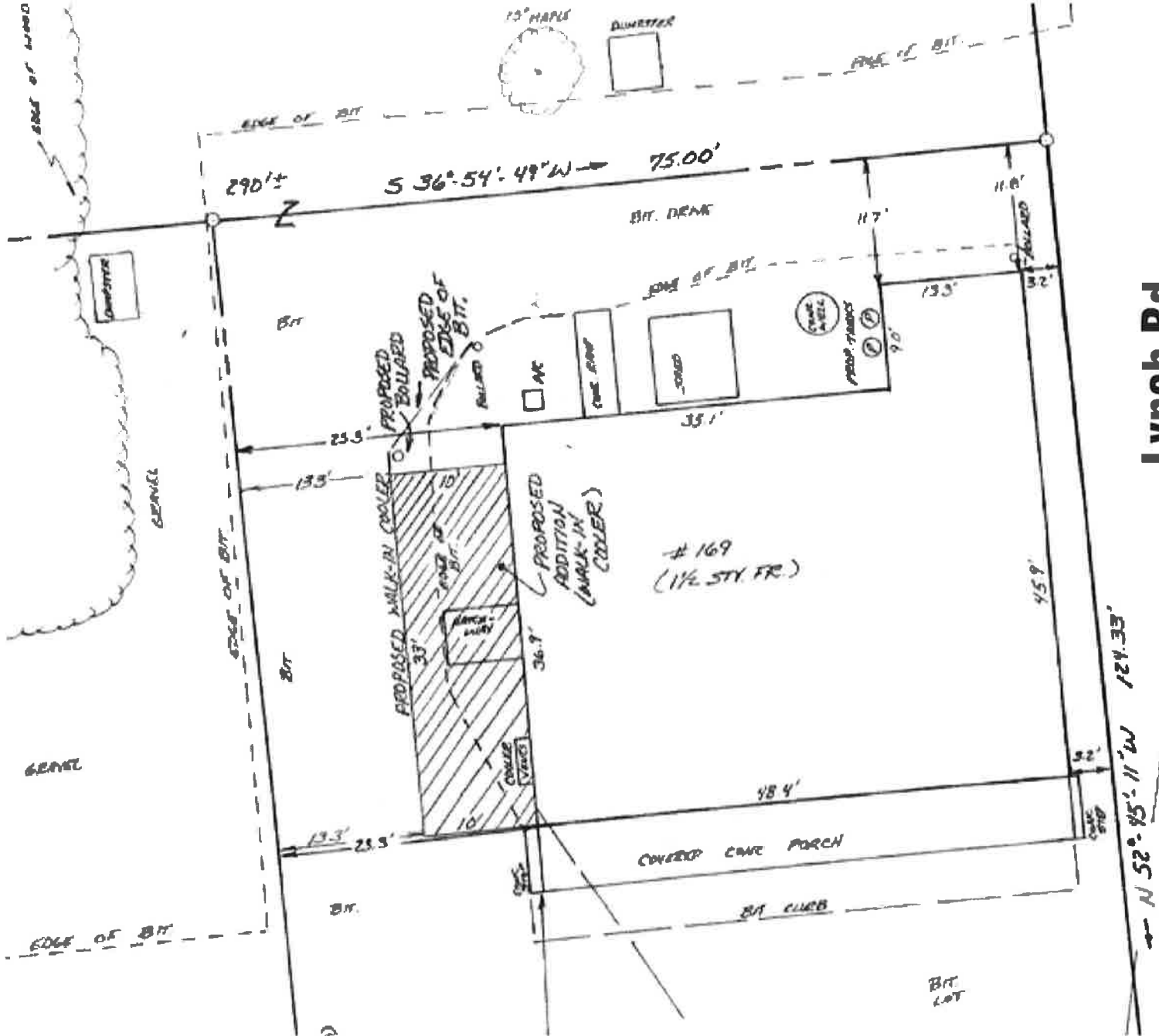
AVE

THIS

NF LAND OF
Calista Gingras
157 Willimantic Road
Volume 35 Page 162
Formerly William Burdick



