

RECEIVED
Date: 3/17/26
TOWN OF PROSPECT
LAND USE DEPARTMENT

Application #: 1-2026

Zoning Variance Application

(Please Print or Type All Information and Attach Additional Pages as Needed)

Applicants are encouraged to consult with the Prospect Zoning Enforcement Officer when completing this Application.

Date: 3/16/26

Applicant's Name: O'Connell Christopher CV
(last) (first) (middle initial)
Mailing Address: 27 Holley Ln Prospect
(number) (road) (town)
Telephone: 203 200 9963
(day) (evening) (cell)
EMAIL: Chris O'Connell 14 @ Yahoo.com
Please print legibly

Agent's Name: _____
(last) (first) (middle initial)
Mailing Address: _____
(number) (road) (town)
Telephone: _____
(day) (evening) (cell)
EMAIL: _____
Please print legibly

Property Owner's Name: O'Connell & Christopher
SAME and Sarah Pior Kowski
(last) (first) (middle initial)
Mailing Address: 27 Holley Lane Prospect
(number) (road) (town)
Telephone: _____
(day) (evening) (cell)
EMAIL: Chris O'Connell 14 @ Yahoo.com, Sarah Pior Kowski
Please print legibly @gmail.com

Send ZBA correspondence to (select one): Applicant Agent Property Owner
Sent via email; please advise if you do not have an email address.

Subject of Variance Property

Address: 27 Holley
Zone: RA-4 Assessor's Map #: 109 Block 63 Lot #: 27
Deed to Property Recorded In: Volume: 909 Page: 218

Was a previous variance granted for this property? Yes or No, please circle

What year was variance granted? _____ What variance was granted? i. e, frontage, setback etc _____

Year Home Built: 2023 Year lot created: 1997

Is the property Conforming Yes or Nonconforming _____ with Zoning Regulations? Please check one

Lot Dimensions: Width: 200 Ft Depth: 650 Ft Area: 7.2 AC

Building Coverage "BC" (Maximum 15% of the lot area can be covered with building and structures; open decks are not included in Building Coverage)

Existing BC Sq ft 1.1 %

Proposed BC Sq ft .8 %

Existing BC Sq ft 1.1 % plus Proposed BC Sq ft .8 % = Total BC Sq ft ~~2.0~~ 1.9 %

Impervious Surface coverage "IMPSC" (Maximum 30% of the lot area can be covered by impervious surfaces Which includes buildings, parking lots, loading areas, driveways, patios and walkways)

Existing IMPSC Sq ft 6.1 %

Proposed IMPSC Sq ft .9 %

Existing IMPSC Sq ft 6.1 % plus Proposed IMPSC Sq ft .9 % = Total IMPSC Sq ft 7 %

Height for Detached Garage (Definition – Detached Garage: 22 ft. Shall not exceed 24 feet maximum Height measured from the floor elevation of the garage door to the peak of the roof and must meet the main Building setback in accordance with the underlying zone requirements).

Height for Barn (Definition – Barn: _____ ft. A structure used for agricultural activities as a farm. The term "farm" includes land, principal and accessory buildings used primarily or incidentally for those activities Included under the definition of "agriculture". A structure used by owner or residents with no commercial activities. May be used for the private use by the owner or resident for the storage of animals, feed, hay, equipment, tack and/or Agricultural vehicles. A barn is not intended as a venue for parties or events i.e., picnics, weddings etc. The maximum Height of a barn is 35 ft. The height is measured from the average level of the ground surrounding the building to the Highest point of the building barn).

Height for residential house and/or commercial or industrial building: _____ ft. (The distance measured from the Average level of the ground surrounding the building to the highest point of the building). Maximum height permitted 35 ft.

