

Application # 2024-0262

ZONING BOARD OF APPEALS

Telephone: 860-435-5190  
Fax: 860-435-5172  
Email: landuse@salisburyct.us



TOWN OF SALISBURY CONNECTICUT

Town Hall  
P.O. Box 548  
27 Main Street  
Salisbury, Connecticut 06068

APPLICATION TO THE ZONING BOARD OF APPEALS

Date: SEPTEMBER 4, 2024

Property Address: 16 WOODLAND DRIVE

Zoning District: RR-1 Assessor's Map#: 35 Lot#: 6

Name of Applicant: ZIMMERMAN, AARON & ALYCIA Telephone#: 917-842-2222

Mailing Address: 16 WOODLAND DRIVE, LAKEVILLE, CT 06039

Email Address: AARON.S.ZIMMERMAN@GMAIL.COM

If the applicant is not the owner, please provide the following information:

Name of Owner: \_\_\_\_\_ Telephone#: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Owner Email Address: \_\_\_\_\_

NATURE OF RELIEF SOUGHT:

X (I/We) hereby apply for a variance relating to section(s) 304, 305, 1 & TABLE 300.2 of the Salisbury Zoning Regulations.

\_\_\_\_\_ (I/We) are appealing a decision of the Zoning Enforcement Officer relating to (Please refer to State Statute § 8-7, regarding the deadline to file an appeal):

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ (I/We) hereby apply for a certificate of approval of the location for a motor vehicle sales or repair business.

**INSTRUCTIONS – Read the following instructions so that you are aware of the requirements of the Zoning Board of Appeals (ZBA) and the process for an appeal. Incomplete applications or inaccurate information may result in an application being denied.**

## 1. Procedure

- a. Applications may be obtained from the Land Use Office in the Town Hall or are available online at [www.salisburyct.us/zoning-board-of-appeals](http://www.salisburyct.us/zoning-board-of-appeals). An application must be completed and submitted, with supporting materials to the ZBA or to the officer from whom the appeal has been taken, in the Land Use Office at the Salisbury Town Hall. All applications must comply with the provisions of the Connecticut General Statute Section 8-7.
- b. If the space provided on this form is not sufficient for your needs, please use attachments.
- c. Completed applications must be submitted by noon the Thursday prior to a meeting of the ZBA in order to be placed on the agenda. The schedule of meetings and hearings for the ZBA is posted with the Town Clerk and are available at [www.salisburyct.us/calendar/](http://www.salisburyct.us/calendar/)
- d. All meetings of the ZBA are open to the public. ZBA hearings are advertised public hearings at which the Board hears testimony from the applicants or their representatives and all other interested parties who may wish to be heard. Once the hearing has been closed, no additional comments from the public or an applicant will be accepted.
- e. The ZBA will render a decision as soon as practicable after the close of a public hearing.

## 2. Variance Criteria – The ZBA will consider the following factors in determining whether to grant a variance:

- a. The variance power should be exercised sparingly and only under exceptional circumstances.
- b. The variance must be shown not to affect substantially the comprehensive zoning plan; and adherence to the strict letter of the zoning ordinances must be shown to cause unusual hardship, unnecessary to the carrying out of the general purposes of the zoning plan.
- c. Proof of hardship must be due to unique circumstances to the land, not created by the applicant or predecessors-in-title. Special conditions and circumstances must exist which are peculiar to the land or structure involved and which are not applicable to other land or structures in the same district. It must also be demonstrated that the property cannot reasonably be developed for another permitted use or that compliance with the regulation will be confiscatory or arbitrary.
- d. Economic hardship such as financial loss or disappointment in the use of property does not constitute a basis for granting a variance. Variances cannot be based on what makes better practical sense or what is more convenient for the property owner.
- e. The fact that a requested variance might be very, very minor in scope does not make it a legal hardship sufficient to support the grant of a variance.

