



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 593 Elm LLC
Address 68 Ridgecrest Drive, Westfield, MA 01085
Email r41745sal@icloud.com Phone 413-519-4837
Applicant Same as Above
Address
Email Phone



To the Board of Appeals:

2. I / We hereby request a:
[] Variance
[X] An Appeal of a Decision of The Official Charged with Enforcement of The Zoning Regulation(s),
[] Other
Description of request: Appeal of Cease & Desist. Order. Dated January 30, 2025.

3. Premises located at 593 Elm Street, Windsor Locks, CT 06096 on the
South side of the above street and 0 feet from Old County Road
(north) (south) (east) (west) (street) (avenue) (road) (lane).

4. Provide Map No. 025, Block No. 065, and Lot No. 014 as shown on the Assessor's map.
5. Zone in which property is located BUS1. Area of lot 2.0600 acres.
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? Section 1301 and/or
Section 8-6 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?

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

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 27th day of February, 2025. (Owner Signature)

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



Handwritten signatures and initials in blue ink.



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 Address 523 Halfway House, LLC
111 S. Windsor St. Suite 106 Avon CT 06001
 Email swlllinc@comcast.com Phone 203-996-3421
 Applicant Andrew Huy
 Address 11 Winton St. Windsor CT 06095
 Email power.house.and.works@gmail.com Phone 860-999-4716

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: DMV approved
3. Premises located at 523 Halfway House Rd Unit #24 on the
 side of the above street and feet from
 (north) (south) (east) (west) (street) (avenue) (road) (lane).
4. Provide Map No. 039, Block No. 125, and Lot No. 027 as shown on the Assessor's map.
5. Zone in which property is located I-1 Area of lot 5.12
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

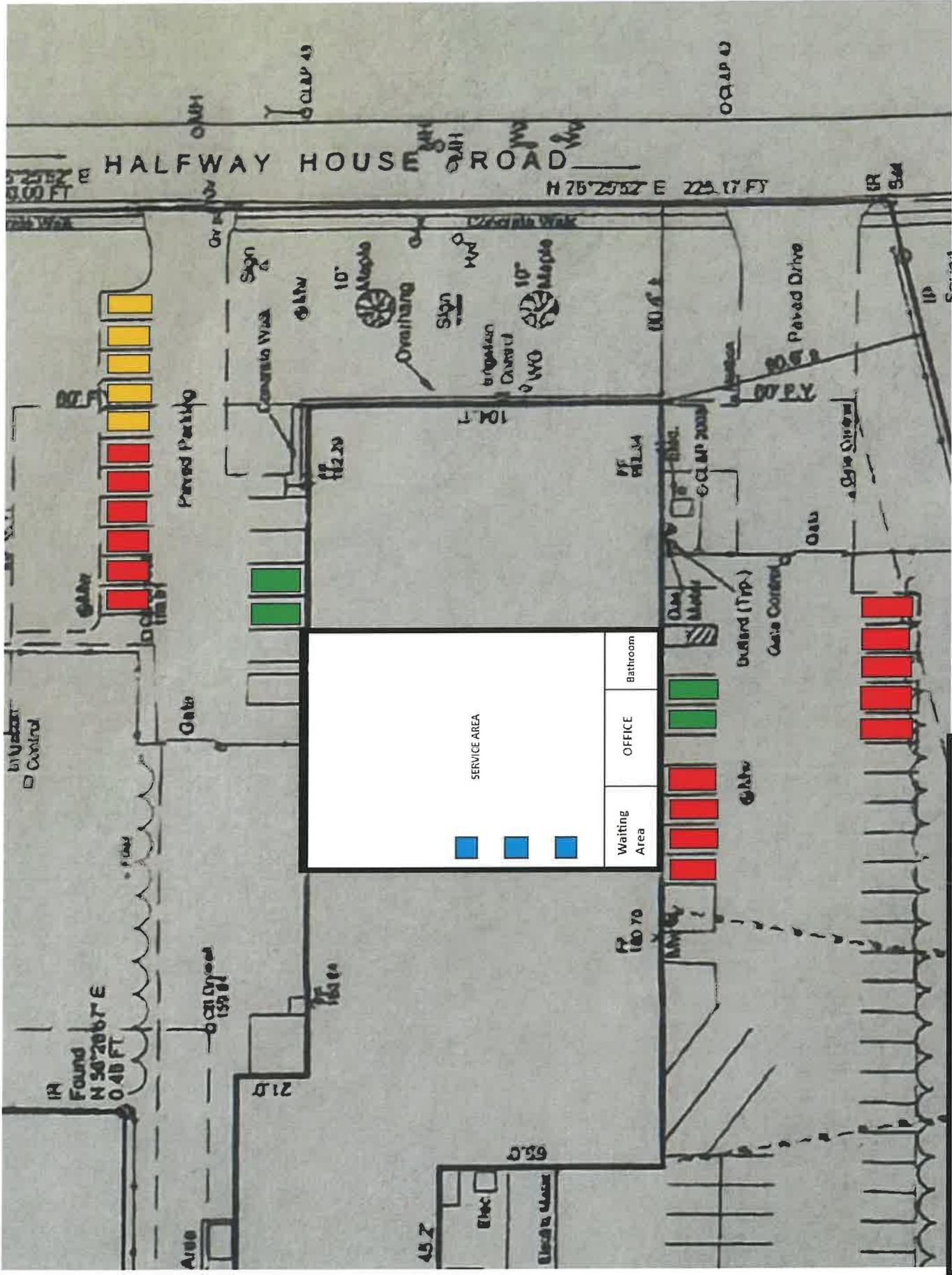
I hereby depose and say that all the above statements and the statements contained in my papers submitted herewith are true.