Existing setbacks side yard Left _____ ft Existing Right yard setback _____ ft

Proposed setbacks side yard Left _____ ft Proposed Right yard setback _____ ft

Existing Rear yard setback _____ ft Existing Front yard setback _____ ft

Proposed Rear yard setback _____ ft Proposed Front yard setback _____ ft

- List all existing buildings and uses on the lot and the legal basis for each (use "P" for permitted use; "PV" for previous variance; "NCU" for nonconforming use existing at the effective date of zoning regulation or amendment; "O" for other, please explain):

~~N/A~~

P- Single Family dwelling
 P- Shed 159 sq ft

- The following variance(s) is (are) requested of the Prospect Zoning Regulations:
 Section Number Zoning Requirement (please review the Prospect Zoning Regulations)

4.9.2.2 Pool - All swimming pools must be located behind the front range line of the house
 5.2.5.4 Garage - all storage building not attached to dwelling must be located beyond the rear range line of house.

- The precise variance sought (for example, "5-foot variance of the rear yard setback to allow a 45-foot rear yard setback"):

Building a Structure within the Side Yard
 Pool + Garage Ample Setback Space.

- Reason for variance (for example, "installing a pool", "building an addition"):

To construct
 a Detached Garage 26 ft x 30' (780 sqft)
 Inground Pool 18 ft x 36'

- The following special conditions and circumstances exist which are unique to the subject property but which do not generally affect the district in which it is situated and which do not result from the actions of the Property Owner:

The lot is Unusually large for the district and the lot makes buildable area ~~constrained~~ constrained

6. Strict and literal interpretation and enforcement of the Zoning Regulations would deprive the Property Owner of rights commonly enjoyed by other properties in the same district because:

Its Not practical and much more disturbance
if installed per current Regulations.

7. Literal enforcement of the Zoning Regulations would result in exceptional difficulty or unusual hardship to the Property Owner because:

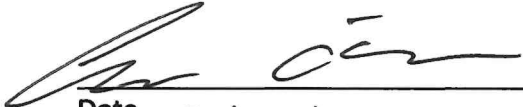
Existing topography ~~is~~ is not conducive for
in ground pool in the rear yard. Same for
garage.

8. The variance will be in harmony with the general purpose and intent of the Zoning Regulations because:

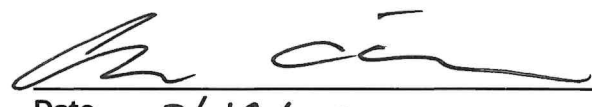
Lot is of large size, proposed structures
will be distant enough from neighboring
structures.

The undersigned warrants the truth of all statements contained herein and the applicant is familiar with all the information provided in the application and is aware of the penalties for obtaining a variance through deception or through inaccurate or misleading information.

Property Owner/Applicant/Agent Signature
****Please circle what applies above****


Date 3/16/26

Property Owner/Applicant/Agent Signature
****Please circle what applies above****



Date 3/16/26

**If the property is owned by more than one person or there is more than one applicant then all Owners/applicants must sign the application. **


If the property is owned by more than one person or there is more than one applicant then all Owners/applicants must sign the application.

The applicant(s) also give the members of the Prospect Zoning Board of Appeals permission to enter onto my/our property at any reasonable time for the purposes of a site visit during the application process.

Property Owner/Applicant/Agent Signature
****Please circle what applies above****