## 3. Required Supportive Materials – Five (5) copies of plans and maps are required.

- \$360 Fee (Includes \$60 State Fee) is required for all requests - check made payable to the 'Town of Salisbury'
- One copy of the deed and/or a legal description of the property - obtained from the Land Records with the Town Clerk (not required for appealing a decision of the Zoning Enforcement Officer).
- Letter of authorization - in the event that the applicant does not represent himself/herself at the public hearing, the applicant must provide a letter, which authorizes an agent to represent him/her at such meeting.
- Current A-2 Survey (not required for appealing a decision of the Zoning Enforcement Officer)- required unless waived by the Board for good cause shown.
- Two (2) copies of large maps or site plans are required. They must show all data pertinent to the application which shall include at least the following:
  - Date of drawing
  - Scale
  - North arrow
  - Name of person/firm who drew the plan
  - Locations and dimensions of property lines, rights-of-way, easements, setbacks, off-street parking, proposed landscaping, existing and proposed structures, and location of any wetlands or watercourses
- A list of all abutting property owners and their mailing addresses. This information may be obtained from the Town Assessor's Office in person or by using their online resources. [www.salisburyct.us/assessor](http://www.salisburyct.us/assessor)

- Variance Requests - statement of exceptional difficulty or unusual hardship because of peculiar characteristic of the parcel of land. (Not financial, self-created, or created by predecessor in title. Economic hardship, financial loss, or disappointment in the use of a property are not a proper basis for granting a variance)
- Appeals of a decision of the Zoning Enforcement Officer - summary of facts, and copies of all relevant documents and plans relating to the decision being appealed.

If the applicant requesting a variance or location approval is not the owner, the owner should co-sign the application. Alternatively, the applicant should provide a letter from the owner stating that the owner has reviewed the application and consents to the filing of this application. The owner's signature on the letter must be notarized.

I, the undersigned applicant, understand that decisions of the Board are based on information, submitted by me and that falsification by misrepresentation, omission, or failure to comply with the conditions of approval shall render this permit null and void. I further understand that it is my responsibility as the applicant to obtain other required approvals prior to the commencement of work or use.

By [Signature] Attorney

Applicant's Signature: ALICIA ZIMMERMAN Date: 09/04/2024  
 Owner's Signature: AARON ZIMMERMAN Date: 09/04/2024

I further authorize Town agents to enter the property while the appeal is pending for the purpose of inspection with regard to this application.

By [Signature] Attorney

Applicant's Signature: ALICIA ZIMMERMAN Date: 09/04/2024  
 Owner's Signature: AARON ZIMMERMAN Date: 09/04/2024

Please indicate below who should be contacted to coordinate inspections and the best method of contact:

Name and Title of Contact: RICK MCKUE  
 Preferred Method of Contact: 860-435-9710

Note: Decision of Notice will be filed with the Town Clerk after approval/denial and APPLICANT is responsible for cost of filing fees. Fees are \$10 for first page and \$5 each additional page.

\*\*\*\*\*

**FOR OFFICE USE ONLY**

\$360 Fee Payment Method: CASH 2275 Date: 9/4/24

Decision Date: \_\_\_\_\_  Approved  Denied

Conditions or Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Town of Salisbury

Date Paid: 9/5/2024

Payer: Law office of William V. Grickis  
Payer Address: PO Box 191 Lakeville

Notes:

Payment Type	Amount	Ref #
Check	\$360.00	2275

Amount Paid: \$360.00

Fee Type	Amount
P&Z State Surcharge	\$60.00
ZBA	\$300.00



LAW OFFICE  
OF  
WILLIAM V. GRICKIS

September 4, 2024

VIA HAND DELIVERY

Zoning Board of Appeals  
27 Main Street  
Salisbury, CT 06068  
Attn: Abby Conroy, Land Use Administrator

**Re: Application for Amended Variance, Aaron & Alycia Zimmerman, 16 Woodland Drive**

Dear Abby:

In connection with the above captioned Application, please find the following:

- 1) Applicants' check for \$360.00
- 2) Copy of Deed
- 3) List of Abutters with mailing addresses (in your file from Kayla)
- 4) As Built Survey Map – 4 copies
- 5) Application
- 6) Copy of Original Supporting Statement, and
- 7) Explanatory Letter – 5 copies

I will attend the meeting on Monday on behalf of the Zimmerman's, who also may be able to attend.

