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October 9, 2024

Town of Montville Zoning Board of Appeals
Attn: Mrs. Stacy L. Radford, Zoning Official
310 Norwich-New London Turnpike
Uncasville, CT 06382

Re: Pamela J. Tracey
12 Blais Road, Montville, Connecticut

Dear Stacy:

Please be advised that this office represents Pamela J. Tracey, the owner of property located at 12 Blais Road, Montville, Connecticut. Our client's property consists of Lots 15, 16 and 18 as depicted on a 1956 plat of lands of Aime Blais prepared by George E. Pitcher and Son. Lots 15 and 16 front on Blais Road while Lot 18 fronts on Fitch Hill Road forming an "L" shaped parcel of land. Lot 17 as depicted on the Blais plan is the property known as 4 Blais Road and is currently owned by Cindi Freeman. The property at 4 Blais Road is the corner lot at the intersection of Fitch Hill Road and Blais Road and enjoys 200 feet of frontage on Blais Road and 74.35 feet of frontage on Fitch Hill Road.

For the past sixty (60) years, the owners of the property at 4 Blais Road have assumed that they own Lot 18 as depicted on the Blais plan, which is the property directly to the rear of their dwelling house. Lot 18 contains 11,235 square feet.

A title search conducted in conjunction with a recent sale of the property at 4 Blais Road evidenced the fact that the sellers of the property did not own a substantial portion of the rear yard of that property which had been occupied by the owners of 4 Blais Road for many, many years.

Our client, Pamela J. Tracey, has reached an agreement with Cindi Freeman to sell and convey to her the lot which accommodates a substantial portion of the rear yard of the property at 4 Blais Road. However, the Tracey property is already non-conforming in lot area and any conveyance from that tract would require a variance from the Town of Montville Zoning Board of Appeals in order to increase the lot area non-conformity.

We therefore submit herewith a variance application to the Town of Montville Zoning Board of Appeals seeking a minimum lot area variance in order to enable the conveyance of Lot 18 as depicted on the Blais plan to Cindi Freeman in order to vest title in her to the property which has been occupied by her and her predecessors in title as an integral component of the property located at 4 Blais Road.

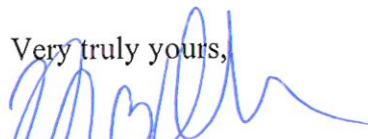
Submitted herewith and constituting the minimum lot area variance application to the Town of Montville Zoning Board of Appeals are the following:

1. Original and nine (9) copies of the Application for Appeal or Variance to the Montville Zoning Board of Appeals, with the list of abutting property owners (and property owners located directly across the streets) attached thereto.
2. Authorization signed by Pamela J. Tracey authorizing the law firm of Heller, Heller & McCoy to represent her interests in all proceedings before the Town of Montville Zoning Board of Appeals with respect to said minimum lot area variance application.
3. Seven (7) prints of the survey of the property depicting the area for which a variance has been requested entitled "Property Survey Prepared For Pamela J. Tracey #12 Blais Road & Fitch Hill Road Montville, Connecticut Project No. 23-082 Drawn By: R.A.D. Date: 7/18/23 Revisions 9/24/24 Variance Requested Boundary Line Adjustment Scale: 1" = 20' Sheet 1 of 1 Advanced Surveys LLC. 43 Flyers Drive, Norwich, CT 06360 Phone (860) 639-8928".
4. Our check in the amount of \$510.00, including the State of Connecticut fee in the amount of \$60.00.

Request is hereby made that the Town of Montville Zoning Board of Appeals schedule a public hearing on the variance application for its regularly scheduled meeting of Wednesday, November 6, 2024.

Should you have any questions concerning the variance application, or need anything further, please feel free to contact the undersigned.

Very truly yours,



Harry B. Heller

HBH/rmb