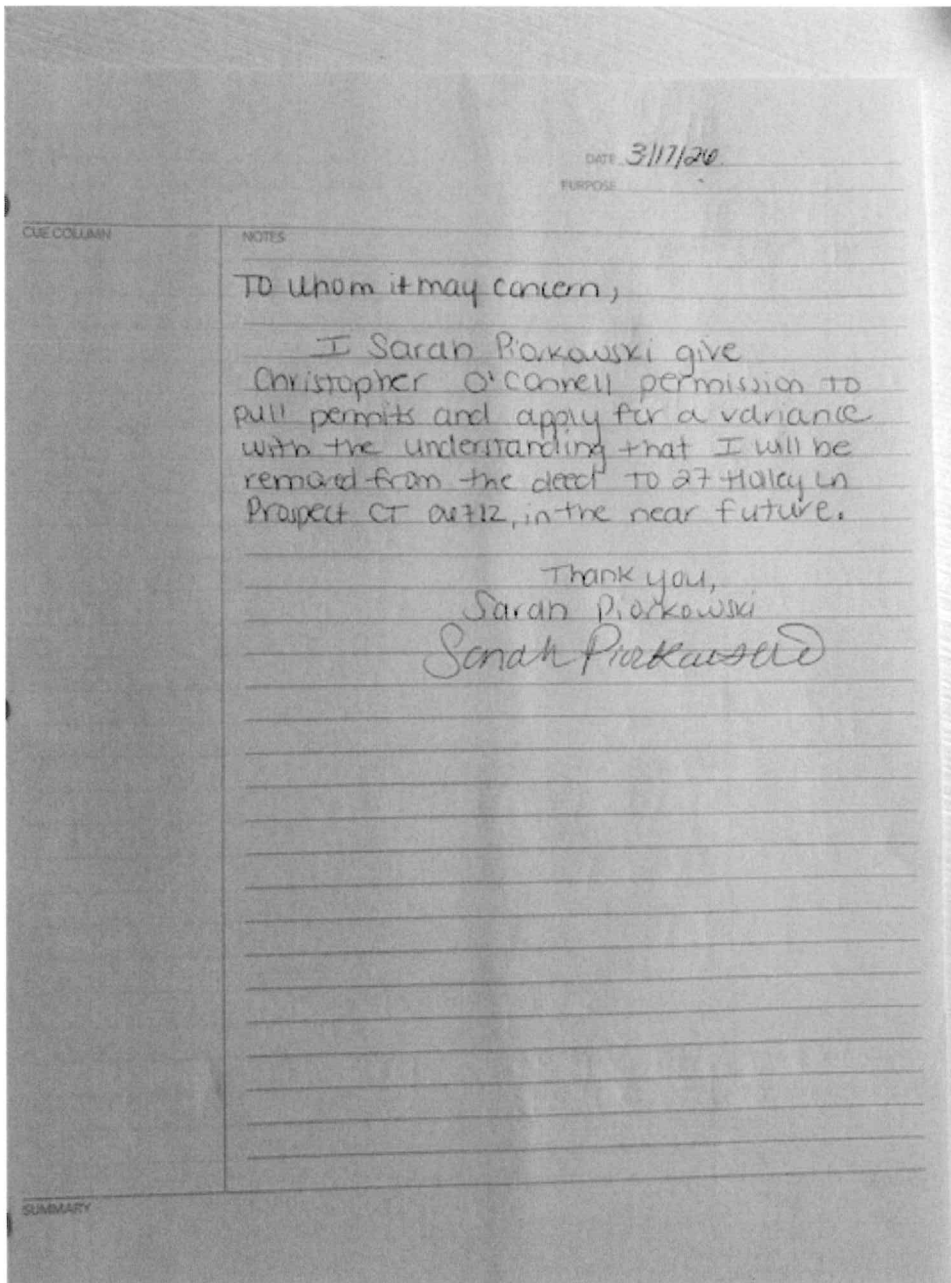

Date 3/16/26

Property Owner/Applicant/Agent Signature
****Please circle what applies above****


Date 3/16/26

Mary Barton

From: Sarah Piorkowski <sarahmpiorkowski@gmail.com>
Sent: Tuesday, March 17, 2026 8:59 PM
To: Mary Barton
Subject: 27 Holley Lane



Sent from my iPhone

fee pd
via money
order see
attached

For Office Use Only:

Application Submission Date:

3/17/26

Application Day of Receipt:

3/24/26

Board's Decision on This Application and Date:

Revised May 9,2022

INSTRUCTIONS IN COMPLETING ZONING VARIANCE APPLICATION

Please Note the Following:

