



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

Diane Allen
9 Ledyard Rd Windsor Locks, CT 06096
 Email DDinWt@aol.com Phone 860-878-2083
H - 860-623-1490

Applicant
 Address

Same
 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: I am allowed 8 feet in the front yard setback. I am asking for a variance of 2 additional feet in the front yard to total 10 feet of a front porch in the front yard.

3. Premises located at 9 Ledyard Rd on the South side of the above street and 152 feet from Glendale Circle (north) (south) (east) (west) (street) (avenue) (road) (lane).

4. Provide Map No. 027, Block No. 042, and Lot No. 008 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 - Motor Vehicle
 Frontage - Signs - Accessory Building
 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 403 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? Property Hardship.
I feel 8 feet is not sufficient space for Racking chairs on the front porch. I am asking for 10 feet.

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

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.....

DD Allen
 (Owner - Signature)

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

(Applicant - Signature)

Diane Allen

9 Ledyard Rd.

Windsor Locks, CT 06096

Site Address	Owner name	Owner address	Owner city	Owner state
70 Glendale Cir.	Sara Bruni	70 Glendale Cir	Windsor Locks	CT
11 Ledyard Rd.	Travis & Amy Doering	11 Ledyard Rd.	Windsor Locks	CT

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.

See Attached

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



ROAD
MAS J & DIANE D



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

November 23, 2025

Travis & Amy Doering

11 Ledyard Road

Windsor Locks, CT 06096

Meeting Date: **Monday, January 5, 2026**

Meeting Address: Windsor Locks Town Hall, 50 Church St., Windsor Locks, CT 06096

Reason for meeting: **I (Diane Allen) am looking to install a Front Porch within the 40-foot frontal line set back allowed.**

Address of Applicate: **9 Ledyard Road, Windsor Locks, CT 06096**

In accordance with the Zoning Board of Appeals of the Town of Windsor Locks Zoning Regulations, you are hereby notified that an application has been filed on the property abutting yours and is subject to a hearing by the Zoning Board of Appeals. The application is on file with the Windsor Locks Building, Planning and Zoning Department. As an abutting property owner, you are invited to the hearing to ask questions and/or give comments. You may also submit written comments regarding the application prior to the hearing if you so desire. For additional information regarding the specific date this application will be heard, please contact the Building, Planning and Zoning Department at 860-627-1447.

Sincerely,

Diane Allen

9 Ledyard Road

Windsor Locks, CT 06096

November 23, 2025

Sara Bruni

70 Glendale Circle

Windsor Locks, CT 06096

Meeting Date: Monday, January 5, 2026

Meeting Address: Windsor Locks Town Hall, 50 Church St., Windsor Locks, CT 06096

Reason for meeting: I (Diane Allen) am looking to install a Front Porch within the 40-foot frontal line set back allowed.

Address of Applicate: 9 Ledyard Road, Windsor Locks, CT 06096

In accordance with the Zoning Board of Appeals of the Town of Windsor Locks Zoning Regulations, you are hereby notified that an application has been filed on the property abutting yours and is subject to a hearing by the Zoning Board of Appeals. The application is on file with the Windsor Locks Building, Planning and Zoning Department. As an abutting property owner, you are invited to the hearing to ask questions and/or give comments. You may also submit written comments regarding the application prior to the hearing if you so desire. For additional information regarding the specific date this application will be heard, please contact the Building, Planning and Zoning Department at 860-627-1447.

Sincerely,

Diane Allen

9 Ledyard Road

Windsor Locks, CT 06096



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10 SCHOEPHOESTER RD
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11/25/2025

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PURCHASE DETAILS

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.78
Windsor Locks, CT 06096			
Weight: 0 lb 0.40 oz			
Estimated Delivery Date			
Mon 12/01/2025			
Certified Mail®			\$5.30
Tracking #:	9589 0710 5270 0073 7132 17		
Return Receipt			\$4.40
Tracking #:	9590 9402 9128 4225 3955 96		
Total			\$10.48
First-Class Mail® Letter	1		\$0.78
Windsor Locks, CT 06096			
Weight: 0 lb 0.40 oz			
Estimated Delivery Date			
Mon 12/01/2025			
Certified Mail®			\$5.30
Tracking #:	9589 0710 5270 0073 7132 00		
Return Receipt			\$4.40
Tracking #:	9590 9402 9128 4225 3956 02		
Total			\$10.48
Grand Total:			\$20.96
Cash			\$21.00
Change			-\$0.04

TO REPORT AN ISSUE

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Windsor Locks, CT 06096

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.78
Total Postage and Fees	\$10.48



Sent To
Sara Brunl
Street and Apt. No., or PO Box No.
70 Glendale Cir.
City, State, ZIP+4®
Windsor Locks, CT 06096

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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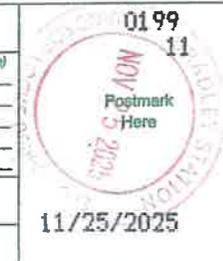
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Windsor Locks, CT 06096

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.78
Total Postage and Fees	\$10.48



Sent To
Travis & Amy Doering
Street and Apt. No., or PO Box No.
11 Hedyard Rd.
City, State, ZIP+4®
Windsor Locks, CT 06096

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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

18 School St
Windsor Locks, CT 06096
 Email andrewdavies@62frontier.com Phone 860.729.8635

Applicant
 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: Subdived Property at 18 School * 10 First St
For Potential Sale

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. 043, Block No. 086, and Lot No. 015 as shown on the Assessor's map.

