# Town of Windsor Locks

ZONING BOARD OF APPEALS
50 Church Street
Windsor Locks, CT 06096

Filing Fee $.....
Appeal No. .....
Hearing Date .....
Denied .....
Granted .....

## Application Form

1. Owner Charles Barnaby
   Address 9 Robin Rd
   Email Charliebarnaby1234@Gmail.com Phone 860 830 7012

   Applicant Valerie Barnaby
   Address 9 Robin Rd
   Email Val.00112@yahoo Phone 8606904876

To the Board of Appeals:

2. I / We hereby request a: Please check one
   [ ] Variance
   [✓] An Appeal of a Decision of The Official Charged with Enforcement of The Zoning Regulation(s),
   [ ] Other .....
   Description of request: I have a Semi truck new in great Condition which needs to be parked in my driveway when not being used for work. Not everyday will it be here. I've talked to the surrounding neighbors and nobody has an issue with the truck
3. Premises located at .....on the
   .....side of the above street and .....feet from .....
   (north) (south) (east) (west) (street) (avenue) (road) (lane).
4. Provide Map No. ....., Block No. ....., and Lot No. ..... as shown on the Assessor's map.
5. Zone in which property is located ..... Area of lot .....
6. Is property within 500 feet of [ ] Suffield, [ ] East Granby, [ ] Windsor, [ ] East Windsor [ ] N/A
7. This appeal relates to the following area(s) circle any that apply: Yards - Use - Building Lines
   Frontage - Signs - Accessory Building - Motor Vehicle -
   In connection with a proposed or existing (cross out one) building.
   or other .....
8. Under what portion of the Zoning Regulations is this appeal based? ..... and/or
   Section ..... of the General Statutes, State of Connecticut.
9. Has any previous appeal been filed in connection with these premises? .....If yes, give hearing date .....
   Results: .....
10. What is the HARDSHIP CLAIMED? .....
    .....
    .....
    .....
    .....
11. Attach a list of all abutting property owners. (Names, addresses, and zip codes, must be provided.)
12. Is the site in the aquifer area? [ ] no [ ] yes [ ] not applicable

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I hereby depose and say that all the above statements and the statements contained in my papers submitted herewith are true.

Sworn to before me this 6th day of May, 20 25

Charles Barnaby
(Owner - Signature)

Valerie Barnaby
(Applicant - Signature)

(Notary Public) (Commissioner of the Superior Court) ( Justice of the Peace)

## Sketch of Proposed Variance Request

*Note:* Be sure to show buildings on adjacent properties and dimensions to these buildings.

Do not use this space - Record of Board Vote

| | For | Against |
|---|---|---|
| 1. | | |
| 2. | | |
| 3. | | |
| 4. | | |
| 5. | | |

Note: "For" indicates approval of request - "Against" indicates denial of request

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ZONING BOARD OF APPEALS
50 Church Street
Windsor Locks, CT 06096

Filing Fee $.....
Appeal No. .....
Hearing Date .....
Denied .....
Granted .....

RECEIVED
MAY 14 2025
By

Application Form

1. Owner Danny + Krista Kokofsky
Address 258 S. Elm ST Windsor Locks, CT 06096
Email kdpolasney@gmail.com Phone 860 370 0429
kokofskyd@yahoo.com 860 752 9805

Applicant Address 258 S. Elm ST
Windsor Locks, CT 06096
Email kdpolasney@gmail.com Phone 860 370 0429
kokofskyd@yahoo.com 860 752 9805

To the Board of Appeals:

2. I / We hereby request a: Please check one
[X] Variance
[ ] An Appeal of a Decision of The Official Charged with Enforcement of The Zoning Regulation(s),
[ ] Other .....
Description of request: construct 6' fence on S. Elm to left of house to 9' from the street and down Mary Webb Rd. 6' solid fence requested will be 40' from corner of lot, & 50' from stop sign will not impead drivers or pedestrians.

3. Premises located at 258 S. Elm ST Windsor Locks on the EAST side of the above street and 50' feet from stop sign. (Mary Webb)
(north) (south) (east) (west) (street) (avenue) (road) (lane).

