

**ZONING BOARD OF APPEALS TOWN OF WESTON, CONNECTICUT  
APPLICATION FOR VARIANCE TO ZONING REGULATIONS  
(Please refer to Section 441.2 of Zoning Regulations of the Town of Weston)**

Fee \$160.00

ZBA Agenda Sept. 29, 2020

Date September 9, 2020

Owner Jaroslawn Chrobak and Katarzyna Fronckiewicz Telephone 203-559-1605

Address 127 Georgetown Rd Weston, CT 06883

APPLICANT (if different) Arek Chrobak (present at meeting) and Dominika MacDonald Telephone Arek: 203-898-3192  
Dominika: 203-202-4796

Address emails: achrobak@nyit.edu ddominika00@yahoo.com

TAX ASSESSOR MAP NO 1 BLOCK NO 3 LOT NO 22

DISTRICT: RESIDENTIAL  BUSINESS

Property is  is not  within 500 feet of a Town line.

**Give accurate location of property site so it can be identified when inspection may be required, (street address – nearest cross street).**

Property address: 127 Georgetown Rd in Weston CT 06883

Georgetown Rd is on Route 57

127 Georgetown Rd property is between Whippoorwill Ln and Samuelson Rd

The gazebo is located in the back of the house.

**State precisely the full nature of Variance applied for with respect to subject property:**

We are kindly asking for a variance to the 30ft set back so that we can proceed with building of the gazebo in our backyard.

**Indicate the specific provisions of the Zoning Regulations from which a Variance is requested. Zoning Section # 321.6 Setback(s) proposed \_\_\_\_\_ Feet – Front**

**Section #374 (if applicable) 20.1' 25.5' 26.7' and 21.8' Feet – Side**  
**and any other Section(s) of Zoning Regulations \_\_\_\_\_ Feet – Rear**  
**which ZBA deems required to be varied in order \_\_\_\_\_ Feet – Watercourse**  
**to permit construction, maintenance, use and/or \_\_\_\_\_ Feet – Corner Lot**  
**activity described in this application.**

Strict application of the regulations would create exceptional difficulty to build any outdoor space that could be shaded. Such hardship is unique to this property because it is a very narrow lot, with little natural shade in the backyard. We wanted to continue the stone flooring as it was dictated by natural placement of huge bedrocks as well as assembly of smaller stones by the previous owner. We have obtained information that a backyard structure should be in a 20ft setback from each corner to the property line. Due to pandemic we were unable to verify such information or apply for a permit. Thinking we were in a clear, we started the process of finishing the stone flooring and started building the frame of the gazebo supported by four posts on each corner. After making sure that we are within 20ft setback and acknowledging that the neighboring houses are far enough, we did not think that it would cause any issues. We've stopped the construction as soon as we found out otherwise.

**APPLICATION FOR VARIANCE TO ZONING REGULATIONS (Continued)**

**Applicant (s) hereby grants to ZBA Members the right to make physical on-site inspection of subject premises as may be necessary to acquaint themselves with actual conditions.**

**State fully the reasons why:**

- a. **Strict application of the regulations would create exceptional difficulty or unusual hardship.**
- b. **Such hardship is unique to the property and not shared by other properties in the neighborhood.**

**(Bear in mind that financial hardship alone is not sufficient basis for the granting of a Variance.)**

see top of this page  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Does variance applied for constitute an alteration, conversion, extension or expansion of existing nonconforming condition or feature?**

NO  Yes  - if YES, explain in detail.  
\_\_\_\_\_  
\_\_\_\_\_

**Has any previous application been made to this Board for a Zoning Variance or Special Permit relative to all or part of said property?**

NO  Yes  - if YES, specify when and for what.  
\_\_\_\_\_  
\_\_\_\_\_

**I hereby depose and affirm that I have read the "Application Procedure and Requirements for variances to Zoning Regulations," and that all statements in the Application, and the information contained in the accompanying submissions are true, to the best of my knowledge.**

Applicant Dominika MacDonald Date 9/9/2020

Owner Traciwey Jaroslaw Chusba Date 9/9/2020

Agent \_\_\_\_\_ Date \_\_\_\_\_

Signature & Date received by Tracy D. Kulhouski  
Code Enforcement Officer  
REV 9/10/09 Land Use Director 9/9/20