5. Zone in which property is located RA 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 - Yards - Use - Building Lines
 Motor Vehicle

8. Under what portion of the Zoning Regulations is this appeal based? 403 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

10. What is the HARDSHIP CLAIMED? Property Divided in 1968 Results:
Town showing no records or stamp found APR 2

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.

Subscribed and sworn to before me this 4 day of
December, 2025.

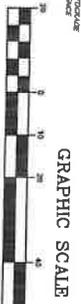
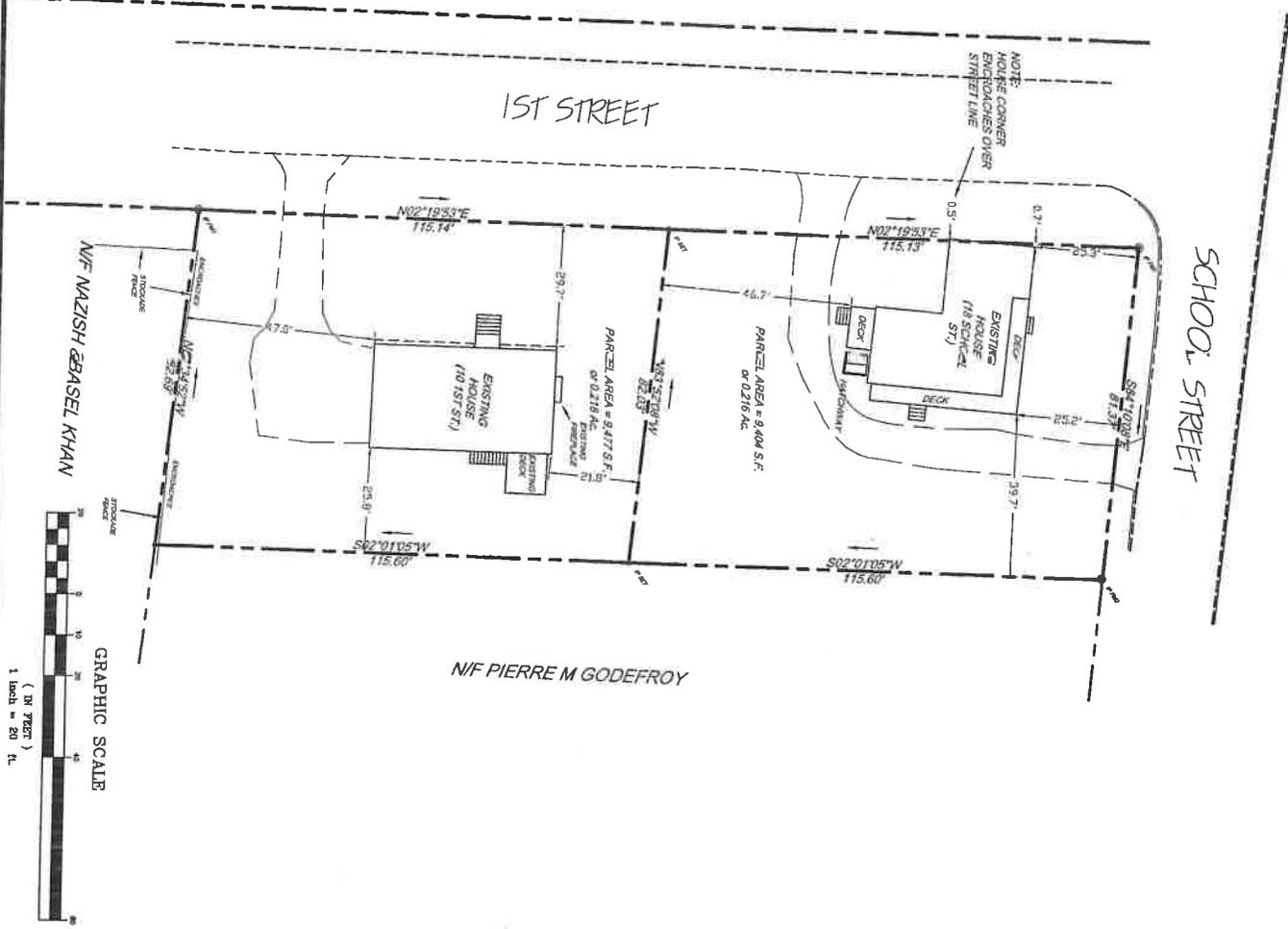
Charlette Davén
 (Owner - Signature)

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

Survey Notes:

- This map has been prepared under the "Minimum Standards for use by the registration of Connecticut land surveyors" as adopted for September 26, 1996, (C.S. Sections 20-300b-30c).
 - Point of Survey: Property Survey
 - Instrument: Automatic Level, Leica; Total Station, Leica
 - Topographic Survey: NA
 - Map References
 - Plot Plan for Andrew A. & Claudette Davies
 - Scale: 1" = 30' April 2, 1988 Conn.
 - Prepared by: ARMANDA FENESTRA
- NOTE: THIS MAP IS MADE TO A LETTER FROM THE HONORABLE CLAUDETTE DAVIES, OWNER OF THE PROPERTY SHOWN ON THIS PLAN WHO APPROVES IT.

