



**TOWN OF TOLLAND**  
**APPLICATION FOR VARIANCE**  
Zoning Board of Appeals

App. # 20-2

**Property Information**

Property Address: 50 Arnold Drive  
Property Owner: Michael Heine  
Zone: RDD Map/Block/Lot: 20/F/013

**Applicant Information**

Name: (if different than above) \_\_\_\_\_  
Address: (if different than above) \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

**Variance Requested**

Describe variance being requested and hardship (self-created, financial or cosmetic issues are not hardships):

Building a 32x32 garage - seeking variance closer to  
sideline to Road (corner lot) No other Place on My Property  
to Put Proposed Garage that wouldn't Cause Problems to my  
Neighbors - Can't be Closer to house - Need Access to backyard  
Section of Zoning Regulations to be Varied: 17-2.C.1.

All of the above statements and the statements contained in any documents and plans submitted herewith are true to the best of my knowledge.

Applicant Signature: [Signature] Date: 2/10/2020  
Owner Signature: [Signature] Date: 2/10/2020

A separate letter or email from owner authorizing permission to apply for a variance is also acceptable.

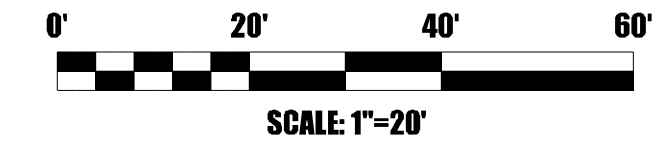
- \* PDF copy  
\* 9 copies of a sketch / plot plan clearly showing the proposed location of the structure, property lines, and distance to property lines must accompany this application along with the appropriate fee. Please consult with staff.

**OFFICE USE ONLY**

Fee Amount: \$320 Official Date of Receipt: 2/27/2020  
Form of Payment: [Redacted] Public Hearing Set for: 2/27/2020  
Date Submitted: \_\_\_\_\_ Decision Date: \_\_\_\_\_  
(stamp) Decision: \_\_\_\_\_

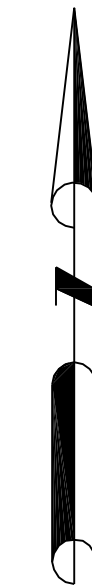
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**FEB 10 2020**