Sworn to before me this day of
, 20.....

(Owner - Signature)

 (Applicant - Signature)

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

- Auto Repair :
- Used Car Sales :
- Employees :
- Vehicle Lifts :

Site Uses:

| | | |
|------------------|-----------|----------------|
| Auto Repair | : Req: 15 | : Proposed: 15 |
| Used Car Sales | : Req: 5 | : Proposed: 5 |
| Employee Parking | : Req: 4 | : Proposed: 4 |



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 Wilberto + Gard Lopez
 Address 42 OAK ST
 Email W.Lopez1@cox.net Phone 860 966 5133
 Applicant Same as Above
 Address
 Email Phone

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: Variance on Property Use for over-head Shelter for Lawn Tractor w/ Snow thrower. Shelter size 12' x 5' 7". IN REAR OF GARAGE

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. 029, Block No. 055, and Lot No. 006 as shown on the Assessor's map.

5. Zone in which property is located BDRD 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:
 Frontage - Signs - Accessory Building - Building Lines
 In connection with a proposed or existing (cross out one) building. Yards - Use - Motor Vehicle

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

10. What is the HARDSHIP CLAIMED? I have a Snow thrower Tractor that I clean snow on my property, neighbors + the side walk on the south side of lower Oak St. Place is needed to store the tractor after the snow season + through the winter. Results:

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

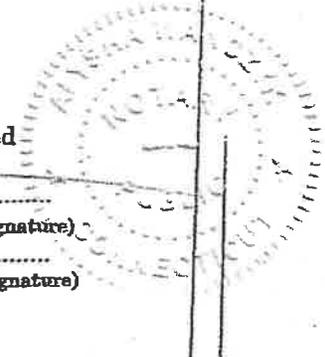
I hereby depose and say that all the above statements and the statements contained in my papers submitted herewith are true.

Sworn to before me this 14 day of JULY, 2025.

Alysha Wanczyk
 (Notary Public) (Commissioner of the Superior Court) (Justice of the Peace)
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Wilberto Lopez (Owner - Signature)
Gard Lopez (Applicant - Signature)

ALYSHA WANCZYK
 NOTARY PUBLIC



Page 2 - Town of Windsor Locks - Variance Application
Sketch of Proposed Variance Request

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

No Building other than my Garage are in the emidiate
VISINITY.

Space From Rear of Garage to fence line on wall
is 7' with my Stockade Fence 12" From Existing Wall & Fence

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

Will. House
Snow Blower Tractor
Snow Shovels & Garden
Item



Dimensions

5'-6" W

7

H.

wt 70' SQFT