THIS DRAWING AND INSTRUMENTS OF PROFESSIONAL SERVICE OF JONES ENGINEERING LLC, AND HAVE BEEN PREPARED SPECIFICALLY FOR THE CLIENT AND FOR THE PURPOSES STATED HEREON. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OTHER WITHOUT THE WRITTEN CONSENT OF JONES ENGINEERING LLC.



FILE NUMBER
222035

SHEET NUMBER
1 of 1

PROPERTY SURVEY SHOWING
PREVIOUS SUBDIVISION OF PROPERTY
PREPARED FOR
CLAUDETTE DAVIES
18 SCHOOL STREET & 10 1ST STREET
WINDSOR LOCKS, CONNECTICUT

SCALE: 1"=30'
DATE: 11/15/2025
DRAWN BY: JB/J
CHECKED BY: JEL

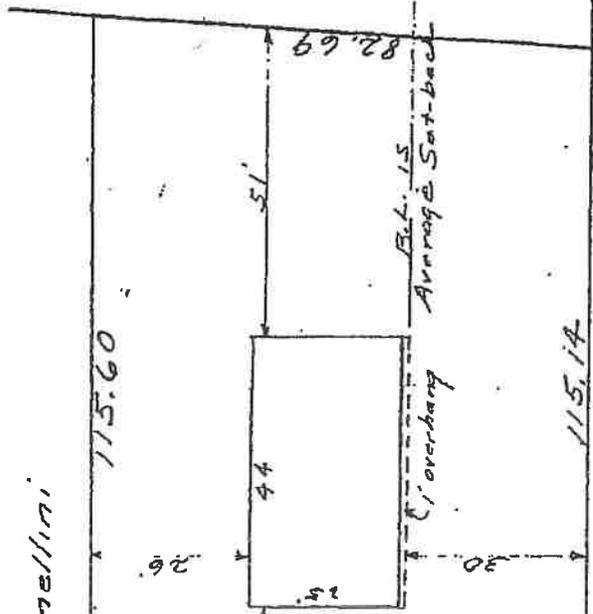
JONES ENGINEERING LLC
CIVIL ENGINEERING & LAND SURVEYING
82 NORTH SUMMIT ST., SUITE 2A PHONE: (860) 621-6700
P.O. BOX 248 FAX: (860) 621-6995
SOUTHINGTON, CT 06488

REVISIONS:	
DATE:	

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

James E. Jones
JAMES E. JONES CT., L.S. REG. NO. 12229 DATE

C.H. Dexter & Sons, Inc.



Raymond & Janice Ermellini

115.60

26

44

20

82.69

30' overhang

Avg. 1.5
Average Sat-back

115.14

SCHOOL STREET

Andrew D. & Claudette Davies



115.60

81.92

27.9

81.16

115.13

FIRST STREET



PLOT PLAN

for

ANDREW D. & CLAUDETTE DAVIES

FIRST STREET

WINDSOR LOCKS, CONN.

Scale: 1"=30'

APR 2, 1968

Certified Substantially Correct
A. H. Feinstein

12/4/25

~~Amilcar V Cordova~~

~~12 School St.~~

~~Windsor Locks, CT 06096~~

Meeting Address: Windsor Locks Town Hall 50 Church ST, Windsor Locks, CT 06096

Reason: Have property surveyed to divide 10 First St & 18 School St, property was divided prior but due to clerical error in 1968 was not properly recorded and needs to be surveyed again.

Address: 10 First St/18School St Windsor Locks, CT 06096

In accordance with the zoning board of Appeals of the Town of Windsor Locks Zoning Regulations, you are hereby notified that an application has been filed on the property abutting yours and is subject to a hearing by the Zoning Board of Appeals. The application is on file with the Windsor Locks Building, Planning and Zoning Department. As an abutting property owner, you are invited to the hearing to ask questions and/or give comments. You may also submit written comments regarding the application prior to the hearing if you so desire. For additional information regarding the specific date this application will be heard, please contact the Building, Planning & Zoning Department at 860-627-1447.

Sincerely,

Claudette Davies

10 First St



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10 SCHOEPHOESTER RD
WINDSOR LOCKS, CT 06096-1023
www.usps.com

12/04/2025

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PURCHASE DETAILS

Product	Qty	Unit Price	Price
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Certified Mail® Tracking #:			\$5.30
9589 0710 5270 0073 7129 82			
Total			\$6.08
First-Class Mail® Letter	1		\$0.78
Windsor Locks, CT 06096 Weight: 0 lb 0.30 oz Estimated Delivery Date Mon 12/08/2025			
Certified Mail® Tracking #:			\$5.30
9589 0710 5270 0073 7129 99			
Total			\$6.08
Grand Total:			\$12.16
Debit Card Remit			\$12.16
Card Name: MasterCard Account #: XXXXXXXXXXXX4327 Approval #: 622019 Transaction #: 349 Receipt #: 050289 Debit Card Purchase: \$12.16 AID: A000000042203 Contactless AL: Debit			

