



Town of Waterford

Department of Planning and Development
www.waterfordct.org

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MAY 29 2026

Planning & Development
Town of Waterford, CT

Office Use Only

Date Submitted: 5/29/26

Processed By: KK

App. No.: ZBA-26-9

Total Fee: \$ 560-

Variance Application to the Zoning Board of Appeals

Property Address: 20 Laurel Street

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: Donna Combs Telephone#: [REDACTED]
Address: [REDACTED] Cell Phone#: _____
City/State: [REDACTED] Email: [REDACTED]

3. Applicant Information

Name: Clint and Donna Combs Telephone#: (860) 922 - 9726
Address: [REDACTED] Cell Phone#: _____
City/State: [REDACTED] Email: [REDACTED]

4. Agent Information

Name: Reagan Construction Group Telephone#: (860) 625 - 5870
Address: [REDACTED] Cell Phone#: _____
City/State: [REDACTED] Email: [REDACTED]

5. Application Request Type

I/We hereby apply for:

Variance from the Zoning Regulations ☒

Repairer's/Dealer's License ☐

6. Parcel Information

Map/Block/Lot: _____ / _____ / _____ Street No. & Name: 20 Laurel Street
Approximate Size SF/AC: 3725 / .08 Date acquired: 07/08/2020 Zone(s): VR-75
Deed recorded in Waterford Land Records Volume Number: 1654 Page(s): 146-148
Located on the side North of Laurel Street, 125 feet
(N, S, E, W) (STREET)
East from the intersection of Ridgewood Drive and Laurel Street
(N, S, E, W) (STREET) (STREET)

The variance relates to (please check one):

Use: ☐ Area: ☒ Frontage: ☐ Yards/Setbacks: ☒ Signs: ☐ Dealer/Repairer: ☐

7. Zone District

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	7500 sq.ft	3725 sq. ft	3725 sq. ft
MINIMUM FRONTAGE	50 ft	40 ft	40 ft
MINIMUM FRONT YARD	10.05 ft	12.0 ft	11.0 ft
MINIMUM SIDE	15 ft	2.9 ft	1.9 ft
MINIMUM REAR YARD	30 ft	35.2 ft	31 ft
MAXIMUM BUILDING COVERAGE	20%	27.4%	35.6 %
MAXIMUM BUILDING HEIGHT			
MINIMUM PARKING SPACES			

8. Under what section(s) of the Zoning Regulations is the appeal based?

Attach additional sheet if necessary

VR-75

9. Specifically state amount of variance or action Board is requested to take:

Attach additional sheet if necessary

Seeking: 13.1' west side setback / 27.4% to increase to 35.6% lot coverage / 4' east setback

10. What is the hardship claimed? See Sections 27.4 and 27.5 of the Zoning Regulations

See attached page.

