



Town of Waterford

Department of Planning and Development
www.waterfordct.org

Office Use Only

Date Submitted: _____

Processed By: _____

App. No.: _____

Total Fee: \$ _____

Variance Application to the Zoning Board of Appeals

Property Address: 28 Vivion St., Waterford

1. Type of Variance Application(s) (Check all that apply)

- ☒ Residential ☐ CAM Residential ☐ Location of Approval DMV
☐ Other Residential ☐ CAM Non-Residential ☐ Other: _____
☐ Non-Residential

2. Owner(s) of Record (As listed on deed)

Name: Jeffrey and Audrey Huse Telephone#: 518-456-6412
Address: 1 Lemme Lane Cell Phone#: 518-456-6469
City/State: Slingerlands NY 12159 Email: jeffhuse@juno.com

3. Applicant Information

Name: Jeffrey and Audrey Huse Telephone#: 518-456-6412
Address: 1 Lemme Lane Cell Phone#: 518-429-6469
City/State: Slingerlands NY 12159 Email: jeffhuse@juno.com

4. Agent Information

Name: N/A Telephone#: _____
Address: _____ Cell Phone#: _____
City/State: _____ Email: _____

5. Application Request Type

I/We hereby apply for:

Variance from the Zoning Regulations ☒

Repairer's/Dealer's License ☐

11. Has/Have any previous appeal(s) been filed in connection with these premises during the past ten calendar years?

Yes ☐

No ☒

If yes, _____ and _____
Date(s) Appeal Number(s)

12. Coastal Area Management Boundary

Is the property within the Coastal Area Management Boundary?

Yes ☐

No ☒

Is a CAM report required?

Yes ☐

No ☐

If yes, is the report attached?

Yes ☐

No ☐

If No, note the exempt section(s) of Zoning Regulations _____

13. Owner, Applicant and/or Agent Acknowledgement

By signing below, the Owner and Applicant hereby grant the Waterford Zoning Board of Appeals and its authorized agents, including the Zoning Enforcement Officer, and Town Public Works Staff, the right to enter the premises, subject of the application, to inspect and verify the information contained in the variance application.

I/We hereby depose and say that all the above statements and the statements contained in any papers submitted herewith are true to the best of my knowledge and belief.


Signature of Owner

25 May, 2023
Date

Signature of Applicant/Agent

Date

Additional information on replacement of garage at 28 Vivian Street
submitted by Jeffry and Audrey Huse

- The proposed 14' x 20' (280 sq ft) structure will replace an existing garage structure which is a 12' x 18' structure with two 9' x 4' additions on the south and east sides respectively (288 sq ft). Because of the additions, the overall dimensions of the existing building are 16' x 22'. The proposed building would be 2' smaller in each dimension.
- The two additions on the existing building make the existing footprint impossible to have a modern garage with a conventional 8' overhead door.
- Since the proposed building is 2' shorter overall, it would bring the garage into compliance with the 50' setback from Orient Street. The existing building is 48' from Orient.
- The main portion of the proposed garage would be shifted 2' away from the house. The existing garage is only 20" from the house. The proposed structure would still be 50' from both Orient Street and Vivian Street.
- The width of the property is only 75' so the back of the existing building is only 4' 8" from the north lot line. The proposed building would be the same distance from the property line.

TOWN OF WATERFORD ZONING BOARD OF APPEALS

LIST OF PROPERTIES WITHIN 150'
OF PROPERTY LOCATED AT:

28 Vivian Street

SUBMIT THIS FORM WITH APPLICATION

OWNER	UNIQUE ID	PROPERTY ADDRESS	MAILING ADDRESS
AEI KANE LLC	831400	22 VIVIAN STREET	51 JUPITER POINT ROAD
		WATERFORD CT 06385	GROTON, CT 06340
AYDIN	832000	33 VIVIAN STREET	33 VIVIAN STREET
HUSEYIN NAIL		WATERFORD CT 06385	WATERFORD CT 06385
CARD	832300	36 VIVIAN ST	36 VIVIAN ST
BARRY		WATERFORD CT 06385	WATERFORD CT 06385
COLLINS	535100	29 OLIVE STREET	29 OLIVE STREET
PATRICK H JR		WATERFORD CT 06385	WATERFORD CT 06385
COPPOLO	831900	31 VIVIAN STREET	31 VIVIAN STREET
CHRISTOPHER & MONTI ALEXANDRA		WATERFORD CT 06385	WATERFORD CT 06385
CORMIER	535500	36 OLIVE STREET	595 LINDSEY LN
RICHARD N		WATERFORD CT 06385	ST AUGUSTINE FL 32086
DAMON	831500	25 VIVIAN ST	25 VIVIAN ST
SUSAN L & PRENTICE DAWN L		WATERFORD CT 06385	WATERFORD CT 06385
HOSTNIK	832200	35 VIVIAN STREET	35 VIVIAN STREET
SUSAN		WATERFORD CT 06385	WATERFORD CT 06385
KOSLOSKEY	831300	21 VIVIAN ST	21 VIVIAN ST
CHRISTIAN		WATERFORD CT 06385	WATERFORD CT 06385
LEWIS	536000	45 OLIVE ST	45 OLIVE ST
LESLIE A L/U & GILDA L/U		WATERFORD CT 06385	WATERFORD CT 06385

RECORD AND RETURN TO:
Jeffry Huse
Audrey Huse
1 Lemme Lane
Slingerlands, NY 12159

SPECIAL WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE THAT, Fannie Mae A/K/A Federal National Mortgage Association, P.O. Box 650043, Dallas, TX 75265-0043, Acting herein by Sean E. Sweeney an authorized representative of McCalla Raymer Leibert Pierce, LLC, as Attorney-in-Fact for Fannie Mae A/K/A Federal National Mortgage Association under a certain Limited Power of Attorney dated January 20, 2017, (hereinafter referred to as Grantor), for the consideration of **ONE HUNDRED FIVE THOUSAND FIVE HUNDRED AND 00/100 (\$105,500.00)** received to its full satisfaction of **JEFFRY HUSE and AUDREY HUSE, 1 Lemme Lane, Slingerlands, NY 12159, as Joint Tenants** (hereinafter referred to as Grantees), does give, grant, bargain, sell and confirm unto the Grantees, and the survivor of them and the heirs and assigns of the survivor of them forever, the following described real property.