A. Statutes:

- 1.) **Connecticut General Statutes (“C.G.S”) § 8-6 (a)(3) allows a Zoning Board of Appeals to approve variance applications in a manner that is:** In Harmony with their general purpose and intent (of the zoning regulations) and with due consideration for conserving the public health, safety, convenience, welfare and property values...(in situations where) owing to conditions especially affecting such parcel but not affecting generally the district in which it is situated, a literal enforcement of such bylaws, ordinances or regulations would result in **Exceptional difficulty or unusual hardship...**
- 2.) **Proof of exceptional difficulty or hardship is required. Courts have found that the need for additional structures is not a legally cognizable hardship.**
- 3.) **Variances cannot be personal in nature. Courts have found the need for additional storage to be personal.**
- 4.) **Courts have found that no hardship exists in cases where the proposed structure could be located in an alternative, conforming location.**
- 5.) **Conditions unique to the subject property can potentially form the basis for a variance but only if they create a legally-cognizable hardship.**

Conclusion:

The Board must consider in determining whether the Applicant has demonstrated a legally-sufficient Hardship to support the Variance Application.

Persons applying for a zoning variance are to complete the attached Application for a Zoning Variance. The Zoning Board of Appeals meets on the fourth Tuesday of every month at 7:00 p.m. in the lower meeting room of the Prospect Town Hall, 36 Center Street. Applications must be complete and submitted to the Land Use Officer at least ten (10) days prior to a scheduled meeting.

A complete application shall consist of the following:

- a. A completed Application form, which shall specify the property address and Assessor’s map and lot number and shall include a legal deed description of the subject premises. The Assessor information is available on line on the Town of Prospect GIS Mapping on the Town website www.townofprospect.org
- b. Deed is available in the Town Clerk’s office or online at US Land records www.uslandrecords.com

- c. If the owner is not the Applicant, the signature of the owner consenting to the Application must be provided on page 7 of this application form entitled **“Consent of Owner”**.
- d. It shall be the Applicant’s responsibility to provide with your application, nine (9) copies of a certified property/boundary A-2 survey, an “As-Built” existing building location survey or other acceptable documents, as deemed by the board, to determine the exact variance required.
- e. If an A-2 Survey “As-Built” is not available for the property within the records of the Land Use Office or the Town Clerk’s Office, then the applicant must hire a Land Surveyor licensed in the State of CT to prepare an A-2 Survey “As-Built” depicting all existing structures which includes accessory structures i.e., sheds, pools etc. with distances from all property lines including the variance needed for the proposed building or structure. The A-2 survey must show existing and proposed building coverage and impervious surface coverage on the property. The height of any proposed principal or accessory structure as determined by the Zoning Regulations must be provided on the survey. This A-2 Survey “As-Built” should also locate any wells, septic tank and fields, public water lines, driveways, inland wetlands. If topography is claimed as a hardship for a variance, then existing and proposed contours must be shown on this A-2 Survey “As-Built”.
- f. If topographic conditions are claimed as a hardship, the Applicant shall submit photographs and nine (9) copies of a topographic survey which clearly details the hardship conditions.
- g. It is the applicant’s responsibility to provide nine (9) copies of all pictures, elevation drawings, floor plans for any structures that are the subject of the variance application.
- h. Such additional evidence as the Board determines is necessary to a decision on the Application.
- i. In addition to all hard copies all applications, reports, site plans, architectural plans, floor plans must also be submitted in a PDF format ten (10) Business days prior to the meeting date via email to mbarton@townofprospect.org for posting on the Town of Prospect website.
- j. The applicant must obtain approval from Chesprocott Health District if the property requesting a variance is served by well and/or septic system. Said approval must be submitted with the application for a variance. Chesprocott Health District, 1247 Highland Drive, Cheshire, CT 06410, 203-272-2761 www.chesprocott.org.

Fees: \$250.00 (Town of Prospect)
 \$60.00 (Town of Prospect) *** Per Section 22a-27j of the CT General Statutes
2 Separate Checks or money orders payable to the “Town of Prospect”. No cash, please.

Zoning Board of Appeals Meeting and Submission Dates and application can be found on the Town of Prospect website www.townofprospect.org Land Use Department -Zoning Board of Appeals.