*Kostanyne*

127 Georgetown Rd in Weston, CT  
Square gazebo in the backyard

**FRONT RIGHT CORNER OF THE UNFINISHED GAZEBO:**  
(dimensions are as follow: center of the post to center of the post  
front and back are 18' 6" (or 222") apart, side ones are 14' 9" (or 177") apart)  
\*please note that the tilt-up bracketing on sides is only for support during construction



**INSPIRATION FOR THE GAZEBO:**  
(similar to our desired finished look, only including the existing stone composition as pictured above)



**FRONT LEFT CORNER:**  
(please notice that there are no neighboring houses on neither side)



**BACK OF THE GAZEBO:**



One of the tilt-up brackets that are there only for support during construction.

**\*all tilt-up brackets will be removed once finished**

SUBSURFACE SEWAGE DISPOSAL SYSTEM

WESTPORT/WESTON HEALTH DISTRICT  
180 BAYBERRY LANE  
WESTPORT, CONNECTICUT 06880

AS-BUILT PLAN

LOCATION: 127 GEORGETOWN RD. WESTON  
NO. STREET TOWN LOT NO.

OWNER: ROBERT BELKNAP INSTALLER: LAUTERBACH INC.

TYPE SYSTEM INSTALLED GALLERIES LEVEL LEACHING SYSTEM IN SEPTIC SAND  NEW  REPAIR  ADDITION

TANK SIZE \_\_\_\_\_  NEW  EXISTING

TYPE OF LEACHING & SIZE 104' 18" H. X 4' W. LEACHING GALLERY  NEW  EXISTING  
645 SQ. FEET

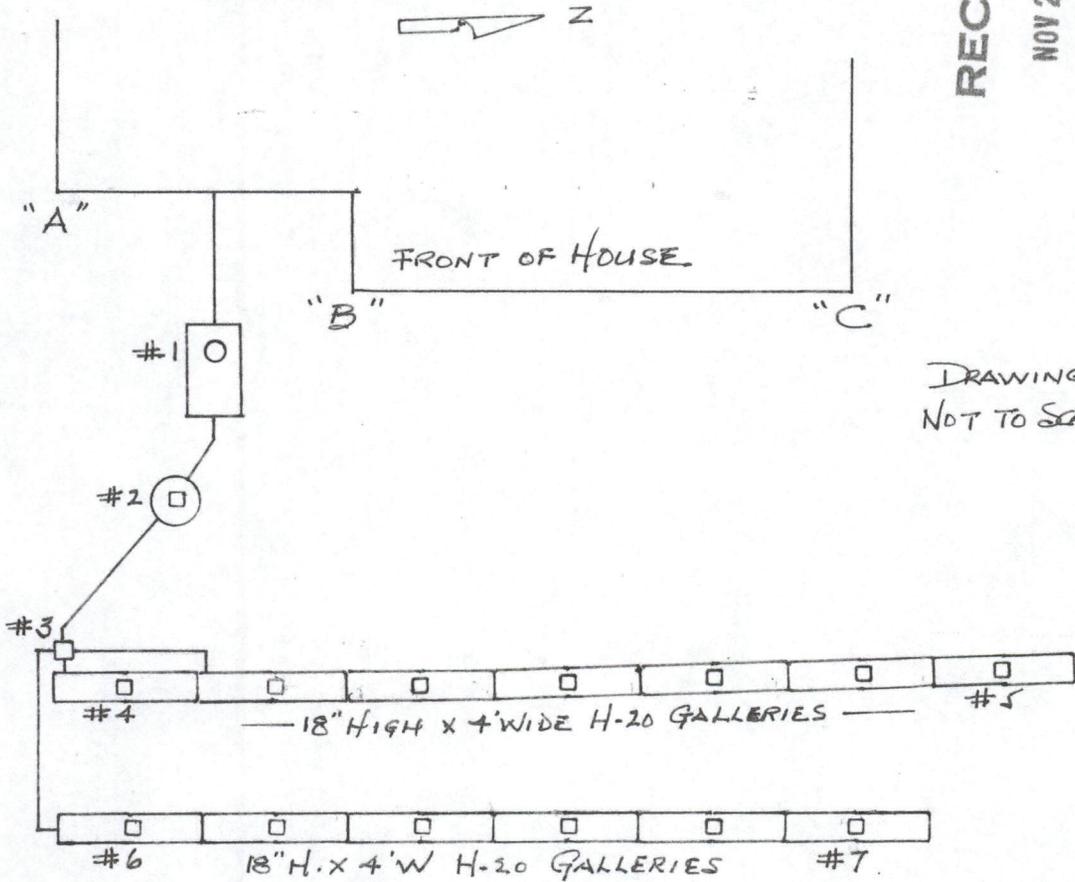
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SEWAGE DISPOSAL SYSTEM CONFORMS TO ALL GOVERNING CODES AND ORDINANCES AND THE DIMENSIONS SHOWN ARE SUBSTANTIALLY CORRECT.