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 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$6.08

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Sent To

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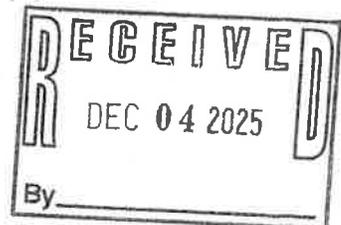
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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

0199 11

Postmark Here

12/04/2025





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 10 First St
 Address Windsor Locks CT 06096
 Email andrewdavies66@frontier.com Phone 860 729-8635
 Applicant
 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: Sub Divided Property at 18 School And
10 First St for Potential Sale

3. Premises located at on the
 side of the above street and feet from

4. Provide Map No. 043, Block No. 086, and Lot No. 015 as shown on the Assessor's map.

5. Zone in which property is located RA 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.

8. Under what portion of the Zoning Regulations is this appeal based? 403 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? Property Divided in 1968 April 2
Town Shows No Record of Stamp Tax

1. Attach a list of all abutting property owners. (Names, addresses, and zip codes, must be provided.)
2. 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.

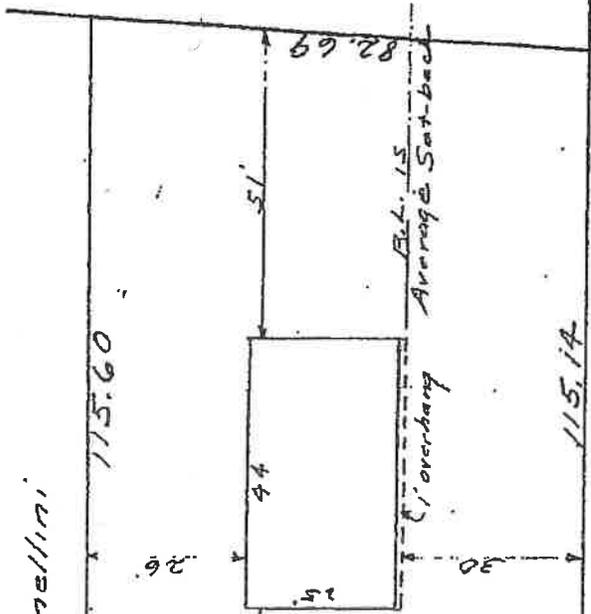
Given to before me this 12/5 day of
2025

Claudette Davier
 (Owner - Signature)

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

(Applicant - Signature)

C.H. Dexter & Sons, Inc.



Raymond & Janice Ermellini

115.60

20

44

81.92

1' overhang

30

Avg. 1.5 Average Set-back

82.69

115.14

Andrew D. & Claudette Davies



SCHOOL STREET

115.60

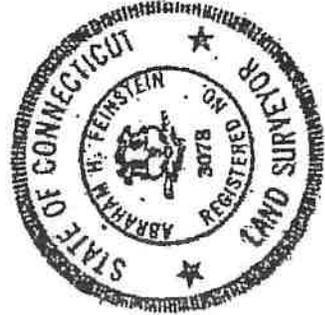
27.4

2. Story Frame

11.5.13

81.16

FIRST STREET



PLOT PLAN

for

ANDREW D. & CLAUDETTE DAVIES

FIRST STREET

WINDSOR LOCKS, CONN.