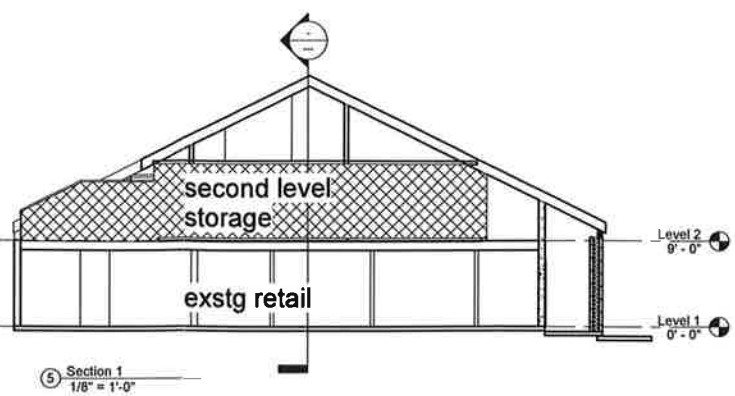
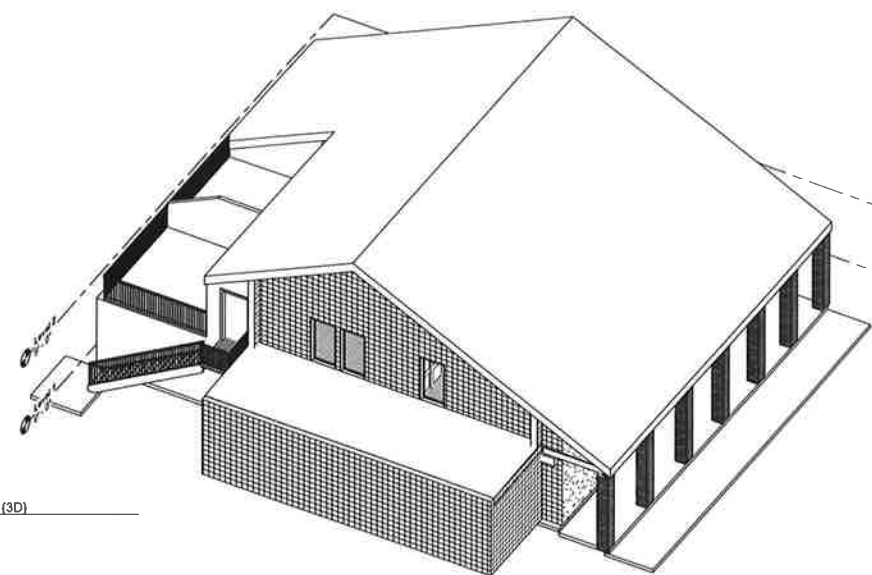
no scale



Lynch Rd

169 Willimantic Rd

no scale



4 (3D)

5 Section 1
1/8" = 1'-0"

no.	description	date
20_1115		
20_1119		
20_1130		
20_1202		
21_0206		
21_0216		
21_0221		
21_0323		

These drawings are instruments of service only for use in this project. Dimensions and existing conditions must be field verified by contractor with understanding that any discrepancies will be submitted as written notices to the architect.

consultants:

zoning
feasibility
review:
diagrams

project

Chaplin Package
169 Willimantic Rd.

peaslee architect pc

note: exstg front yard
setback 25' Lynch Rd
is non-conforming

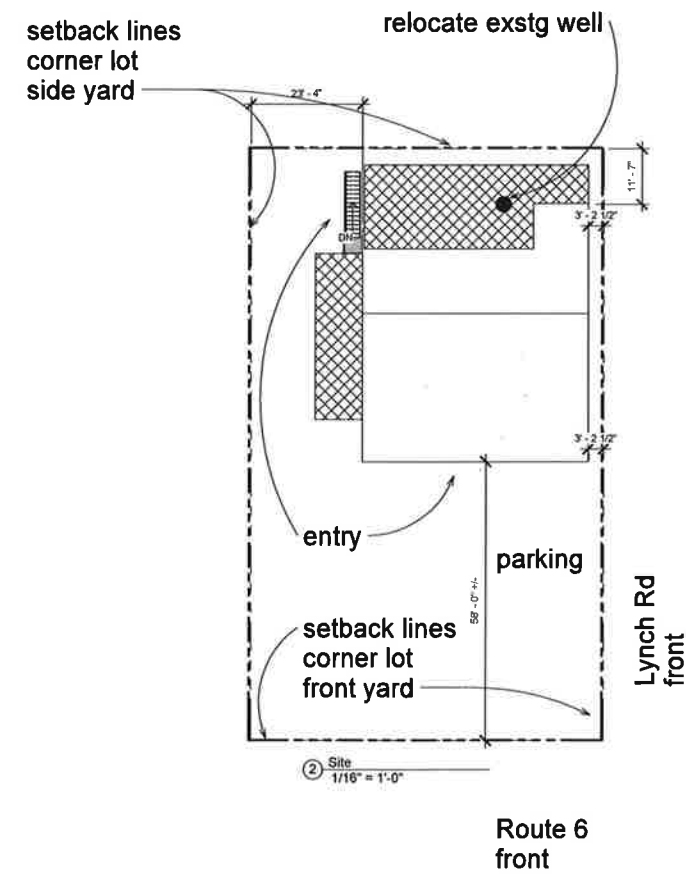
property boundary lines:
refr. deed for combined lots
as required