4. Provide Map No. ....., Block No. ....., and Lot No. ..... as shown on the Assessor's map.

5. Zone in which property is located ..... Area of lot .....

6. Is property within 500 feet of: [ ] Suffield, [ ] East Granby, [ ] Windsor, [ ] East Windsor [X] N/A

7. This appeal relates to the following area(s) circle any that apply: Yards - Use - Building Lines
Frontage - Signs - Accessory Building - Motor Vehicle -
In connection with a proposed or existing (cross out one) building.
or other .....

8. Under what portion of the Zoning Regulations is this appeal based? ..... and/or
Section ..... of the General Statutes, State of Connecticut.

9. Has any previous appeal been filed in connection with these premises? NO If yes, give hearing date .....
Results: .....

10. What is the HARDSHIP CLAIMED? Fence will need to be constructed due to privacy need. Security needs. multiple bears / moose walking though backyard.

11. Attach a list of all abutting property owners. (Names, addresses, and zip codes, must be provided.)

12. Is the site in the aquifer area? [X] no [ ] yes [ ] not applicable

---

I hereby depose and say that all the above statements and the statements contained in my papers submitted herewith are true.
Sworn to before me this .....day of
....., 20.....

.....
(Owner - Signature)

.....
(Notary Public) (Commissioner of the Superior Court) ( Justice of the Peace)

.....
(Applicant - Signature)