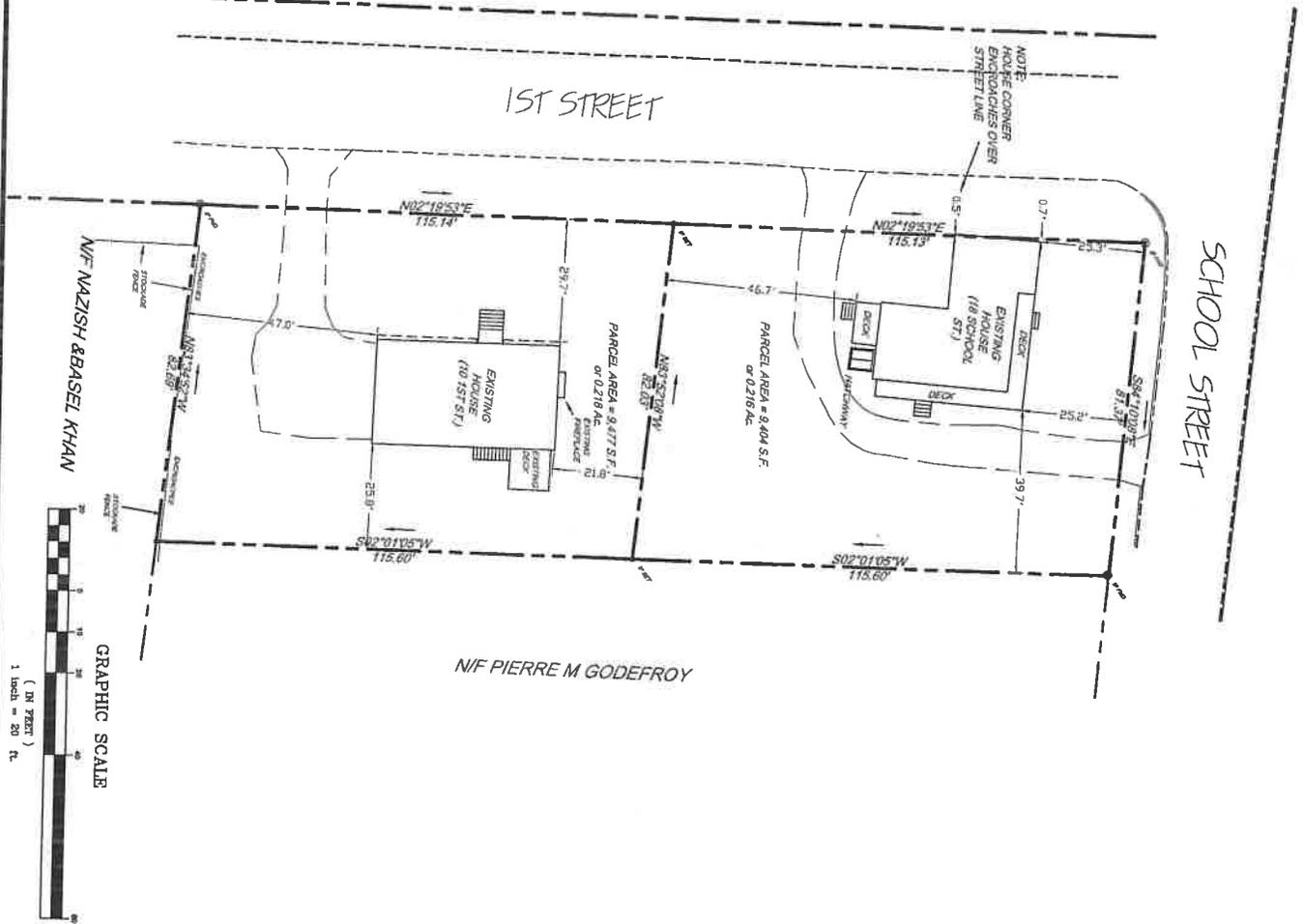
Scale: 1"=30' Apr 2, 1968

Certified Substantially Correct
A. H. Feirstein

Survey Notes:

- This map has been prepared under the Minimum Standards for Land Surveying as set forth in the Regulations of the State of Connecticut, effective October 26, 1996, (CT Sections 20-300b-20).
 - Date of Survey: Property Survey
 - Horizontal Accuracy Class: M
 - Vertical Accuracy Class: M
 - Topographic Survey: M
2. Map References
- A. PLAT PLAN FOR ANDREW D. & CLAUDETTE DAVIES
 SCALE: 1" = 50' ASSET 2, 1888 CONN.
 PREPARED BY ANDREW FEINSTEIN
- NOTE: REFERENCE IS MADE TO A LETTER FROM THE WINDSOR TOWNSHIP BOARD OF ASSOCIATION DATED 08/20/2021 TO THE SURVEYOR REGARDING A SUBDIVISION OF THIS PROPERTY SHOWN ON THIS PLAN THAT APPEARS TO BE

THIS DRAWING AND INSTRUMENTS OF PROFESSIONAL SERVICE OF JONES ENGINEERING & LAND SURVEYING, LLC AND HAVE BEEN PREPARED SPECIFICALLY FOR THE OWNER OF THIS LAND AND THE SURVEYOR HAS NOT CONDUCTED ANY OTHER SURVEY, LOCATION OR OWNER RECORD. THE SURVEYOR HAS NOT CONDUCTED ANY OTHER SURVEY, LOCATION OR OWNER RECORD. THE SURVEYOR HAS NOT CONDUCTED ANY OTHER SURVEY, LOCATION OR OWNER RECORD.



FILE NUMBER 225035	SHEET NUMBER 1 of 1	JONES ENGINEERING & LAND SURVEYING, LLC	PROPERTY SURVEY SHOWING PREVIOUS SUBDIVISION OF PROPERTY PREPARED FOR CLAUDETTE DAVIES 18 SCHOOL STREET & 10 1ST STREET WINDSOR LOCKS, CONNECTICUT	SCALE: 1"=20' DATE: 11/15/2025 DRAWN BY: JBJ CHECKED BY: JBJ	JONES ENGINEERING LLC CIVIL ENGINEERING & LAND SURVEYING 82 NORTH SUMMIT ST, SUITE 2A P.O. BOX 249 SOUTHINGTON, CT 06488 PHONE: (860) 621-0700 FAX: (860) 621-6086	REVISIONS: DATE: _____ DATE: _____ DATE: _____ DATE: _____ DATE: _____ DATE: _____	TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. JAMES E. JONES CT. L.S. REG. NO. 12335 DATE: _____
			GRAPHIC SCALE (IN FEET) 1 inch = 20 ft				

12/4/25

Windsor Locks, CT 06096

Meeting Address: Windsor Locks Town Hall 50 Church ST, Windsor Locks, CT 06096

Reason: Have property surveyed to divide 10 First St & 18 School St, property was divided prior but due to clerical error in 1968 was not properly recorded and needs to be surveyed again.

