

APPLICATION FOR APPEAL OR VARIANCE MONTVILLE ZONING BOARD OF APPEALS

Name of Owner(s) Pamela J. Tracey Application # _____
Name of Applicant(s) Pamela J. Tracey Date Submitted _____
Mailing Address 12 Blais Road, Uncasville, Connecticut 06382
Tel # (860) 848-8106 Cell # (860) 917-5711 Business # N/A Zone R-40
Street Address of Property 12 Blais Road
Assessor's Map # 047 Lot # 013 Email Address whammie33@gmail.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 list.

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 of Section 8.4 of the Montville Zoning Regulations.

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

Grant an 11,235 square foot minimum lot area variance to allow the conveyance of Lot 18 as depicted on the 1956 Blais Plan to an abutting property owner.

The Nature of the Unusual Hardship or Exceptional Difficulty existing with regard to the property is The property known as 4 Blais Road, owned of record by Cindi Freeman, has occupied that parcel shown and designated as "Area to be Conveyed From Pamela J. Tracey to Cindi Freeman and Become Part of #4 Blais Road (Area - 11,235 s.f.)" on the plan submitted herewith for in excess of 40 years and is geographically located in an area which would logically be assumed to be a portion of 4 Blais Road based both on occupation and the geographical context of Fitch Hill Road at its intersection with Blais Road.

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

If the Applicant has Designated an Agent:

Name of Agent: Harry B. Heller Relationship: Attorney

Address: 736 Norwich-New London Turnpike, Uncasville, Connecticut 06382 Phone No.: (860) 848-1248

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 October 8, 2024 Applicant(s) Pamela J. Tracey

This Space Reserved For the Board

Date Officially Received _____ Date of Public Hearing _____

Action by Board _____ Date _____

**APPLICATION OF PAMELA J. TRACEY TO TOWN OF MONTVILLE ZONING
BOARD OF APPEALS – MINIMUM LOT AREA VARIANCE FOR PROPERTY AT 12
BLAIS ROAD, MONTVILLE, CONNECTICUT
LIST OF ABUTTING PROPERTY OWNERS**

| Parcel Number | Property Address | Owner Name and Mailing Address |
|----------------------|-------------------------|--|
| 047-010-000 | 405 Fitch Hill Road | Mr. Gary Brodaski 405 Fitch Hill Road Uncasville, CT 06382 |
| 047-012-000 | 4 Blais Road | Ms. Cindi Freeman 4 Blais Road Uncasville, CT 06382 |
| 047-022-000 | 35 Blais Road | Mr. Daniel A. Dyer 35 Blais Road Uncasville, CT 06382 |
| 047-027-000 | 19 Blais Road | Ms. Catherine E. Race 15 Blais Road Uncasville, CT 06382 |
| 047-028-000 | 15 Blais Road | Ms. Catherine E. Race 15 Blais Road Uncasville, CT 06382 |
| 047-029-000 | 11 Blais Road | Mr. Scott Fagan 11 Blais Road Uncasville, CT 06382 |
| 047-030-000 | 7 Blais Road | Ms. Kristi Lavigne 7 Blais Road Uncasville, CT 06382 |
| 047-049-000 | 400 Fitch Hill Road | Southeastern CT Properties LLP 187 Miller Road Preston, CT 06365-8549 |