SIGNATURE OF INSTALLER [Signature] LICENSE # 3696 DATE NOV, 94

NAME OF INSTALLER P. LAUTERBACH ADDRESS REDDING CT. TEL. # 93

DWELLING POINT	EXIST. SEPTIC TANK					EXIST. LEVEL LEACHING GALL. OPENING					NEW SYSTEM GALL. OPENING				
	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12	#13	#14	
CORNER "A"	24' 2"	34'	51' 4"	53' 9"		69'									
CORNER "B"	16'	28' 4"	49' 9"	48' 10"	42' 10"	65'	59' 9"								
CORNER "C"					35' 10"		53' 3"								
CORNER "D"															

DIAGRAM - INDICATE NORTH CHECKED BY AS

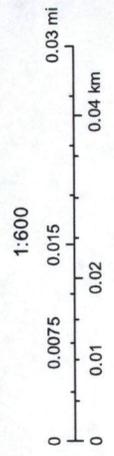
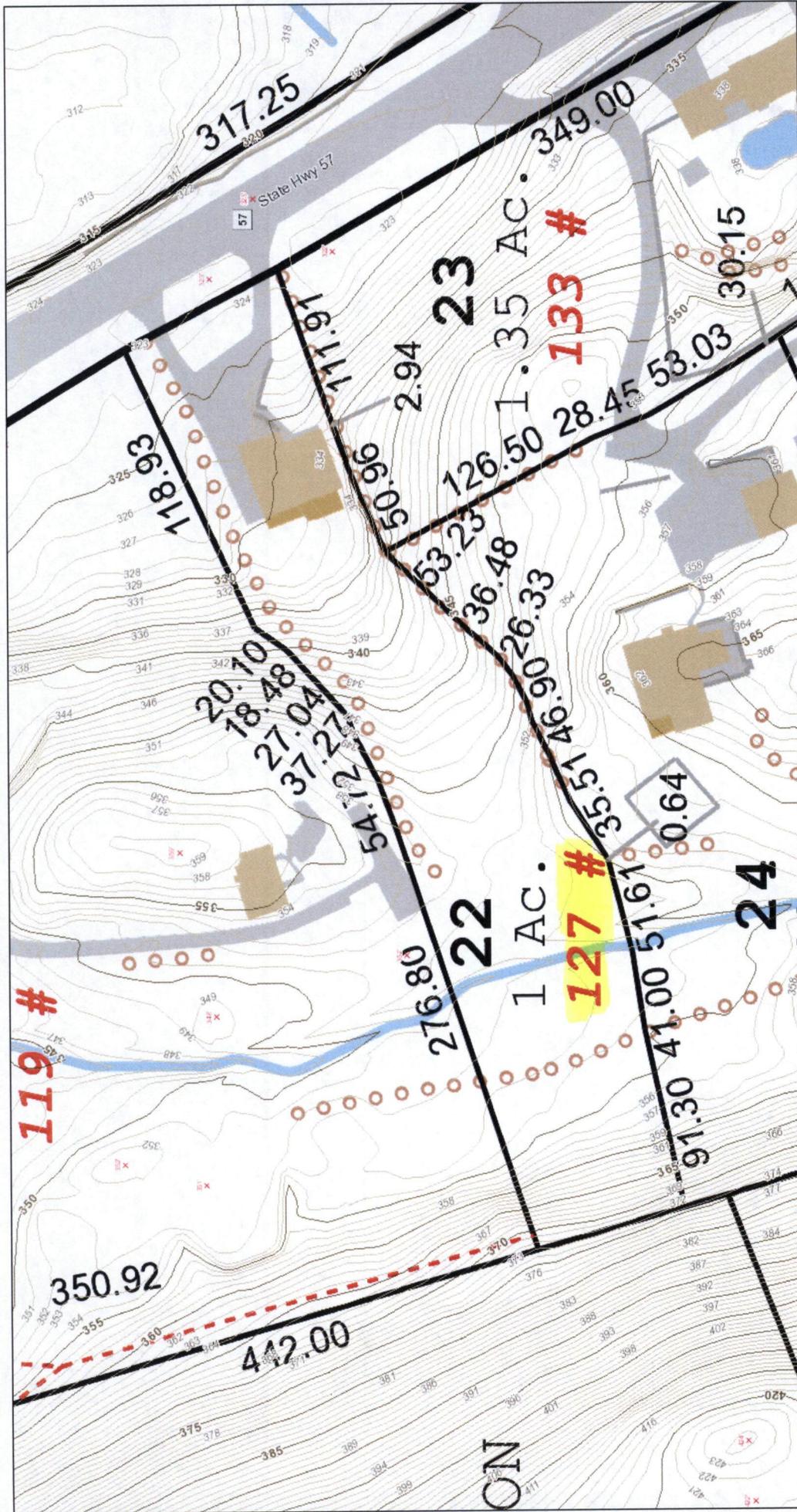