BY: CM



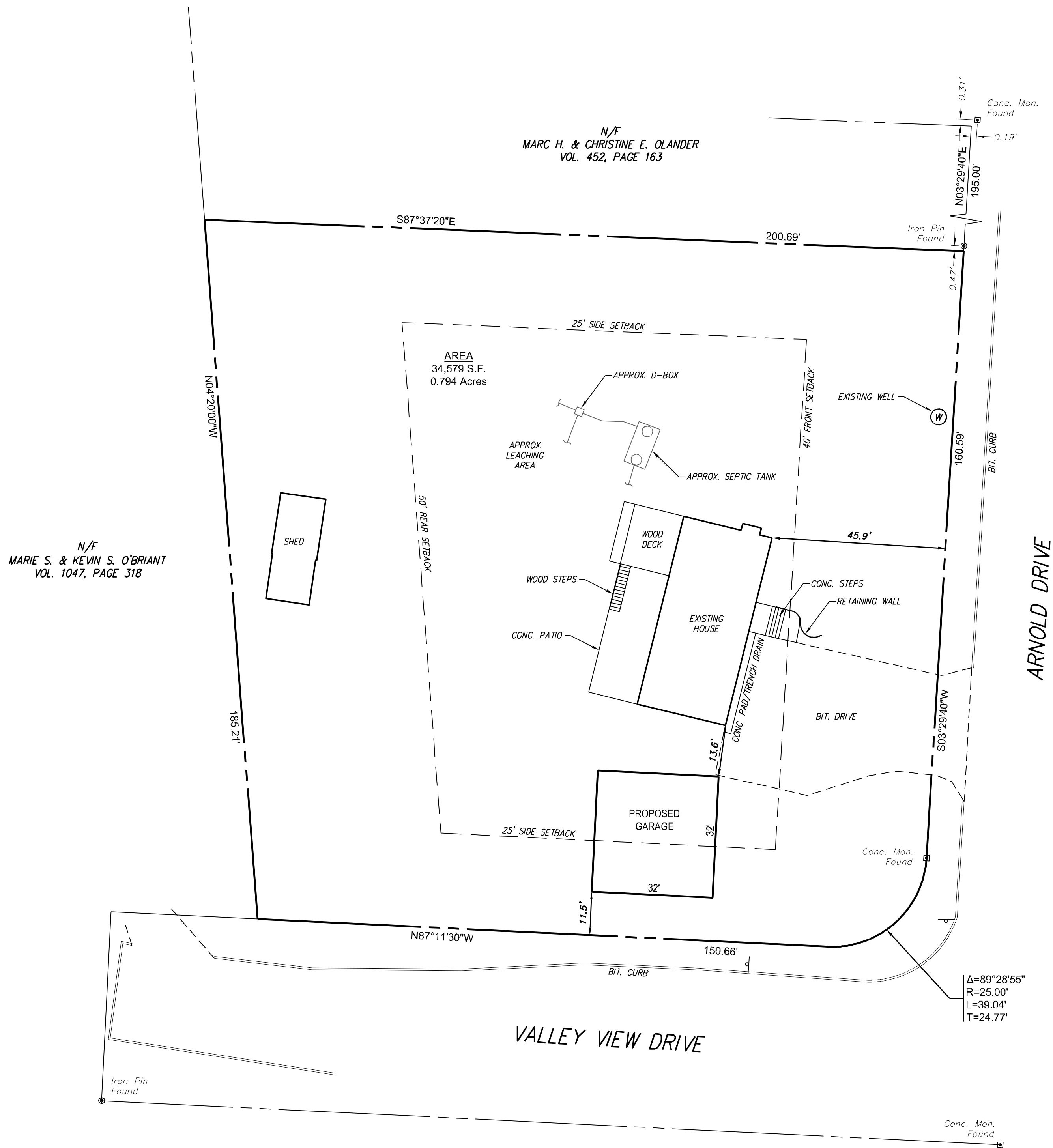
LEGEND

---	PROPERTY/STREET/LEASE LINE
- - -	SETBACK LINE
⊥	UTILITY POLE
⊙	IRON PIPE OR PIN FOUND
⊞	CONCRETE MONUMENT FOUND



SURVEY NOTES:

- THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A PROPERTY SURVEY AND CONFORM TO HORIZONTAL ACCURACY CLASS A-2. IT IS INTENDED TO DEPICT THE DEED LINES, LINES OF OCCUPATION, EASEMENTS AND ENCROACHMENTS ON THE SITE. THE PROPERTY/BOUNDARY DETERMINATION OPINION PRESENTED HEREON IS BASED ON A RESURVEY.
- REFERENCE IS HEREBY MADE TO THE FOLLOWING DRAWINGS ENTITLED:  
A. "SUBDIVISION PLAN SECTION A 'VALLEY VIEW' TOLLAND, CONN." PREPARED BY EVERETT GARDENER, SCALE 1"=50' AND DATED MARCH 14, 1966. TOLLAND LAND RECORDS MAP #8/32..
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THE SEPTIC SYSTEM COMPONENTS DEPICTED HEREON ARE BASED ON INFORMATION PROVIDED BY THE TOWN OF TOLLAND BUILDING DEPARTMENT.