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 ☐

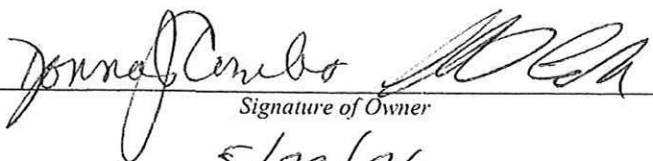
No ☒

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
5/29/26
Date


Signature of Applicant/Agent
5.29.26
Date

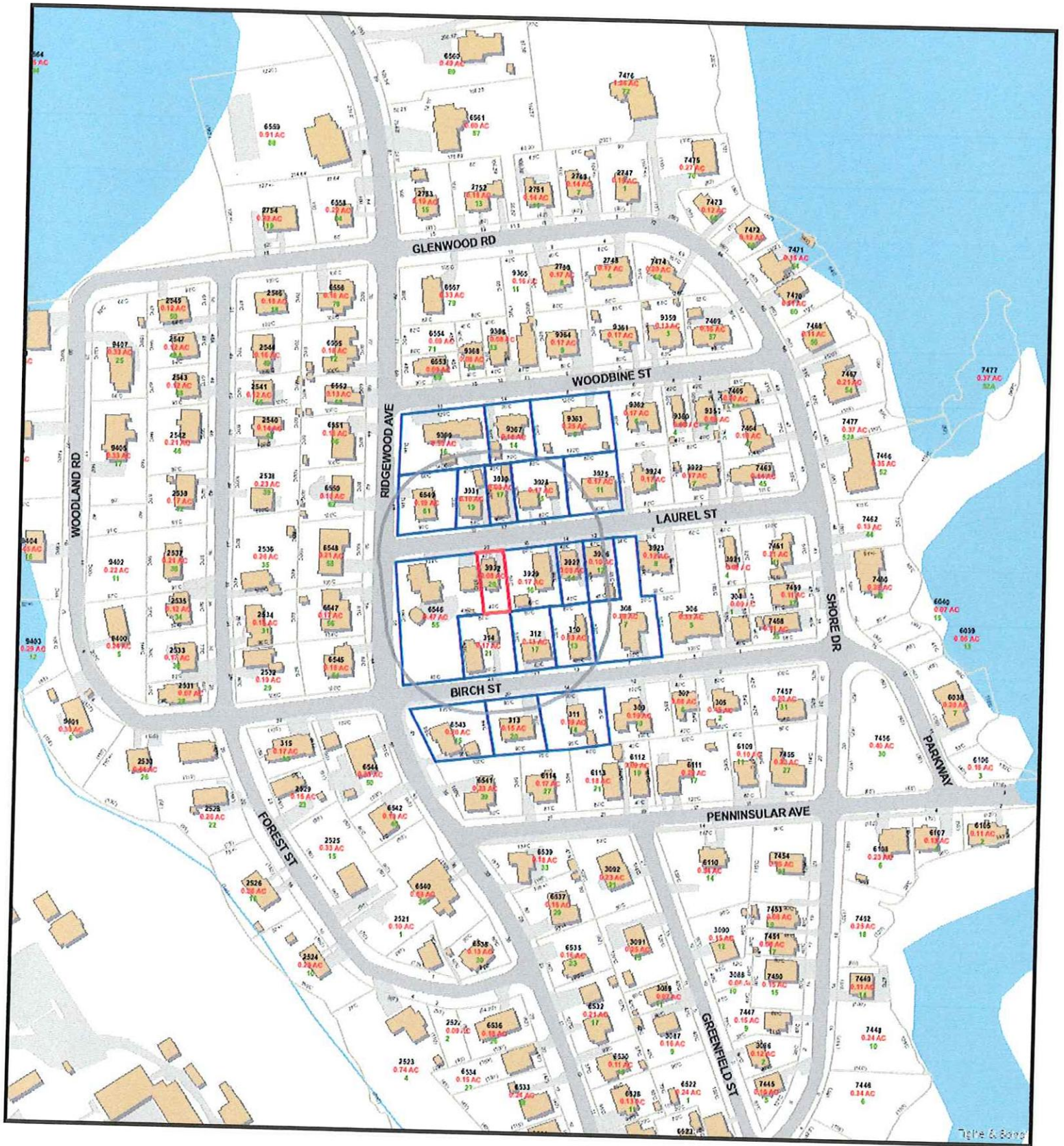
Side Yard Setback and Lot Coverage Variance for 20 Laurel Street

The subject property is a legally existing lot of record that predates the adoption of the current zoning regulations. The property is located within the VR-75 district and contains approximately 3725 square feet. The lot is currently improved with an existing single-family residence constructed prior to the enactment of the current zoning requirements.

The hardship associated with this application arises from the unique physical characteristics of the property itself. Specifically, the lot's limited dimensions, area, and configuration, together with the location of the existing dwelling, create circumstances that prevent the property from reasonably conforming to current zoning requirements. The existing residence was constructed prior to the adoption of the current regulations and occupies a location on the lot that does not conform to present-day setback requirements. As a result, strict application of the zoning regulations significantly limits the ability to make reasonable improvements to the property.

The hardship is not self-created and does not result from any action of the current owner. Rather, it is a direct consequence of the property's pre-existing nonconforming status and the physical constraints inherent to the lot. These conditions are not generally shared by conforming properties within the zoning district.

We appreciate your consideration of this request and look forward to the meeting.
Thank you.



5/28/2026 5:18:27 PM

Scale: 1"=200'

Scale is approximate

The information depicted on this map is for planning purposes only.
It is not adequate for legal boundary definition, regulatory
interpretation, or parcel-level analyses.