**RECEIVED**  
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DRAWING NOT TO SCALE

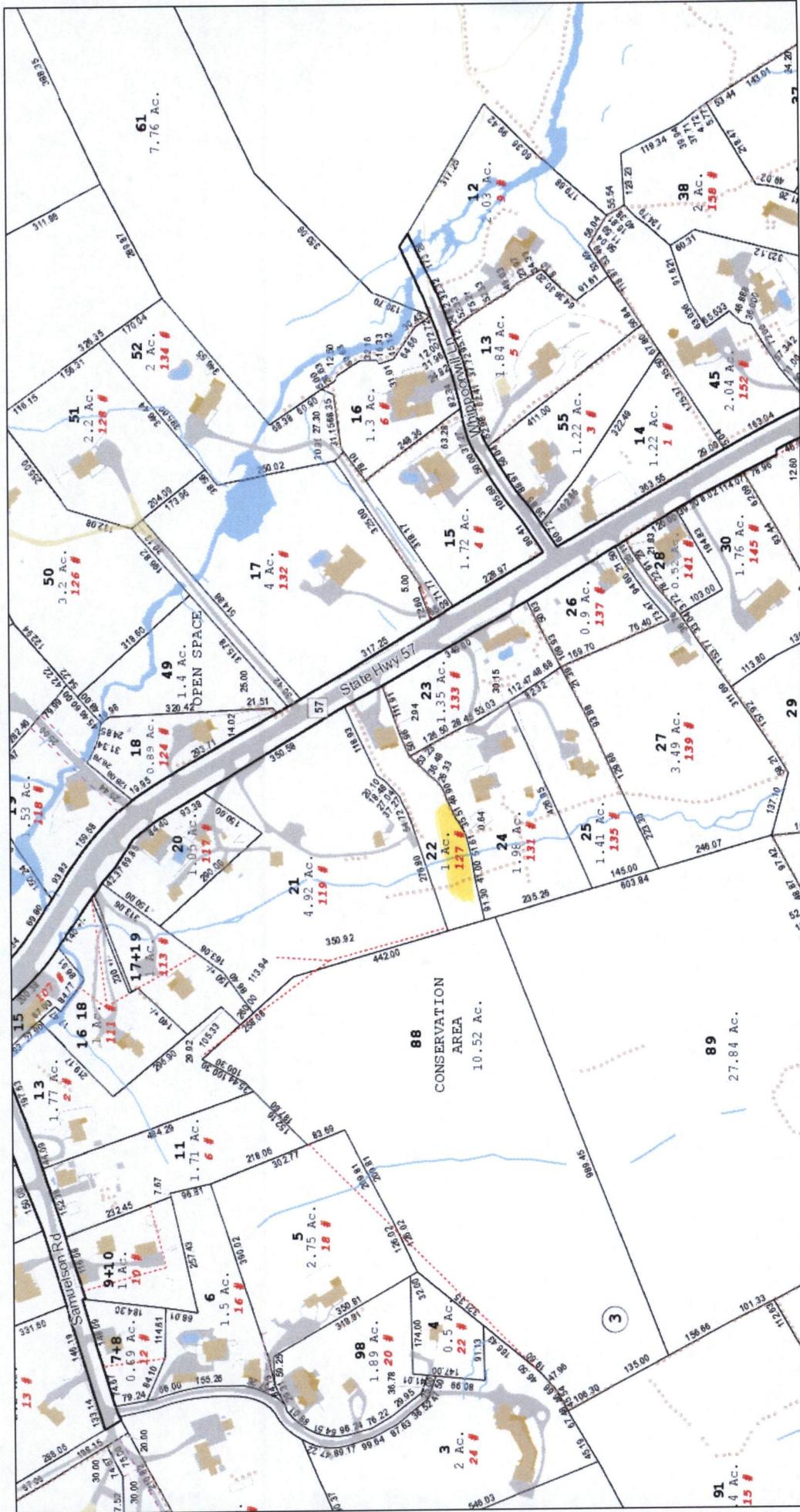
R/L

Town of Weston, CT



September 14, 2020

# Town of Weston, CT



September 14, 2020

Applicant - 127 Georgetown Road

Location: 127 GEORGETOWN ROAD

Map/Lot: 1 3 22

Zone: R-2AC

Date Printed: 09-14-20

Neighborhood: 2-5

Owner Of Record

CHROBAK JAROSLAW & FRONCKIEWICZ KATARZYNA

127 GEORGETOWN ROAD WESTON, CT 06883

CHROBAK JAROSLAW

WAMPUM HILL LLC

BARBARA BELKNAP

MAJOR W GLENN -TRUSTEE