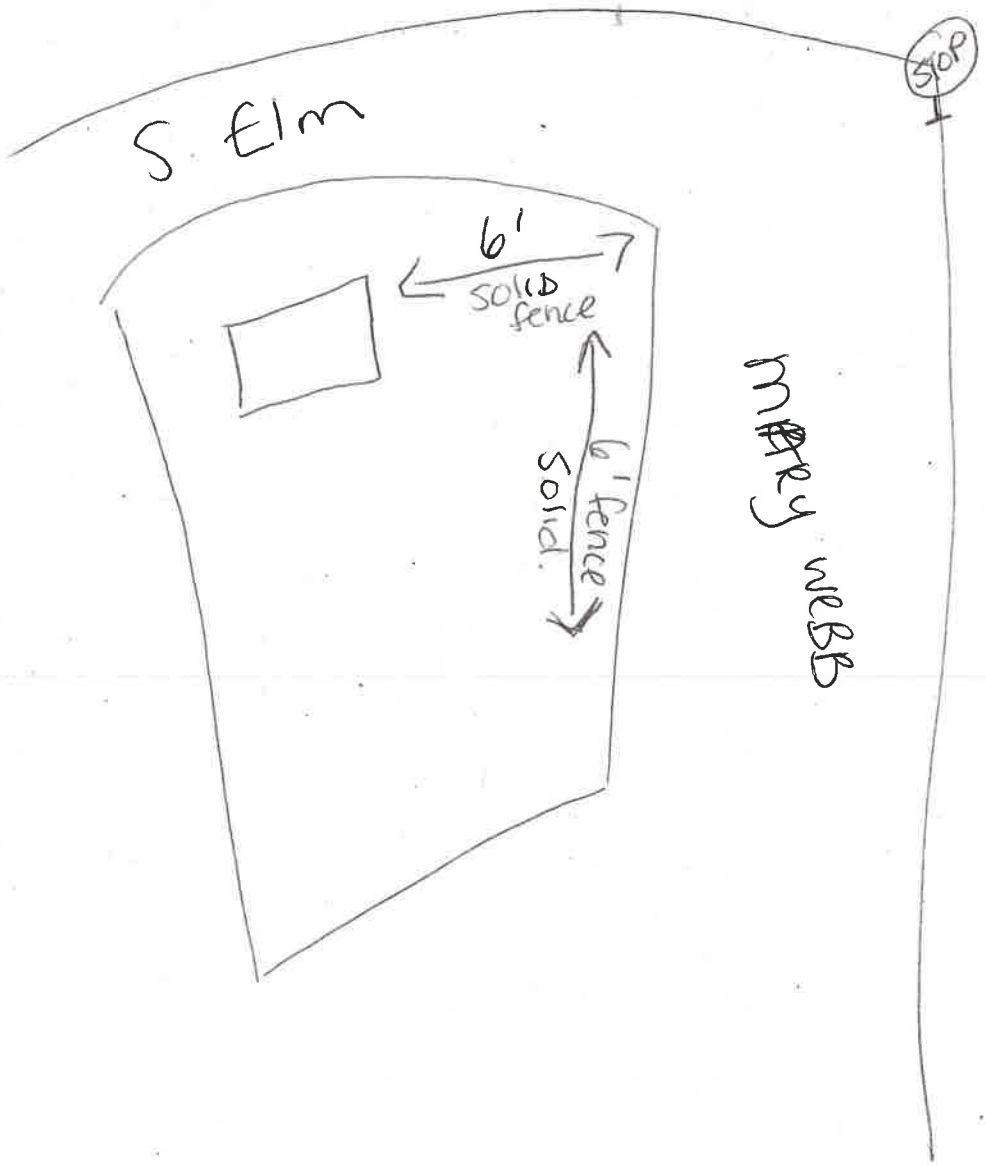
file:p:\zba\varform.doc REVISED 10/99

RECEIVED
MAY 14 2025
By



## Sketch of Proposed Variance Request

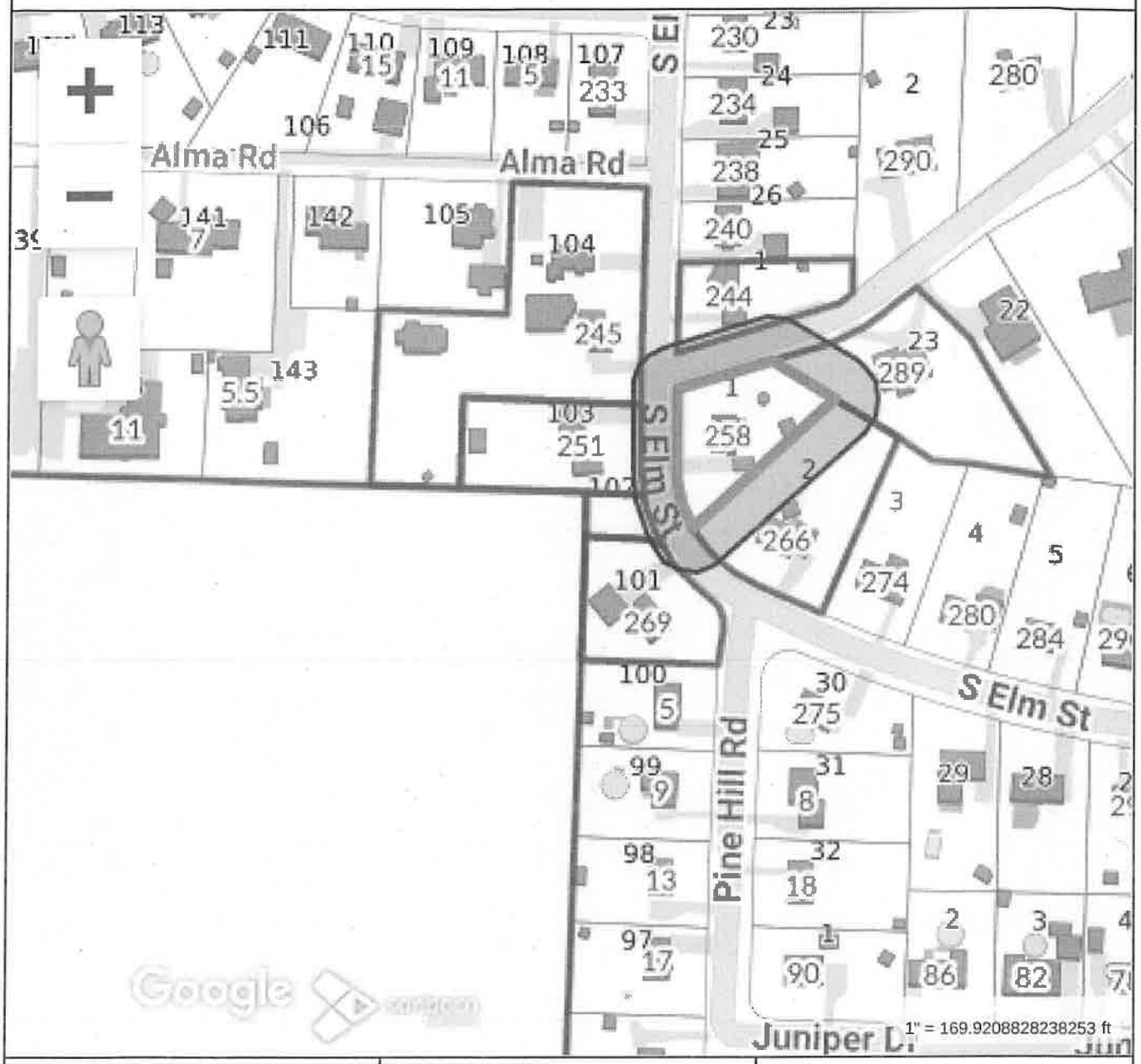
Note: Be sure to show buildings on adjacent properties and dimensions to these buildings.