Submit nine (9) copies of completed application, including required property boundary and/or building location surveys and applicable items to:

Prospect Zoning Board of Appeals C/O Land Use Office
36 Center Street
Prospect, CT 06712

In signing this instruction sheet, you are confirming that you have read and understood the directions and requirements for submitting a variance application to the Prospect Zoning Board of Appeals.



Applicant/Agent Signature

Applicant/Agent Signature

3/16/26
Date

Date

WARRANTY DEED

Survivorship

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

KNOW YE THAT, **SHELLY LUTH** of 310 Turrill Brook Drive, Southbury, Connecticut, for the consideration of One Hundred Eight Thousand Dollars (\$108,000.00), received to her full satisfaction of **CHRISTOPHER O'CONNELL** and **SARAH PIORKOWSKI**, of 102 Rice Lane Extension, Beacon Falls, Connecticut, does give, grant, bargain, sell and confirm unto the said **CHRISTOPHER O'CONNELL** and **SARAH PIORKOWSKI** and unto the survivor of them and unto such survivor's heirs and assigns forever:

All that certain piece or parcel of land situated in the Town of Prospect, County of New Haven, and State of Connecticut will all the improvements thereon shown as Lot 10 on a certain map entitled, "Re-Subdivision Plan 'Castle View Estates', Summit Road and Merriman Lane, Prospect, Connecticut prepared by Robert Knapp date: 10/30/96 revision 1/17/97" on file in the Prospect Town Clerk's Office in Map Book 12 at Page 50.

Together with an easement for the perpetual right of ingress and egress by foot or vehicle granted by Robert Knapp to Shelly Luth by easement dated November 19, 1997, and recorded in Volume 298 at Page 182 of the Prospect Land Records.

Said premises are subject to:

1. Building lines, if established, and all provisions of any local zoning, ordinance enacted by the Town of Prospect, and any and all provisions of ordinance, municipal regulation, or public or private law.
2. Easement between Robert Knapp and Shelly Luth dated November 19, 1997 and recorded November 19, 1997 in Volume 298 at Page 182 of the Prospect Land Records.
3. Agreement for restrictions by Robert Knapp dated September 3, 1997 recorded in Volume 295 at Page 213 of the Prospect Land Records.
4. Electric distribution easement from Robert Knapp to Connecticut Light and Power Company dated April 19, 1997 and recorded in Volume 288 at Page 59 of the Prospect Land Records.
5. Restrictions in deed from Donald Erving Holley et al to Robert Knapp dated March 2, 1997 and recorded in Volume 286 at Page 281 of the Prospect Land Records.
6. Common Driveway Agreement dated November 19, 1997 and recorded December 4, 1997 in Volume 299 at Page 127 of the Prospect Land Records.

Being the same premises conveyed by Robert Knapp to Shelly Luth by deed dated November 18, 1997 and record in Volume 298 at Page 179 of the Prospect Land Records.

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

AND ALSO, the said grantor does for herself, her heirs, executors and administrators covenant with the said grantees, and the survivor of them and such survivor's heirs and assigns, that at and until the ensembling of these presents, she is well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

Town of Prospect

Geographic Information System (GIS)



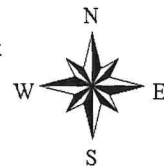
Date Printed: 3/24/2026



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 Prospect and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 150 feet



The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2024



www.townofprospect.org

Information on the Property Records for the Municipality of Prospect was last updated on 3/23/2026.



Parcel Information

Location:	27 HOLLEY LA	Property Use:	Residential	Primary Use:	Residential
Unique ID:	K0254070	Map Block Lot:	109 63 27	Acres:	7.3800
490 Acres:	0.00	Zone:	RA-1	Volume / Page:	0909/0218
Developers Map / Lot:	28	Census:	3471		

Value Information

	Appraised Value	Assessed Value
Land	209,000	146,300
Buildings	625,700	437,990
Detached Outbuildings	0	0
Total	834,700	584,290