ODEN, JOSEPH P. & STEPHANIE J.

Permit Number

Date

Cost

New Hours

Status

% Comp

Est. Completion

ADD W/BSMNT

Building Permit

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Date

Quit Claim

Sales Type

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Closed

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11- Res Land

13- Res Bldg

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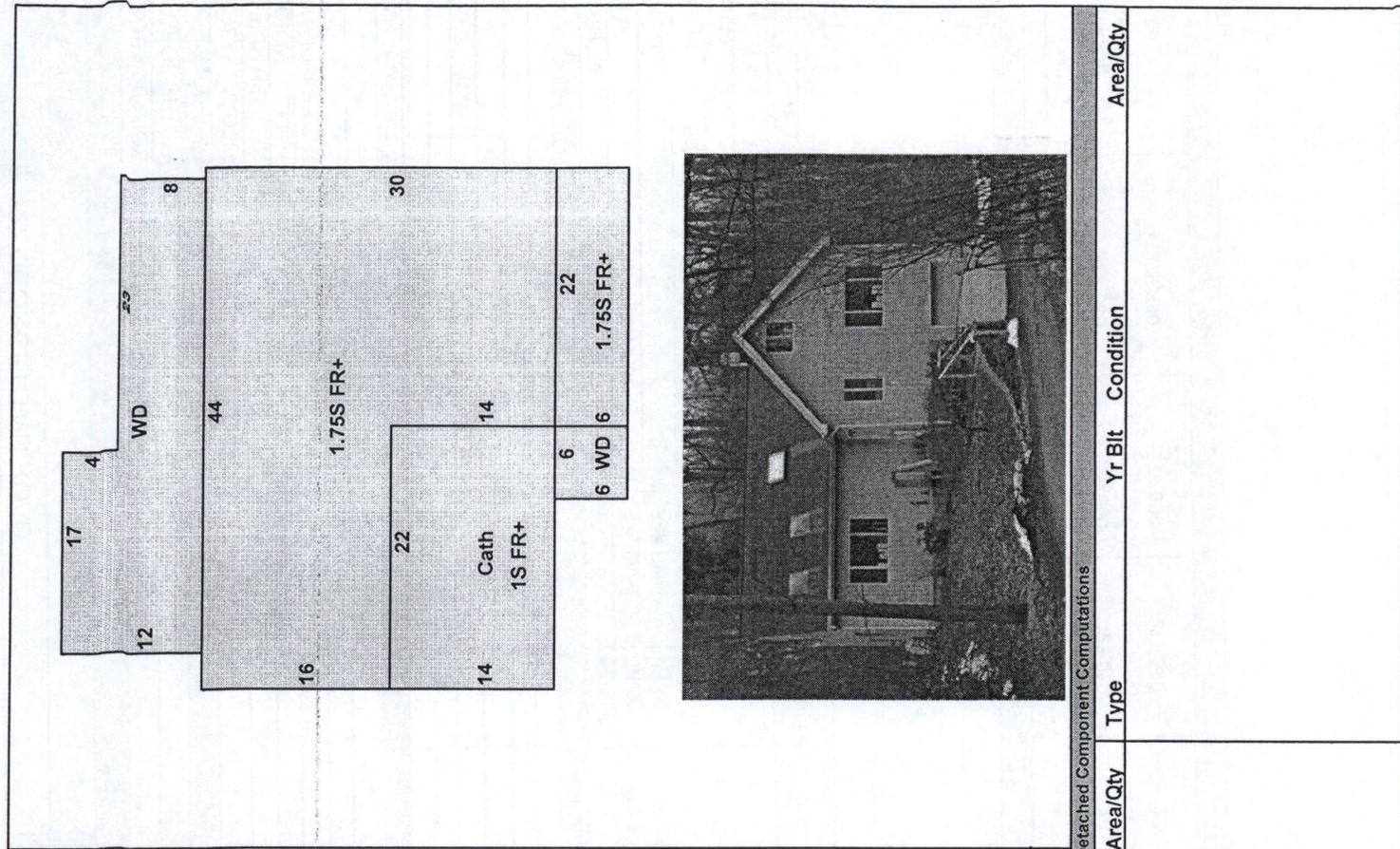
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Unique ID: R02130

