

# TOWN OF NEWINGTON

200 Garfield Street Newington, Connecticut 06111

## Zoning Board of Appeals

### Memorandum

**To:** Zoning Board of Appeals  
**From:** Erik Hinckley, Asst. Town Planner/ZEO  
**Date:** September 29, 2022  
**Re:** **Petition 00-22-03:** 161 Miami Avenue, Newington: Variance request of 25ft from the required 80ft per Section 4.5 (Table A) to allow the placement of a storage shed in the side yard rather than behind the principal structure and in the rear half of the lot. A second variance seeks to reduce the required 5ft setback from any lot line to 3ft. Zone R-20. Map/Block/Lot: 23/085/000. Applicant: Robin Zimmerman.

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#### **Description of Petition #00-22-02:**

The applicant, Robin Zimmerman, is seeking two variances on this property; first to request a variance of 25ft from the required 80ft per Section 4.5 (Table A) to allow the placement of a storage shed in the side yard rather than behind the principal structure and in the rear half of the lot. The second variance seeks to reduce the required 5ft setback from any lot line to 3ft.

The existing primary structure was constructed in 1969 and lies within the R-20 zone. By regulation all accessory structures are to be placed behind the primary structure **and** in the rear half of the lot. The lot is 160' deep so by applying the regulation the proposed shed would have to be at least 80' from the front property line. As proposed this project requires the **approval of both variance requests** in order for the shed to be placed as shown on the map.

The applicant has stated that the hardship in this case is as follows: "The reason for the request is due to the shape of our property and the landscape. Our rear yard is not large enough for a storage shed as the rear of our property is a hillside" (refer to the applicant's supplement for other comments)

#### **Staff Comments:**

The shape of the lot (as noted by the applicant) does not appear to be much different than other lots located on a curve, it is a typical type of "pie" shaped lot (wider at the street line and narrowing into the back yard). The property does have a retaining wall in the back yard (see their map) and the grade does rise approx. another 10 to 12 feet from the top of retaining wall to the rear property line. It does appear there is at least enough room to place the shed in the back yard

and behind the house. That option is likely not what the property owner is looking for, but it does appear possible. The commission should review the pictures provided by the applicant to better understand the available space and grade issues that are being discussed by the property owner.

Cc: Robin Zimmerman