

**TOWN OF MONTVILLE
ZONING BOARD OF APPEALS
STAFF REPORT**

DATE: October 18, 2023
TO: Montville Zoning Board of Appeals
FROM: Stacy Radford, Zoning and Wetlands Officer
RE: **Application # 23 ZBA 4 –
13' Variance from the minimum required rear yard setback of 75', as
required in Zoning District WRP-160. ZR Section 5.6.3**

APPLICANT/OWNER: Norman J. Passarelli Jr. & Kelli M. Passarelli
SITE ADDRESS: 64 Old Colchester Road Ext. (Parcel ID: 057-027-000),
Oakdale, CT
ZONING DISTRICT: WRP-160
PROPOSAL: 13' Variance from the minimum required WRP-160 rear
yard setback of 75' to construct a new single family
residence 62' from the rear boundary line

STAFF COMMENTS:

The property is located in the Water Resource Protection Zone – (WRP-160) on about 2.72 acres (118,483 square feet) and has approximately 567 feet of frontage on Old Colchester Rd. Ext. The property is a legal pre-existing, non-conforming undeveloped lot with regards to its size. The minimum required lot size in this district is 160,000 square feet. The required front and rear yard setbacks are 75 feet each and the side yard setbacks are 30 feet each.

The applicant proposes to construct a Single Family Residence with a 8' x 20' front porch and 10' x 62' rear porch and associated site improvements. The Single Family Residence is proposed to be approximately 62' +/- into the required 75' rear yard setback, requiring a 13' variance. The location of single family residence and required minimum yard setbacks, pursuant to the requirements of the WRP-160 Zoning District are shown on a plan entitled "Zoning Location Survey Property of Norman J. & Kelli M. Passarelli, for property located at 64 Old Colchester Road Ext., Town of Montville – County of New London – Connecticut, dated September 13, 2023 and signed by James Bernardo, Licensed Land Surveyor on October 11, 2023."

The applicant states the hardship is as follows: "The property is a pre-existing non-conforming lot (lot area) and of irregular shape. The minimum zoning yard setbacks significantly reduce the potential development locations for the property."