Sincerely,

William V. Grickis

Cc. Aaron & Alycia Zimmerman via electronic mail



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VIA HAND DELIVERY

September 4, 2024

Zoning Board of Appeals  
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**Re: Application for Amended Front Yard Set Back Variance, 16 Woodland Drive**

Dear Commissioners:

My clients, Aaron and Alycia Zimmerman, are requesting that the Zoning Board of Appeals ("ZBA") grant an Amendment to the front yard set back variance for one of now constructed additions to their residence, which was originally granted by the ZBA at its meeting on October 11, 2022. For reference, I have attached a copy of the Supporting Statement submitted with the original Application.

The Zimmerman's are requesting the Amendment (or, alternatively, a new Variance) to recognize the fact that the As Built A-2 survey, dated May 6, 2024 and provided to the Land Use Office, depicts a front yard set back encroachment of approximately 4.9' on the northeast corner of the completed garage addition and an approximately 12" front yard set back encroachment on the northwest corner, when compared with the Site Plan dated August 8, 2022. The ZBA based its approval on the August 8, 2022 Site Plan.

After diligent inquiry of the various professionals involved, the Zimmerman's are unable to explain the discrepancy between the 2024 As Built and 2022 Site Plan. The working drawings used by the general contractor and prepared by the Zimmerman's designer were not dimensioned and appear to have relied on a 2021 Site Plan that was superseded by the 2022 Site Plan. Clearly, if all parties had access to an original foundation As Built survey, the mistake could have been avoided and the Zimmerman's would simply have applied for the necessary set back Variance shown on the 2024 As Built survey.

The Zimmerman's very much regret the confusion and respectfully ask the ZBA to rule favorably on their present Amendment/new Variance Application.

It may be helpful to the ZBA to look to Sections 803.5 and 811 of the Zoning Regulations which give the Planning and Zoning Commission discretion to approve a Site Plan amendment where the discrepancy between original Site Plan and As Built are found not to be material and of *de minimis* impact and not require a new Special Permit Application or Amendment. Since both the Planning and Zoning Commission and the ZBA operate under the same set of Regulations, application of the discretion conferred by Section 803.3 could reasonably apply by analogy to actions of the ZBA.

Respectfully submitted,

William V. Grickis, Esq.



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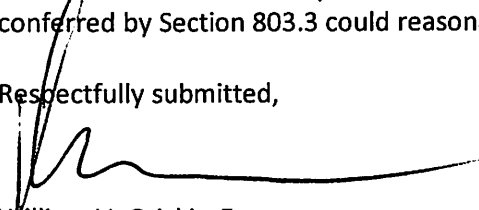
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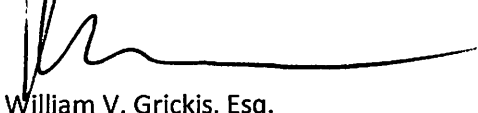
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Respectfully submitted,



William V. Grickis, Esq.

**APPLICATION TO THE ZONING BOARD OF APPEALS DATED SEPTEMBER 22, 2022**

SUPPORTING STATEMENT – 16 Woodland Drive, Alycia and Aaron Zimmerman

Alycia and Aaron Zimmerman purchased the property and residence known as 16 Woodland Drive on April 8, 2021. This lot was subdivided, and the single floor, 1792 square foot residence was constructed on it, according to Assessor's Tax Card, in 1950, well before the adoption of the Salisbury Zoning Regulations in 1959. The lot contains 1.574 acres and is quite irregular in shape, being far longer than wide. The northerly corner of the existing house extends significantly beyond the 40' zoning front yard setback line and the entire house is situated within 75 feet of the mapped wetlands boundary.