WESTON



Location:	127 GEORGETOWN ROAD	Unit	
911 Address:			
Map/Block/Lot	1 3 22		
General Description		Description	Area/Qty
Building Use	Single Family	Base Rate	2,310
Unit		Basement	1,452
Overall Condition	Avg/Good	Basement Garage Bays	1
Class	8	Extra Plumbing Fixtures	1
Stories	1.75	Full Baths	2
Design (Style)	Cape	Value Before Depr.	0
Construction	Wood Frame	Depr/Adjust Amount	0
Year Built	1951	Final Value (After Depr)	0
Percent Complete	100		
Finished Area	2,310		
Finished Area Does Not Include Finished Basement Area			
Foundation			
Basement Area	1,452		
Basement Finish	0		
Bsmt Room Style			
Basement Walls			
Outside Entry	Garage		
Basement Garage Bays	1		
Sump Pump	NO		
Attached Component Computations			
Grade Factor	0	Physical Depreciation %	32
Economic Depreciation %	0	Functional Depreciation %	0
Attached Component Computations			
Type	Yr Built	Condition	Area/Qty
Cathedral	1951	Average/Good	308
Wood Deck	1951	Average/Good	388
Wood Deck	1951	Average/Good	36
Total Building Value			182,935

Type	Yr Built	Condition	Area/Qty	Type	Yr Built	Condition	Area/Qty
Extra Plumb Fix							
Special Features							
1							
Room Summary							
Total Bedroom	8	Kitchens	4	Full Baths	1	Half Baths	2
							0

Detached Component Computations

✓ 1-3-89  
ASPETUCK LAND TRUST  
239 TOILSOME HILL RD  
FAIRFIELD CT 06825

✓ 1-3-24 *Lenor M. Fowler  
and John C. Ladd*  
~~FOWLER LENOR M &~~  
131 GEORGETOWN ROAD  
WESTON CT 06752

✓ 3-1-17  
TRACEY EDWARD  
132 GEORGETOWN RD  
WESTON CT 06883

✓ 1-3-21  
NORTHEAST 119 LLC  
123 HARBOR DRIVE # 211  
STAMFORD CT 06902

✓ 3-1-49  
TOWN OF WESTON  
PO BOX 1007  
WESTON CT 06883

✓ 1-3-88 *c/o Barbara  
Belknap*  
BELKNAP ROBERT L  
17 EAST 96 STREET APT 16C  
NEW YORK NY 10128