Address: 10 First St/18School St Windsor Locks, CT 06096

In accordance with the zoning board of Appeals of the Town of Windsor Locks Zoning Regulations, you are hereby notified that an application has been filed on the property abutting yours and is subject to a hearing by the Zoning Board of Appeals. The application is on file with the Windsor Locks Building, Planning and Zoning Department. As an abutting property owner, you are invited to the hearing to ask questions and/or give comments. You may also submit written comments regarding the application prior to the hearing if you so desire. For additional information regarding the specific date this application will be heard, please contact the Building, Planning & Zoning Department at 860-627-1447.

Sincerely,

Claudette Davies

10 First St



BRADLEY AIRPORT
10 SCHOEPHOESTER RD
WINDSOR LOCKS, CT 06096-1023
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12/04/2025

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PURCHASE DETAILS

Product	Qty	Unit Price	Price
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Windsor Locks, CT 06096 Weight: 0 lb 0.30 oz Estimated Delivery Date Mon 12/08/2025			
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Total			\$6.08
Grand Total:			\$12.16
Debit Card Remit			\$12.16
Card Name: MasterCard Account #: XXXXXXXXXXXX4327 Approval #: 622019 Transaction #: 349 Receipt #: 050289 Debit Card Purchase: \$12.16 AID: A0000000042203 Contactless AL: Debit			

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Windsor Locks, CT 06096

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- Return Receipt (hardcopy) \$0.00
- Return Receipt (electronic) \$0.00
- Certified Mail Restricted Delivery \$0.00
- Adult Signature Required \$0.00
- Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$6.08

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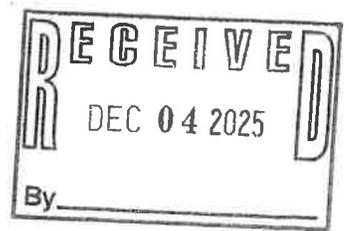
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PURCHASE DETAILS

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.78
Windsor Locks, CT 06096 Weight: 0 lb 0.30 oz Estimated Delivery Date Mon 12/08/2025			
Certified Mail®			\$5.30
Tracking #: 9589 0710 5270 0073 7129 82			
Total			\$6.08
First-Class Mail® Letter	1		\$0.78
Windsor Locks, CT 06096 Weight: 0 lb 0.30 oz Estimated Delivery Date Mon 12/08/2025			
Certified Mail®			\$5.30
Tracking #: 9589 0710 5270 0073 7129 99			
Total			\$6.08
Grand Total:			\$12.16
Debit Card Remit			\$12.16
Card Name: MasterCard Account #: XXXXXXXXXXXXX4327 Approval #: 622019 Transaction #: 349 Receipt #: 050289 Debit Card Purchase: \$12.16 AID: A0000000042203 Contactless AL: Debit			

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Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$6.08

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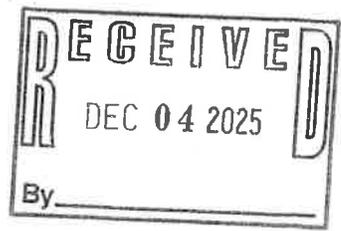
Windsor Locks, CT 06096

9589 0710 5270 0073 7129 99

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$6.08

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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 Lewis and Gina Benea
Address 523 Denslow St. Windsor Locks, CT 06096
Email lewisbenea@att.net Phone 860-716-4701

Applicant Lewis Benea
Address 523 Denslow St. Windsor Locks, CT 06096
Email lewisbenea@att.net Phone 860-716-4701

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: To construct a 30' x 50' storage building in the back of 523 Denslow St. 5 feet from the property line and over the 12 foot mean height. The mean height to be as low as possible to accommodate a 14 or 15 foot high door, whatever is standard height door. The height is required to park a 13'6" high RV.

3. Premises located at 523 Denslow St. Windsor Locks on the South side of the above street and ... feet from ... (street) (avenue) (road) (lane).

4. Provide Map No. 032, Block No. 071, and Lot No. 026 as shown on the Assessor's map.

5. Zone in which property is located residential A Area of lot 0.49 ACRE

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.

8. Under what portion of the Zoning Regulations is this appeal based? 213, 405 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? Size and shape of land also height to be able to park an RV with in building

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 8 day of December, 2025

Handwritten signatures of Lewis Benea (Owner) and Gina Benea (Applicant)