**Do not use this space - Record of Board Vote**

| | For | Against |
|---|---|---|
| 1. | | |
| 2. | | |
| 3. | | |
| 4. | | |
| 5. | | |

Note: "For" indicates approval of request - "Against" indicates denial of request




**Property Information**

| | |
|---|---|
| **Property ID** | 00393800 |
| **Location** | 258 SOUTH ELM STREET |
| **Owner** | KOKOFSKY JR DANNY S |

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town of Windsor Locks, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated January 2025
Data updated Daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

NAVAROLI JACKIE A
251 SOUTH ELM STREET
WINDSOR LOCKS, CT 6096

WESSELS KEITH
269 SOUTH ELM STREET
WINDSOR LOCKS, CT 6096

CINTRON AXSEL R JR & LOPEZ GRACE M JT
49 CYPRESS ROAD
WINDSOR LOCKS, CT 6096

SMITH BRANDON M & BARTOLUCCI SARA CO TRS
266 SOUTH ELM ST
WINDSOR LOCKS, CT 6096

WALKER KIRK G
244 SOUTH ELM ST
WINDSOR LOCKS, CT 6096

THIEL ALEXANDER
5 CRYSTAL CORNERS
ENFIELD, CT 6082

| Site Address | Owner Name | Owner Address | Owner City | Owner State | {ownerState} |
|---|---|---|---|---|---|
| 251 SOUTH ELM STREET | NAVAROLI JACKIE A | 251 SOUTH ELM STREET | WINDSOR LOCKS | CT | 6096 |
| 269 SOUTH ELM STREET | WESSELS KEITH | 269 SOUTH ELM STREET | WINDSOR LOCKS | CT | 6096 |
| SOUTH ELM STREET | CINTRON AXSEL R JR & LOPEZ GRACE M JT | 49 CYPRESS ROAD | WINDSOR LOCKS | CT | 6096 |
| 266 SOUTH ELM STREET | SMITH BRANDON M & BARTOLUCCI SARA CO TRS | 266 SOUTH ELM ST | WINDSOR LOCKS | CT | 6096 |
| 244 SOUTH ELM STREET | WALKER KIRK G | 244 SOUTH ELM ST | WINDSOR LOCKS | CT | 6096 |
| 245 SOUTH ELM STREET | THIEL ALEXANDER | 5 CRYSTAL CORNERS | ENFIELD | CT | 6082 |

Neighbors and Friends of S. Elm/ Mary Webb corner,

As you all know, we are almost finished reconstructing our home. As you have seen, we have started to erect the 6' fence on the left side/ Mary Webb side of the back yard. The town of Windsor Locks states that we are only allowed to erect a 4' chain link or picket fence. Due to safety and security purposes, we would like to install a 6' solid wood fence. The safety of our children is our top priority and we all know the wildlife in our neighborhood is pretty active in the summer months.

In order to get a variance approved, we must inform all abutting neighbors of our upcoming plan. We would love to have your support with this.

Thank you so much!

Danny and Krista Kokofsky

258 S Elm St.

Windsor Locks, Ct

Trackings -

7021 1970 0001 2137 2252
7021 1970 0001 2137 3518
7021 1970 0001 2137 3501
7021 1970 0001 2137 3532
7021 1970 0001 2137 3495
7021 1970 0001 2137 3488