



Town of Windsor Locks

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

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

9 Copies

Application Form

1. Owner Address: 181 South Elm Street, Windsor Locks, CT 06096
Email: B.Shary.88@gmail.com Phone: 860-999-2846

Applicant Address: Same
Email:
Phone:

To the Board of Appeals:

2. I/We hereby request a: Please check one
[ ] Variance
[X] An Appeal of a Decision of The Official Charged with Enforcement of The Zoning Regulation(s)
[ ] Other
Description of request:

3. Premises located at 181 South Elm Street on the East side of the above street and 50 feet from Street (street) (avenue) (road) (lane).

4. Provide Map No. 047, Block No. 076, and Lot No. 023 as shown on the Assessor's map.

5. Zone in which property is located R.A. 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? 214 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? Motor Vehicle over 10,000 GVW in residential zone

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

Signature of Owner (Owner - Signature)
Signature

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

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Total Postage and Fees \$6.08

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January 13, 2026

Bryan Shary

181 South Elm Street

Windsor Locks, CT. 06096

**Meeting date:** February 2<sup>nd</sup> at 7:00 PM

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

**Reason for meeting:** Looking to maintain motor vehicle over 10,000 GVW in residential zone (driveway).

Address of Applicate: 181 South Elm St. Windsor Lcoks, CT

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 desire. For additional information please contact the Building Planning and Zoning Department at 860-627-1447

Sincerely,

Bryan Shary

181 South Elm St, Windsor Locks, CT. 06096



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

Filing Fee \$.....  
 Appeal No. ....  
 Hearing Date ..... **JAN 14 2026** .....  
 Denied .....  
 Granted .....  
 By \_\_\_\_\_

Application Form

1. Owner MAHMOUD HUSSEIN  
 Address 498 SPRING ST WINDSOR LOCKS, CT 06096  
 Email ..... Phone 860-466-0929  
 Applicant FRANK C BORAWSKI PE. LS.  
 Address 107 OLD WINDSOR ROAD BLOOMFIELD CT 06002  
 Email FRANK.BORAWSKI@COM Phone 860-543-4692

To the Board of Appeals:

2. I / We hereby request a:  
 Variance  
 An Appeal of a Decision of The Official Charged with Enforcement of The Zoning Regulation(s),  
 Other .....  
 Description of request: REAR YARD SET BACK VARIANCE AND  
EXPANSION OF EXISTING ~~NON~~ NON CONFORMITIES

3. Premises located at 498 SPRING ST. on the ..... side of the above street and ..... feet from ..... (north) (south) (east) (west) ..... (street) (avenue) (road) (lane).

4. Provide Map No. 026, Block No. 038, and Lot No. 012 as shown on the Assessor's map.

5. Zone in which property is located B.R.S. 1 Area of lot 0.135 ACRES

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? 1403.1 and/or Section ..... of the General Statutes, State of Connecticut.

9. Has any previous appeal been filed in connection with these premises? YES If yes, give hearing date 11/10/25  
 Results: DENIED

10. What is the HARDSHIP CLAIMED? CONFIGURATION OF THE LOT AND  
EXISTING NON-CONFORMITIES AND EXISTING  
USE OF LAND

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 14th day of January, 2026

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



Mahmoud Hussein  
 (Owner - Signature)  
Frank C Borawski  
 (Applicant - Signature)

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 PLAN

**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

## List of Abutters

Strega, LLC.  
199 Spring St.  
Windsor Locks, CT 06096

Main Management  
496 Spring St.  
Windsor Locks, CT 06096

Thia Realty, LLC.  
26 Lemoine Hill Rd.  
Southbridge, MA 01150

Zebrowski Realty, LLC.  
2 Foxwood Drive  
Windsor Locks, CT 06096

Steven & Kirsten Ireland  
494 Spring St.  
Windsor Locks, CT 06096

Joey & Barroso Gonzalez  
17 Leslie St.  
Windsor Locks, CT 06096