That certain piece or parcel of land situated in the Town of Waterford, County of New London and State of Connecticut, known as **28 VIVIAN STREET**, and more particularly described in SCHEDULE A attached hereto and made a part hereof.

Said premises are subject to building lines, if established, all laws, ordinances or governmental regulations, including building, wetlands and zoning ordinances, assessments affecting the premises; Taxes due to the Town of Waterford which become due subsequent to the date of this Deed; Any state of facts an accurate survey or personal inspection of the premises may disclose.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said Grantees and the survivor of them, and the heirs and assigns of the survivor of them forever, and to their own proper use and behoof.

AND ALSO, it, the said Grantor, does for itself, its successors and assigns, covenant with the said Grantees, their survivor and such survivor's heirs and assigns, that Grantor has not done or suffered anything whereby the said real property has been encumbered in any way whatsoever, except as aforesaid.

REO#P1709Y5

SCHEDULE A
LEGAL DESCRIPTION

The full and undivided interest in and to a certain lot of land, with the buildings thereon, situated in the Town of Waterford, County of New London and State of Connecticut, being numbered Three Hundred Eighty-Seven (387) Three Hundred Eighty-Eight (388) and Three Hundred Eighty-Nine (389) on plan of Morningside Park by Daboll & Crandall C.E. dated August 1926 and recorded in the Waterford Land Records to which reference may be had for a more particular description.

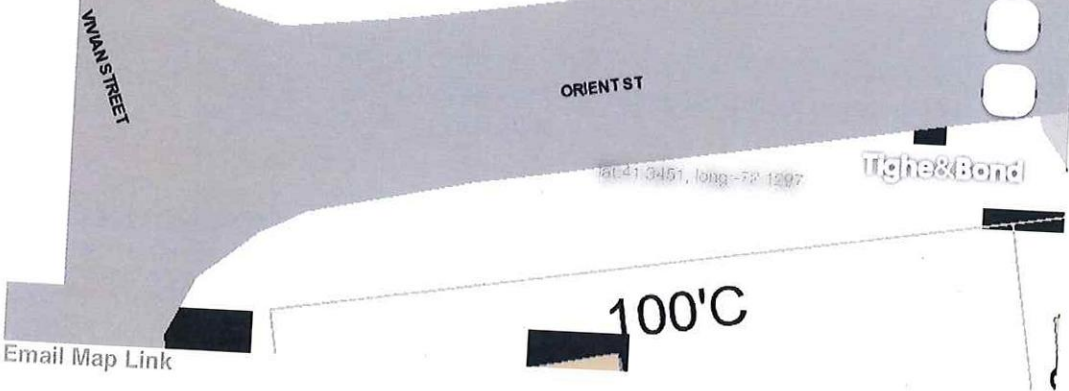
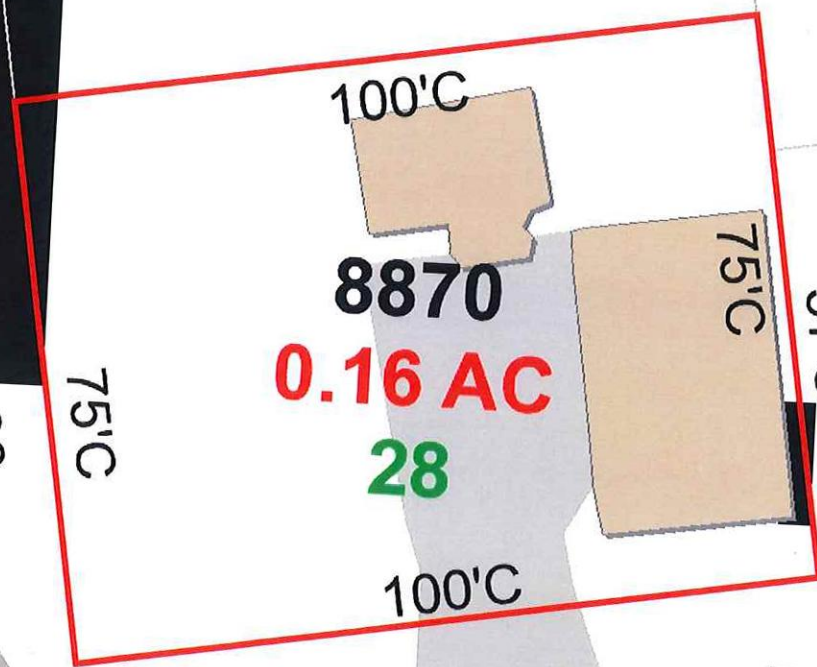
Identify Layers About

Summary

28 VIVIAN STREET

HUSE JEFFRY & AUDREY

Parcel ID: 831700 [View Details](#)



Email Map Link

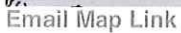
Copy and paste the following string into an email to link to the current map view:

Print Map

Size: _____

Scale: 1" = _____ ft. Title: _____

Close Print





Scale: 1" = _____ ft. Title: _____

Close Print