✓ 1-3-25  
POTENZA JOSEPH H  
135 GEORGETOWN ROAD  
WESTON CT 06883

✓ 3-1-15  
MUNNELLY NANCY D  
4 WHIPPOORWILL LANE  
WESTON CT 06883

✓ 1-3-23  
BERTINI FAITH ANN TR  
133 GEORGETOWN ROAD  
WESTON CT 06883

✓ 3-1-18  
~~MAESTRI LUIGINO & EMILY~~ *Maestri*  
124 GEORGETOWN RD  
WESTON CT 06883

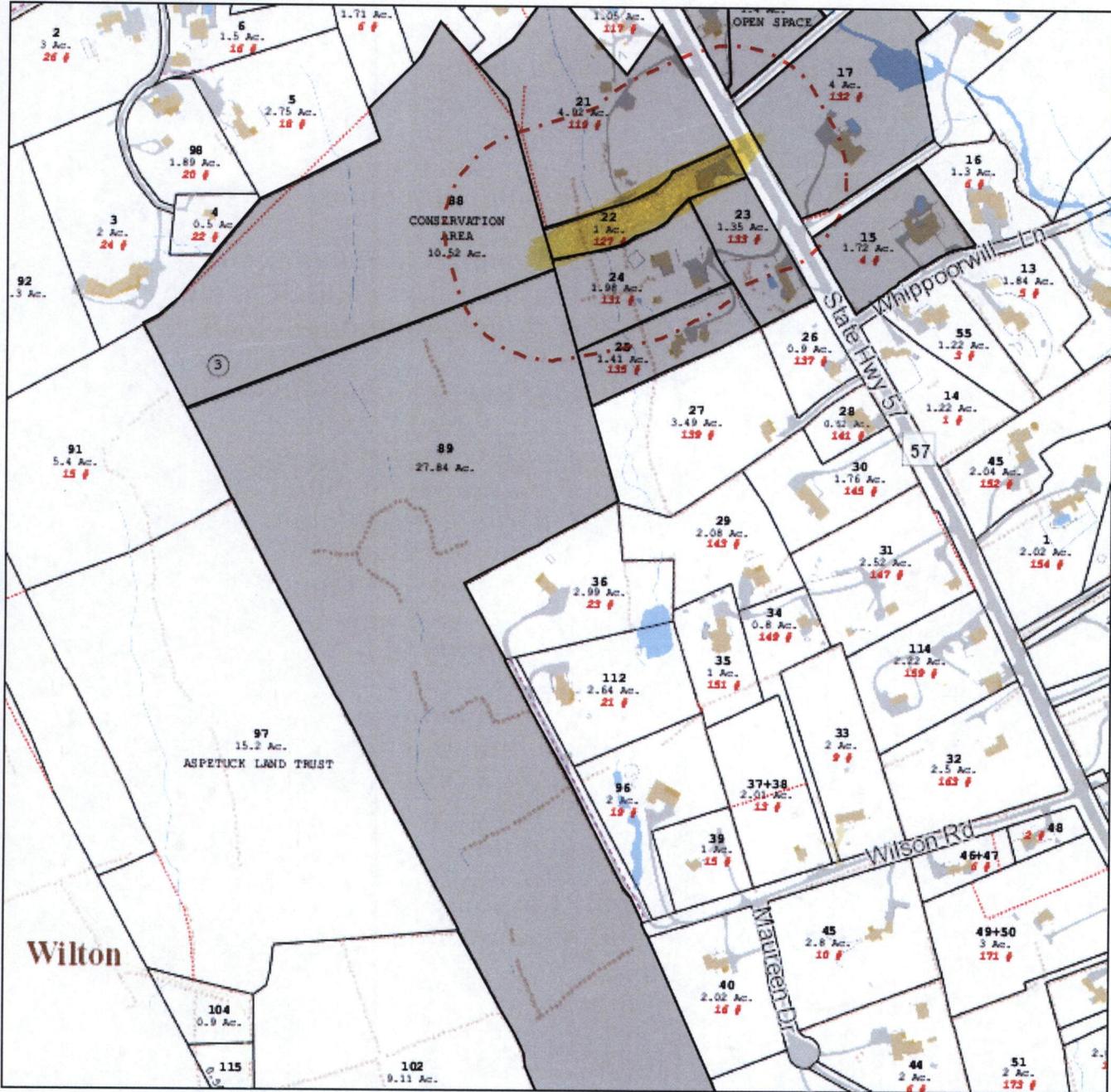
✓ 1-3-22 *Jaroslav Chrobak &  
Katarzyna Fronckiewicz*  
~~CHROBAK JAROSLAW &~~  
127 GEORGETOWN ROAD  
WESTON CT 06883

# Town of Weston

## Geographic Information System (GIS)



Date Printed: 9/14/2020



### MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Weston and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 50 ft