Total Rooms:	10	Bedrooms:	5	Full Baths:	3
Half Baths:	1	Fireplaces:	0	Heating:	Forced Hot Air
Fuel:	Oil	Cooling Percent:	100	Basement Area:	2,811
Basement Finished Area:	0	Basement Garages:	0	Roof Material:	Asph/F Gls/Cmp
Siding:	Brick	Units:			

Special Features

Extra Sink	1
Pellet or Wood Stove	1

Attached Components

Type:	Year Built:	Area:
Wood Deck	2022	280
Frame Garage	2022	644
Open Porch	2022	84

Owner History - Sales

Owner Name	Volume	Page	Sale Date	Deed Type	Sale Price
OCONNELL CHRISTOPHER &	0909	0218	02/08/2022	Warranty Deed	\$108,000
LUTH SHELLY	0298	0179	11/18/1997	Warranty Deed	\$0

Building Permits

Permit Number	Permit Type	Date Opened	Reason
24-26B	Building	02/02/2024	NEW WOOD FURNACE INSTALL
24-3P	Plumbing	02/02/2024	NEW 80GAL HOT WATER HEATER INSTALLED
22-41P	Plumbing	01/10/2023	PLUMBING FOR NEW CONSTRUCTION CONSISTING OF 3 FULLS BATHS ONE HALF BATH 2 KITCHENS & LAUNDRY
22-41G	Mechanical	11/30/2022	INSTALL 4-120 GALLON LEASED LP TANKS & CONNECT TO PLUMBERS STUB OUT DIRECTLY BEHIND TANKS
22-93M	Mechanical	08/14/2022	INSTALLATION OF TWO DUCTED HEATING AND COOLING SYSTEMS
22 107E	Electrical	07/14/2022	WIRE NEW CONSTRUCTION HOME TO CODE WITH 200 AMP UNDERGROUND SERVICE
22 96B	Residential New	05/24/2022	NEW CONSTRUCTION