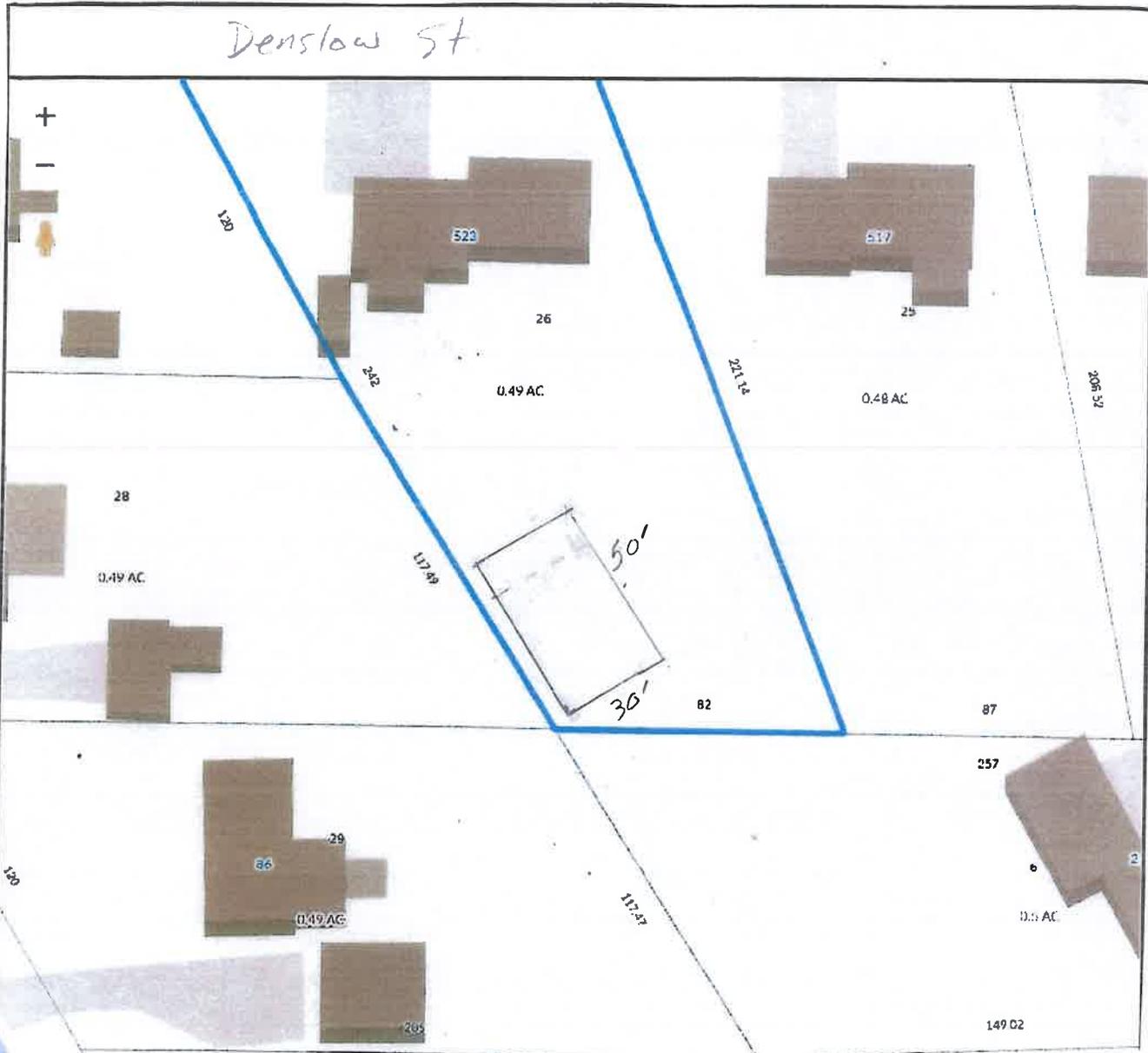
Notary Public (Commissioner of the Superior Court) (Justice of the Peace)



CHRISTOPHER P. LATOURNES
NOTARY PUBLIC - CT 184612
MY COMMISSION EXPIRES SEPT. 30, 2026

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.



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



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

403 Halfway House Rd
Windsor Locks 06096

Email Phone

Applicant Address

Richard Romano
1441 Mountain Rd West Suffield CT 06093

Email Phone 860.752.8647

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 would like to wave the violation

3. Premises located at ... on the ... side of the above street and ... feet from ...

4. Provide Map No. 033, Block No. 165, and Lot No. 013 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? RA and/or Section 313-7 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? Person living in home is handicapped and landscaper looked at the sidewalk and decided a half inch of snow wasn't a hazard.

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...

Richard Romano (Owner - Signature)
Richard Romano (Applicant - Signature)

7010 1870 0002 6286 5847

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 City, State, ZIP+4: Windsor Locks CT 06096

PS Form 3800, August 2006 See Reverse for Instructions

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 City, State, ZIP+4: Windsor Locks CT 06096

PS Form 3800, August 2006 See Reverse for Instructions



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Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.78
Windsor Locks, CT 06096 Weight: 0 lb 0.30 oz Estimated Delivery Date: Mon 12/22/2025			
Certified Mail®			\$5.30
Tracking #: 70101870000262865847			
Total			\$6.08
First-Class Mail® Letter	1		\$0.78
Windsor Locks, CT 06096 Weight: 0 lb 0.30 oz Estimated Delivery Date: Mon 12/22/2025			
Certified Mail®			\$5.30
Tracking #: 70101870000262866851			
Total			\$6.08
Grand Total:			\$12.16
Cash			\$12.16