PROPERTY SURVEY

LAND NOW OR FORMERLY OF  
**MICHAEL HEINE**  
VOLUME 1163, PAGE 136  
50 ARNOLD DRIVE  
TOLLAND, CONNECTICUT



JOB No.:	19-053
SCALE:	1"=20'
DATE:	JANUARY 31, 2020
DWG. NO.:	1
SHEET:	1 OF 1

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS  
MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

JONATHAN TARBOX

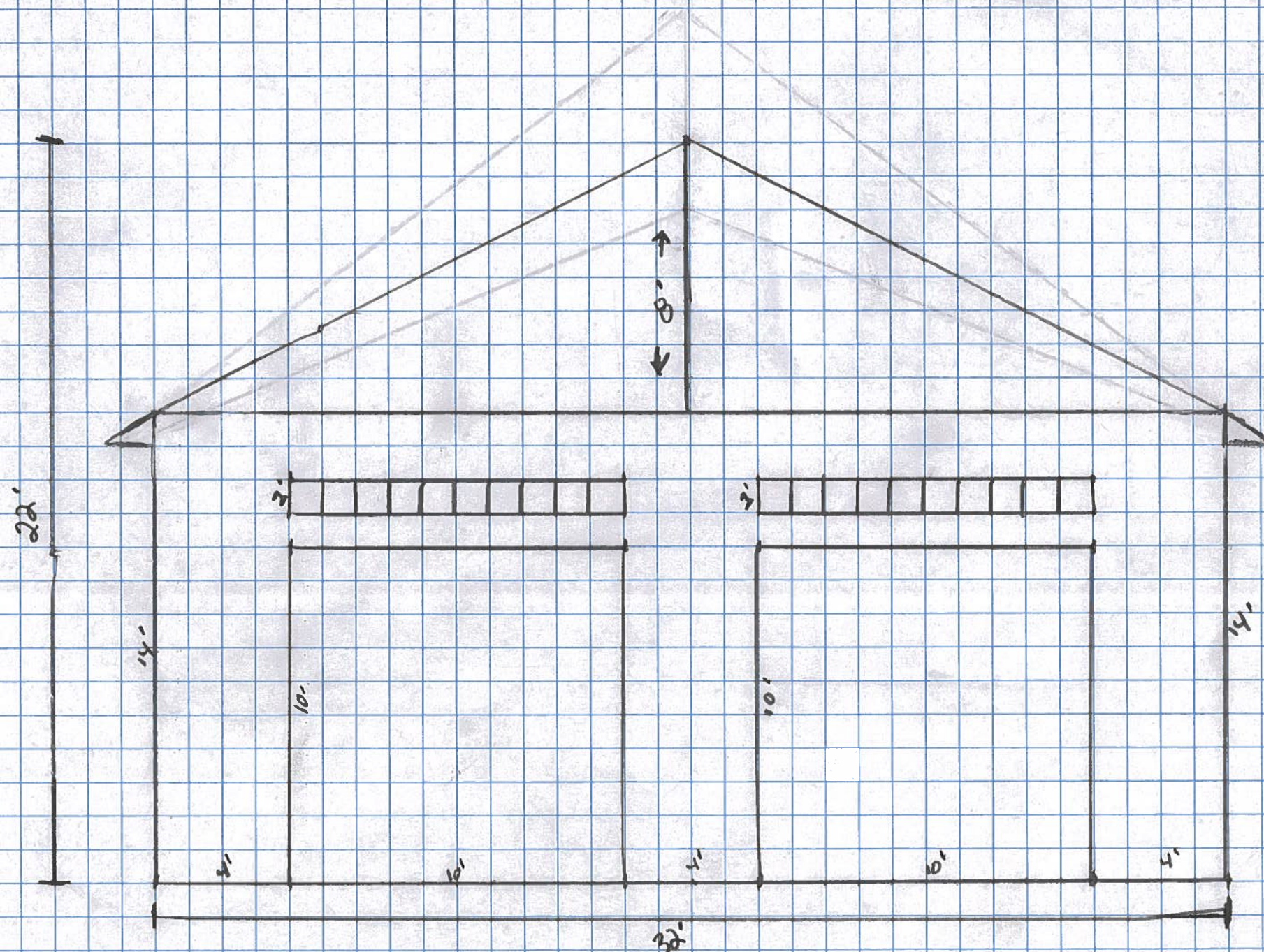
L.S. #70075

REVISIONS:



Michael Heine  
50 Arrow H Drive  
Tolland, CT 06084

Proposed Garage  
Subject to Change  
from Builder Recommendation



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