Information Published With Permission From The Assessor



Address: 27 Holley Ln
Town: Prospect, CT

B100a Application – Request for Review

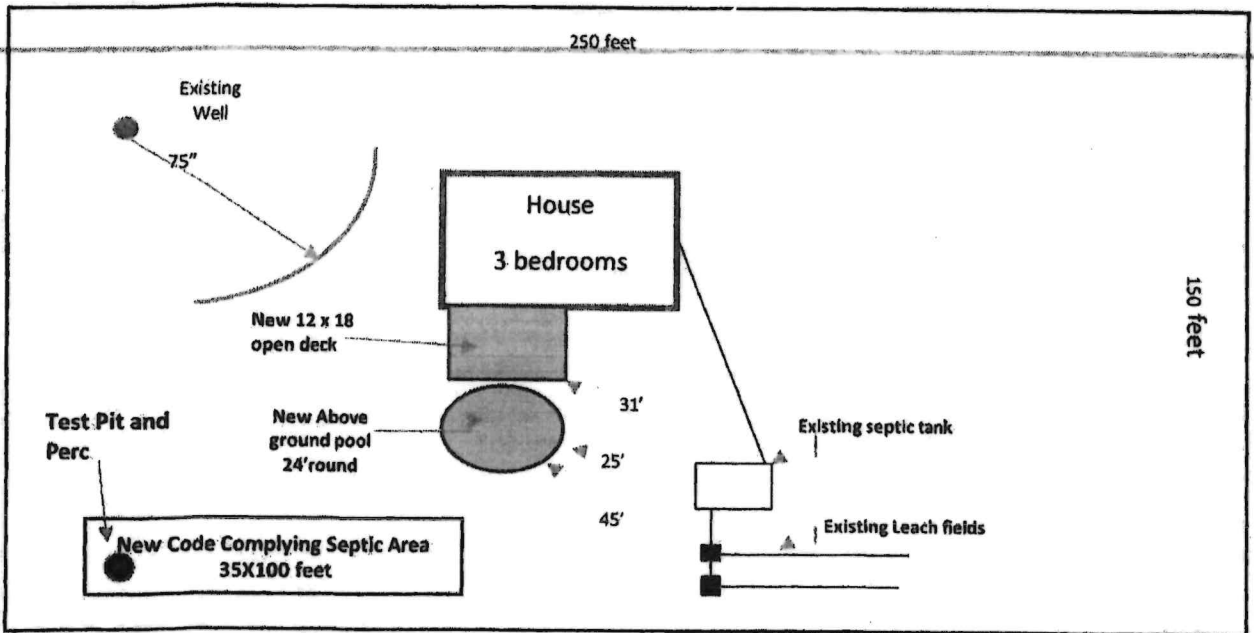
Sample proposal and information

Required separating distances:

From any part of existing
Or replacement septic system

From Well

	From any part of existing Or replacement septic system	From Well
• Building without footing drains	10 feet	n/a
• Building with full foundation & Footing drain	25 feet	25 feet
• Above ground pool	10 feet	n/a
• In-ground pool	25 feet	25 feet
• Accessory structure with foundation (no ftg drains)	10 feet	n/a
• Accessory Structure without foundation	5 feet	n/a
• (note-structure without full frost protected footings)		



Staff Review Only

Category per PHC 19-13B100a

- 1. Building Conversion / Change in Use: (winterizing, + heat, Protect water line, change occupancy, change flows)
- 2. Building Addition
- 3. Garage (attached or detached) / accessory structure (open deck, shed, barn) / pools (above or below) *(No additional living space)*
- 4. Lot line change

Has soil testing been completed? Yes / No 2/22

Does the structure meet setbacks? Yes / No

Has the owner demonstrated a code-complying septic system? Yes / No

Comments septic system installed in 2023. System is code compliant

garage + pool do not interfere w/ existing reserve area.

APPROVED OR **DENIED** by (Sanitarian) Kayla Date 3/25/26



B100a Application – Request for Review

Street Number: 27 Street Name: Holley Ln Town: Prospect
 Owner: Chris O'Connell Date: 3/16/2026
 Owner Email address: Chris.oconnell14@yahoo.com Owner Cell #: 203 200 9963
 Contractor Name: Prospect Pools Cell#: _____
 Contractor Email address: _____

1. Provide a description of your request: (structure size, design, purpose or use)

Install Inground Pool and Detached Garage

2. Answer the following questions:

1. WATER SYSTEM: Property served by: Private Well Public Water (Water Company Name): _____
2. SEPTIC SYSTEM: Property served by: Septic System Public Sewers. Are sewers available? Yes / No / Unsure

For a Residential Property

1. Number of Bedrooms: 5 After Addition: _____
 2. Is this increasing habitable space: Yes / No
 3. For shed, deck or barn. Are there frost walls? Yes / No
 4. Will there be footing drains? Yes / No

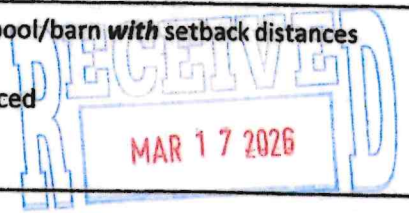
For a Commercial/other Property:

1. Septic Design: _____ employees _____ Sq. Ft. _____ other
 2. Square Ft. after addition: _____
 3. Will there be footing drains? Yes / No

This application must be submitted with a plot plan drawing (see back of page).

3. Attach a plot plan that includes:

- Shows the existing structures/building **and** the proposed addition/deck/pool/barn **with** setback distances
- Shows the existing septic and water with setback distances
- Demonstrates how and where a **code-complying septic system** will be placed
- N/A Number of Bedrooms (residential) or _____ Design flow factor
- N/A Provide Interior Floor plan for both before and after addition



Chesprocott Health District assumes no responsibility for the present or future operation of the septic system or for any damage to the septic system caused by the new construction or any necessary testing.

I certify that I am the owner or the owner's contractual representative and that the information above is accurate to the best of my knowledge.

Signature: [Signature] Date: 3/16/26

PAID
 MAR 17 2026 Cash
 \$510.00