

**APPLICATION FOR APPEAL OR VARIANCE
MONTVILLE ZONING BOARD OF APPEALS**

Name of Owner(s) Michael T. & Gilda L. Stiefel Application # 23/ZBA/1
Name of Applicant(s) Michael T. & Gilda L. Stiefel Date Submitted _____
Mailing Address 136 Holly Hill Drive, Uncasville, CT 06382
Tel # _____ Cell # 860-334-1935 Business # _____ Zone Industrial
Street Address of Property 314 Route 163
Assessor's Map # 82 Lot # 62 Email Address mssnowplowing@aol.com

Is Property in question within **500 feet** of the Town Line? Yes ☐ No ☒

Please List The **Names And Addresses** of the Adjacent, Abutting, etc. Property Owners below (attach an additional sheet if needed):
See attached sheet

The Applicant's **Reason** for Submitting This Application (Check One):

- ☒ (1) There is an Error in an Order, Requirement, or Decision made by the Zoning Enforcement Officer.
☐ (2) The Applicant seeks a Variance in the Application of the Zoning Regulations.
☐ (3) Other, Describe _____

The **Decision** which is being Appealed, **or** the Section(s) of the **Zoning Regulations** from which a Variance is Requested:

Variance from Section 13.6.1 - Front yard - 30 ft.

Variance from Section 13.6.3 - Rear yard - 30 ft.

The Applicant **Requests** the Board to take the following action:

Reduce the front yard setback from 30 ft. to 20 ft. Reduce the rear yard setback from 30 ft. to 18 ft.

The Nature of the Unusual Hardship or Exceptional Difficulty existing with regard to the property is _____

See attached sheet

Has any previous Appeal been filed in connection with these premises? No If so, when? _____

If the Applicant has Designated an Agent:

Name of Agent: _____ Relationship: _____

Address: _____ Phone No.: _____

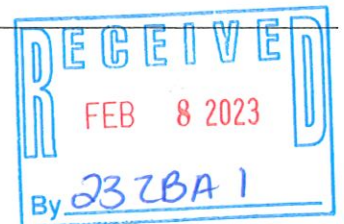
I Certify that the information contained in this Application is true and correct and hereby authorize the Montville Zoning Board of Appeals and/or Zoning Enforcement Officer to enter upon the property in question for the purpose of inspecting the conditions described in this Application.

Date 2-8-23 Applicant(s) Mike Stiefel / Gilda Stiefel

This Space Reserved For the Board

Date Officially Received _____ Date of Public Hearing _____

Action by Board _____ Date _____



Hardship

The property pre-dates the adoption of the zoning regulations. It was recently sold at auction by the Town of Montville. The existing size and shape of the lot make it difficult to develop given the current setback requirements of the Industrial zone. After applying the setback requirements to the property, the area left for a potential structure is slightly less than 20' wide. In order to make use of this property within the industrial district the variances requested are needed.

Abutters:

Parcel Number: 023-071-000
CAMA Number: 023-071-000
Property Address: 361 ROUTE 163

Mailing Address: HINDLE CHARLES S & KATHLEEN S
15 BRIAR HILL RD
NORWICH, CT 06360

Parcel Number: 023-072-000
CAMA Number: 023-072-000
Property Address: 355 ROUTE 163

Mailing Address: MCGOWAN RYAN
24 WILLOW LN
EAST LYME, CT 06333

Parcel Number: 023-073-000
CAMA Number: 023-073-000
Property Address: 347 ROUTE 163

Mailing Address: ABODE CT LLC
8 CLARK LANE
GALES FERRY, CT 063351105

Parcel Number: 023-074-000
CAMA Number: 023-074-000
Property Address: 339 ROUTE 163

Mailing Address: LEWIS MICHAEL A
339 ROUTE 163
UNCASVILLE, CT 06382

MTS

Parcel Number: 023-076-000
CAMA Number: 023-076-000
Property Address: 370 ROUTE 163

Mailing Address: RAND WHITNEY REALTY LLC
PO BOX 336
MONTVILLE, CT 063530336

Parcel Number: 082-061-000
CAMA Number: 082-061-000
Property Address: ROUTE 163

Mailing Address: CASTLE REALTY LLC
PO BOX 266
STONINGTON, CT 063780266



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

1/1/2023

Page 1 of 1

Abutters List Report - Montville, CT