note: dimensions are
approximate for
feasibility review & study

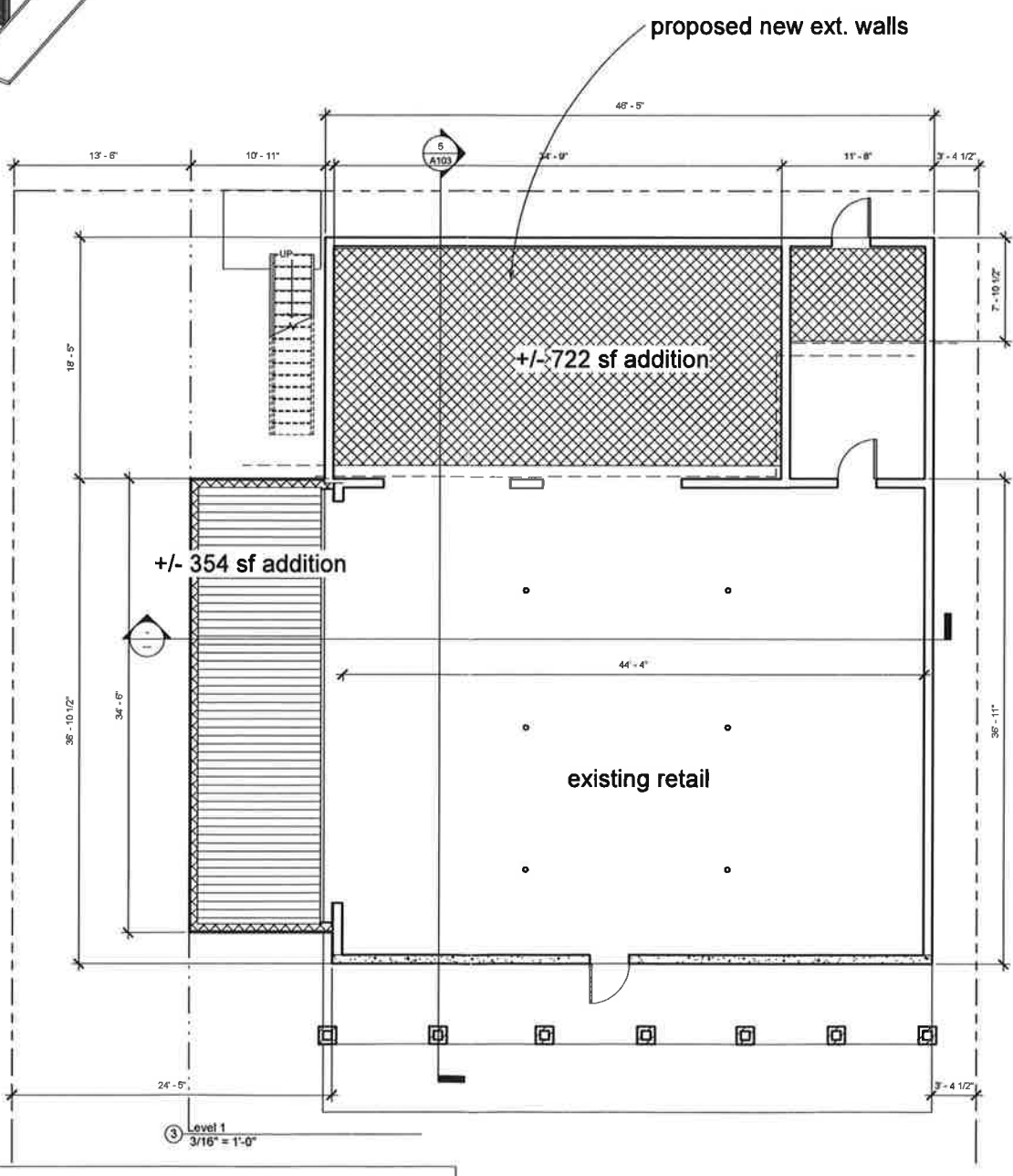
648 rte 198
woodstock valley, ct
06282
716 383 8909
917 945 3405 c
design@sharppeaslee.com