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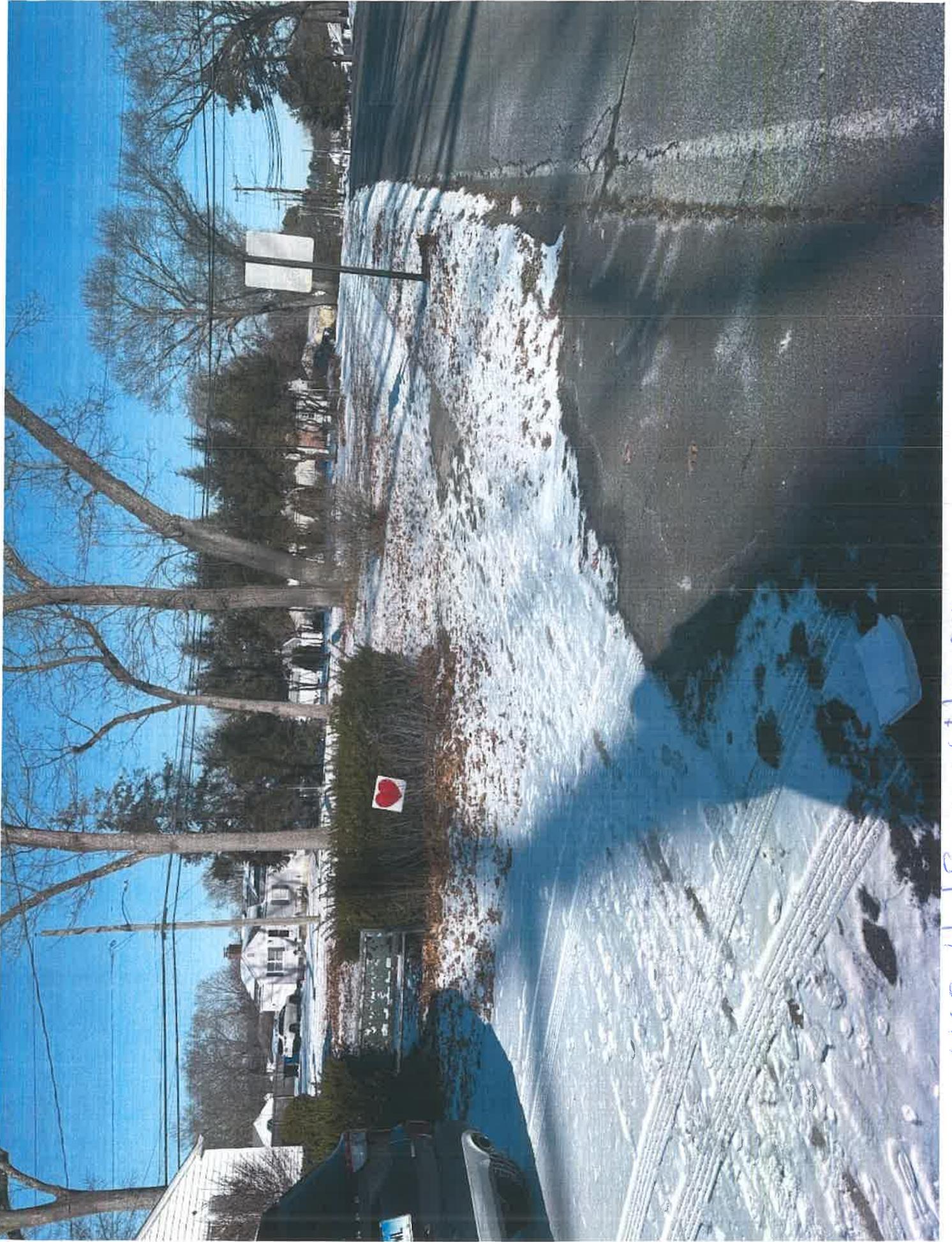
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403 Halfway House



403 Halfway House



CITATION

No. 1163

Town of Windsor Locks
50 Church St Windsor Locks, CT 06096

MUNICIPAL ORDINANCE VIOLATION

Date of Warning	No Warning	Date of Last Offense
-----------------	------------	----------------------

Named Person Richard & Sing Roman of Occident

Address of Violation 403 Halfway House Rd

Fines below are specified in the code or ordinance of the Town of Windsor Locks Ct
Violation of or non-compliance with the following subsection:

SECTION	DESCRIPTION OF VIOLATION	\$ FINES/per Day
§ 236-3	Unregistered/ Inoperable Motor Vehicle	
§ 236-3 313-7	Property Maintenance <u>Snow on sidewalk</u>	<u>100</u>
	Zoning Regulations	
	Failure to Comply with any ZBA Decision	
	Failure to comply with any P&Z Decision	
	Inland Wetlands	
	Other	
	Other	

This fine must be paid Within 30 Days of the date of receipt.

*Dec 18
Appealing*

You may request a hearing on this citation. Hearing requests must be made in writing to the Planning & Zoning/Building Department within 10 days of receipt of this citation.

Failure to pay within 30 days will result in further actions as Provided by Town Ordinance & State Statute. These fines shall continue to accrue at \$100/day for each day the violations continues after the date of this citation.

TOTAL AMOUNT DUE will calculated when the last date of offence is recorded \$ 100
Fines must be paid on or before 12/23/25
Make Checks Payable to: Town of Windsor Locks (at the address above)

Name of Person Receiving Citation	Address
<u>Occident of</u>	<u>403 Halfway house</u>

Date	Signature of Issuing Official
<u>12/16/25</u>	<u>Mark R. Doherty</u>

DO NOT SEND CASH IN THE MAIL

FINANCE