

Date of Filing:

APPLICATION TO WOODBRIDGE
ZONING BOARD OF APPEALS
FOR A VARIANCE

I. LOCATION of Property 6 WESTWARD RD St. Ave. Zoning District A
Front Yard _____
Side Yard _____
Rear Yard _____

north east side between RACEBROOK RD St. Ave. and _____ St. Ave.
south west. corner of RACEBROOK RD St. Ave. _____
north east
south west

II. Name of OWNER ROSASCO ROBERT

Address 6 WESTWARD RD Date of Purchase 03/05/2020

Name of present tenant _____ or proposed purchaser _____
proposed

Name and signature of APPELLANT SCOTT E. FARQUHARSON
Scott R. Farquharson Address 824 Boston Post Rd, W. HAVEN
06516

Party to be notified Scott Farquharson Agent Address 824 Boston Post Rd. W. HAVEN

Telephone number 203 410-5001

III. PRECISE VARIANCE (S) sought:

A VARIANCE OF 4:1 TABLES OF GENERAL BULK REGULATIONS
REQUIRED FRONT YARD SETBACK, WHERE A 75' SETBACK IS
REQUIRED FROM ~~THE~~ WESTWARD RD a ~~64~~ 64' SETBACK
TO THE PROPOSED ADDITION.

IV. SECTION (S) of zoning ordinance appealed from:

SECTION

4.1 TABLE OF GENERAL BULK ~~REGULATION~~ REGULATIONS

SECTION

FRONT YARD

REQUIRED:

75'

ACTUAL SETBACK:

36.5' TO ENCLOSED PORCH / 40.9' TO EXISTING HOUSE

VARIANCE SOUGHT:

FOR A KITCHEN/SUNROOM ADDITION TO

64' SETBACK

V. LOT DIMENSIONS:

Width

445.5'

Depth

250.4'

Area:

90,063.4

List all existing buildings and uses on this lot giving symbol for legal basis of each. (PO = permitted by Ordinance; PV = previous variance; NCU = nonconforming use existing at effective date of ordinance or amendment)

(1) 2 STORY FRAME HOUSE NCU

(2) GARAGE W/ STORY ABOVE NCU

(3)

VI. Describe in detail the "exceptional difficulty or unusual hardship" which results from a literal enforcement of the zoning ordinance and state how this condition is peculiar to your lot and not applicable to the area as a whole.

THIS IS AN EXISTING NON-CONFORMING HOME, BUILT IN 1910
THE EXISTING HOME IS ORIENTED TO THE DRIVEWAY AND FACES
AWAY FROM THE ROAD TOWARD THE WESTERN SIDEYARD.

THE EXISTING SETBACK FROM THE ROAD IS 40.9' TO THE HOUSE

THE ADDITION CENTERED IN THE REAR OF THE HOME IS

64' AND LESS CONFORMING THAN THE EXISTING HOME.

APPROXIMATELY 1/2 HALF OF THE HOUSE IS OVER THE FRONT
YARD SETBACK