A - 103

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2 Site
1/16" = 1'-0"



3 Level 1
3/16" = 1'-0"

Town of Chaplin
Zoning Board of Appeals

Re: Application for Variance by Sureshbhūi Patel

Chaplin Package Store

169 Willimantic Rd

Chaplin Ct 06235

Application was received by unanimous vote at the April 28, 2021 Chaplin ZBA meeting with the following changes:

Property ID Assessor' Map No: 91-3

Deed Volume 104 Page 862-863

Have any other applications been submitted to any Town Commission for this property? No

Have any variances been granted on this property? No

VARIANCE INFO:

This application requests relief from Section(s) Articles 6.1 and 5.9C

Extend the non-conforming front yard setback along Lynch Rd by 7' 11" *

*** After the application was received by vote of the board, the applicant's architect recorrected the setback request to the original 11" 7".**

Submitted by Susan Peifer, Chairman Chaplin ZBA

Paul & Sue Peifer

From: Chandler Rose <assessor@chaplinct.org>
Sent: Monday, April 12, 2021 2:26 PM
To: Paul & Sue Peifer
Subject: Re: Chaplin Package Store

Hi Sue,

No prob at all. Glad to help.

Yes, I can confirm with you that the map and lot number for 169 Willimantic Road is 91-3. I'm not sure where that other number is coming from? Nothing that we have listed in the Assessor's Office has that number.

Hope this is helpful for you.

Take care,

Chandler

From: Paul & Sue Peifer <peifer356@charter.net>
Sent: Monday, April 12, 2021 11:55 AM
To: Chandler Rose <assessor@chaplinct.org>
Subject: Chaplin Package Store

Hi Chandler, One more question on the Chaplin Package Store 169 Willimantic Rd, Chaplin. On the application under property ID, the applicant has Map # 91, Lot # 0.2097. On the property card it is 91-3. I don't know where they got the 91-0.2097 number, is this an old number assigned before the two lots were combined? I would like to make sure the correct number is on this for the records. Thanks for your help, as always, Sue Peifer

Property Details

Number of records found: **1**

One record is displayed for each address found at the selected property. Multiple addresses may occur in the case

169 WILLIMANTIC RD ID: 91-3

PARCEL ID: **91-3**
LOCATION: **169 WILLIMANTIC RD**
LAST SALE DATE: **2018-03-05**
CO-OWNER:
MAILING ADDRESS LINE 2:
MAILING ADDRESS CITY: **CHAPLIN**
MAILING ADDRESS ZIP: **06235**
ROOF STRUCTURE:
HEAT TYPE:
BUILDING STYLE:
LANDUSE DESCRIPTION: **Commercial MDL-94**
NEIGHBORHOOD:
LAND ASSESSMENT: **48700**
EXTRA FEATURES ASSESSMENT: **0**
ASSESSED VALUE: **282800**
LAST SALE VALUE: **300000**
NUMBER OF STORIES:
NUMBER OF BEDROOMS:
NUMBER OF HALF BATHS:
BUILDING AREA GROSS: **0**

[Property Card](#)
[PDF Property Card](#)
[Important Revaluation Notice](#)

ACCOUNT NUMBER: **S000966**
LAND AREA: **0.73999**
OWNER: **GHANSHYAM REAL ESTATE LLC**
MAILING ADDRESS LINE 1: **169 WILLIMANTIC RD**
MAILING ADDRESS LINE 3:
MAILING ADDRESS STATE: **CT**
MAILING ADDRESS COUNTRY:
ROOF COVERING:
HEAT FUEL:
LANDUSE CODE: **201**
ZONING: **B**
BUILDING ASSESSMENT: **144900**
OTHER BUILDING ASSESSMENT: **4400**
TOTAL ASSESSMENT: **198000**
BOOK / PAGE: **104/ 862**
APPROXIMATE YEAR BUILT: **1952**
NUMBER OF ROOMS:
NUMBER FULL BATHS:
BUILDING AREA EFFECTIVE: **0**