Mr. and Mrs. Zimmerman are a young couple with two minor children. Mr. Zimmerman's mother and father own 2 lots abutting their property. To accommodate a growing family and to anticipate possible care at home for visiting aging parents, the Zimmerman's propose to add approximately 1000 square feet of additional living space consisting of a second floor with two bedrooms and bath, and a living room and entry way expansion on the first floor, a second bath and with the garage relocated closer to Woodland Drive. Although the house will still contain 3 actual bedrooms, TAHD viewed the reconfigured living room as a possible bedroom and conditioned its approval on installation of new septic system. TAHD approved the Zimmerman plan on July 7, 2022, subject to completion of a minor boundary line adjustment involving the adjacent lot owned by Mr. Zimmerman's parents and approval by the Salisbury IWCC. The IWCC approved the Zimmerman plan on September 12, 2022, subject to "Standard Conditions." Copies of the proposed addition floor plan, the TAHD approval notice and the IWCC approval letter are in the file maintained by the Land Use Administrator. The proposed 0.040 acre lot line adjustment is depicted on the Survey and Site Plan.

The purpose of this Application is to (1) obtain an extremely minor front yard setback variance from Zoning Regulation Section 304 for a tiny portion of the corner of the proposed relocated garage that will extend slightly over the 40 foot front yard setback line; and (2) obtain a variance from Zoning Regulation Section 305.1 that prohibits the location of principal buildings within 75 feet of a watercourse.

When the Board considers the various factors that affect its decision whether or not to grant the requested variances, it is important to note the following:

1. The lot and residence located thereon preceded the adoption of zoning regulations and the shape of the lot and locations of wetlands preclude virtually any other plan of expansion;
2. The hardship affecting the Zimmerman's purely and simply results from the shape of the lot, proximity of wetlands and does not result from any circumstances created by them.
3. Literal compliance with the specific Regulations will limit the Zimmerman's only to the addition of second floor space on the existing footprint, severely limiting their ability to accommodate future family needs;

4. Granting of the requested variances is unlikely to affect substantially the comprehensive zoning plan, where, conversely, denial of the variance requests will cause unusual hardship to the Zimmerman's;
5. Most importantly with regard to the variance requested from Section 305.1, the Commission primarily responsible for the stewardship and protection of watercourses and waterbodies, the Salisbury IWWC, has approved the Zimmerman plan with specific conditions that are fully described on the Site Plan, and include erosion, controls and extensive plant buffering;
6. TAHD had determined that no additional bedrooms could be added to the residence, because of the failing condition of the existing septic system. The plan approved by TAHD calls for installation a totally new system, located further from the wetland soils boundary, and the abandonment in place of the existing system to minimize any disruption to wetland soils.

For the reasons set forth above, the Applicants respectfully request the Board to grant the requested Variances.

Return to:  
William V. Grickis  
P.O. Box 191  
Lakeville, CT 06039

Receipt # 23242 Instr # 2022-715  
  
State Tax \$0.00  
Local Tax \$0.00 Convey Fee \$0.00

**VOL 269 PG 895**  
11/03/2022 02:03:35 PM  
2 Pages  
QUIT CLAIM DEED  
Patricia Williams, Town Clerk  
Town of Salisbury

**QUITCLAIM DEED-STATUTORY FORM**

KNOW YE that we , **Aaron Zimmerman and Alycia Zimmerman**, of 16 Woodland Drive, (Lakeville) Salisbury, Connecticut, for ONE DOLLAR (\$1.00) AND OTHER GOOD CONSIDERATION PAID, grant to **Aaron Zimmerman and Alycia Zimmerman , with Quitclaim Covenants**, all of our right, title and interest in and to that certain piece or parcel of land, together with the improvements located thereon, known as 16 and a portion of 24 Woodland Drive , situated in the Town of Salisbury, County of Litchfield and State of Connecticut, containing 1.614 acres, bounded and described as follows:

All that certain piece or parcel of land, with all appurtenances thereto belonging, situated on the southwesterly side of the highway leading from Lakeville to Lime Rock, known as Wells Hill Road, in the Town of Salisbury, County of Litchfield and State of Connecticut, bounded and described as follows:

Beginning at an existing concrete monument in the southwesterly line of Wells Hill Road, so-called, which monument marks the northerly corner of land now or formerly of Helen L. Moorehead (now Zimmerman/Shafer); thence along land now or formerly of said Moorehead, S 20° 14' 02" W 510.001 feet to an existing concrete monument in the northerly line of land now or formerly of Hobart O. Hobby (now "Other Lands of 24 Woodland LLC"); thence along the line of land now or formerly of said Hobby, N 55° 21' 08" W 71.000 feet to an iron pin to be set; thence S 34° 38' 52" W 20.000 feet to an iron pin to be set; thence N 55° 21' 08" W 85.112 feet to an iron pin to be set; thence N 10° 57' 10" E 5.706 feet to an iron pin to be set; thence N 24° 41' 09" E 15.000 feet to an existing iron pin in the easterly line of Woodland Drive, so-called; thence N 24° 41' 09" E 483.800 feet along the Easterly line of said Woodland Drive to an existing iron pin in the southerly line of the above mentioned Wells Hill Road; thence S 63° 46' 42" E 119.029 feet along the southerly line of said Wells Hill Road, in an easterly direction, to the point and place of beginning.

Said property is more particularly shown as lots "1.574+/- Acres S 68,545 S.F." and "Proposed Area 0.040+/- Acres 1,761 S.F." on a map entitled Map Prepared for Aaron Zimmerman and Alycia Zimmerman #16 Woodland Drive "Lakeville" Salisbury, Connecticut Scale 1" = 20' August 8, 2022 Total Area = 1.614 +/- Acres" prepared by Mathias M. Kiefer L.L.S. and recorded on the Salisbury Land Records as Map # 2764 on October 24, 2022.

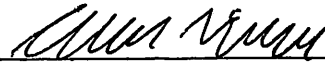
Subject to:

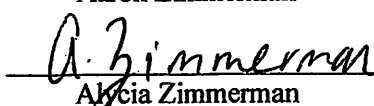
1. Any and all provisions of any municipal ordinance or regulation, any federal, state or local law, including without limitation, provisions of any zoning, building planning or inland wetland rules and regulations governing the premises herein conveyed;
2. Notes, notations, and conditions as shown on the Map recited above; and
3. Such other matters as of record may appear.

It is the purpose and intent of this Deed to merge two parcels into one parcel known as 16 Woodland Drive. The first parcel is known as part of an unimproved parcel known as 24 Woodland Drive, as described in a deed recorded in Volume 255 at Page 208 of the Salisbury Land Records. The second parcel is known as 16 Woodland Drive, as described in a deed recorded Volume 264 at Page 61 of the Salisbury Land Records. Both parcels are shown on the above referenced Map.

In Witness Whereof, I have hereunto set my hand and seal this 31<sup>st</sup> day of October, 2022.

Signed, Sealed and Delivered in the presence of:

  
\_\_\_\_\_  
Aaron Zimmerman L.S.

  
\_\_\_\_\_  
Alycia Zimmerman L.S.

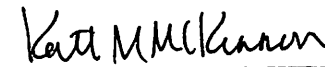
STATE OF NEW YORK )

: ss: New York City

October 31<sup>st</sup>, 2022.

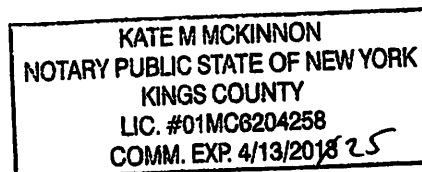
COUNTY OF NEW YORK )

On this the 31<sup>st</sup> day of October 2022, personally appeared Aaron Zimmerman and Alycia Zimmerman, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they have executed the same for the purposes therein contained, as their free act and deed, before me the undersigned officer.

  
\_\_\_\_\_

Notary Public  
My Commission Expires:

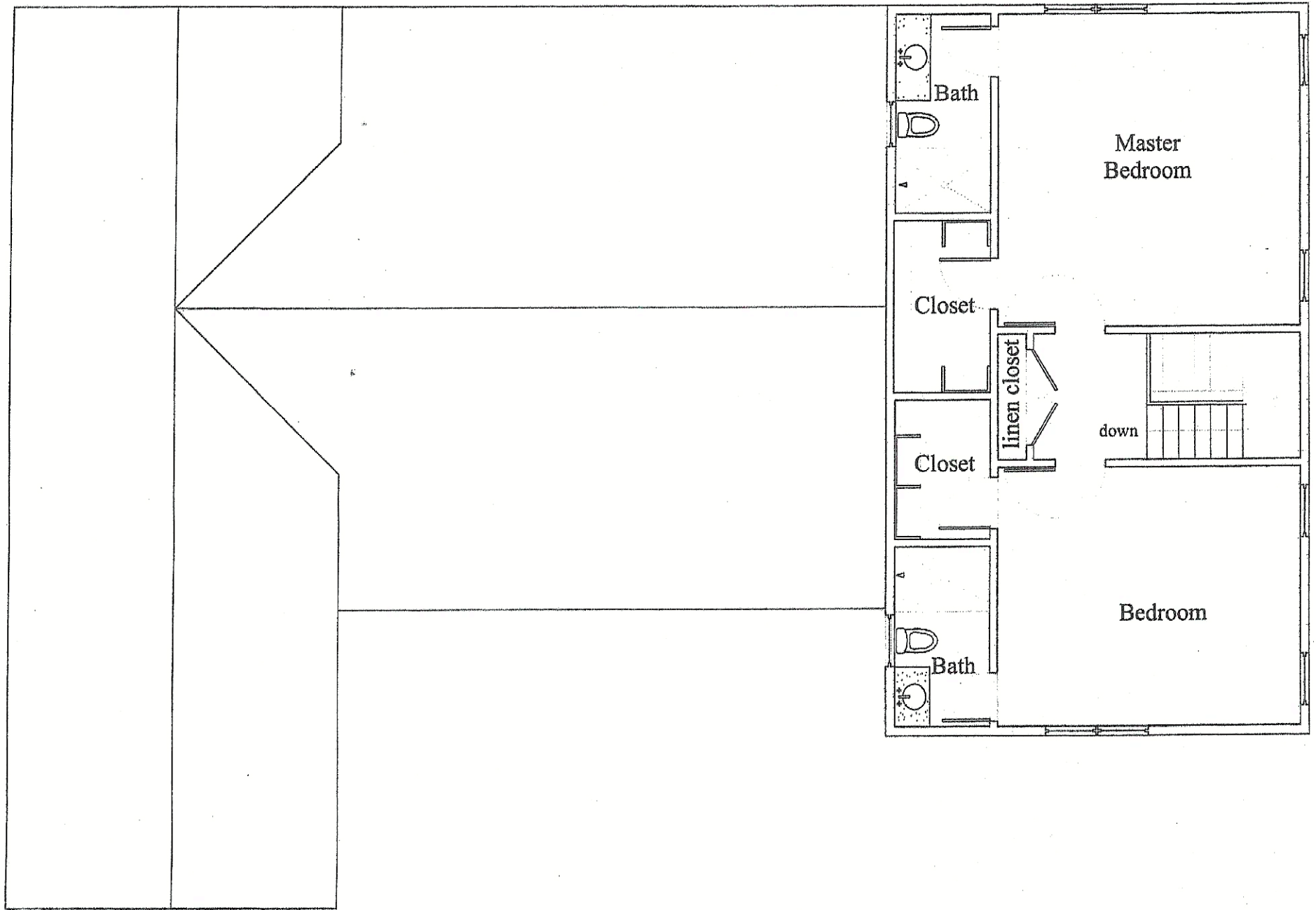
Grantee's Address:  
16 Woodland Drive  
Lakeville, CT 06039



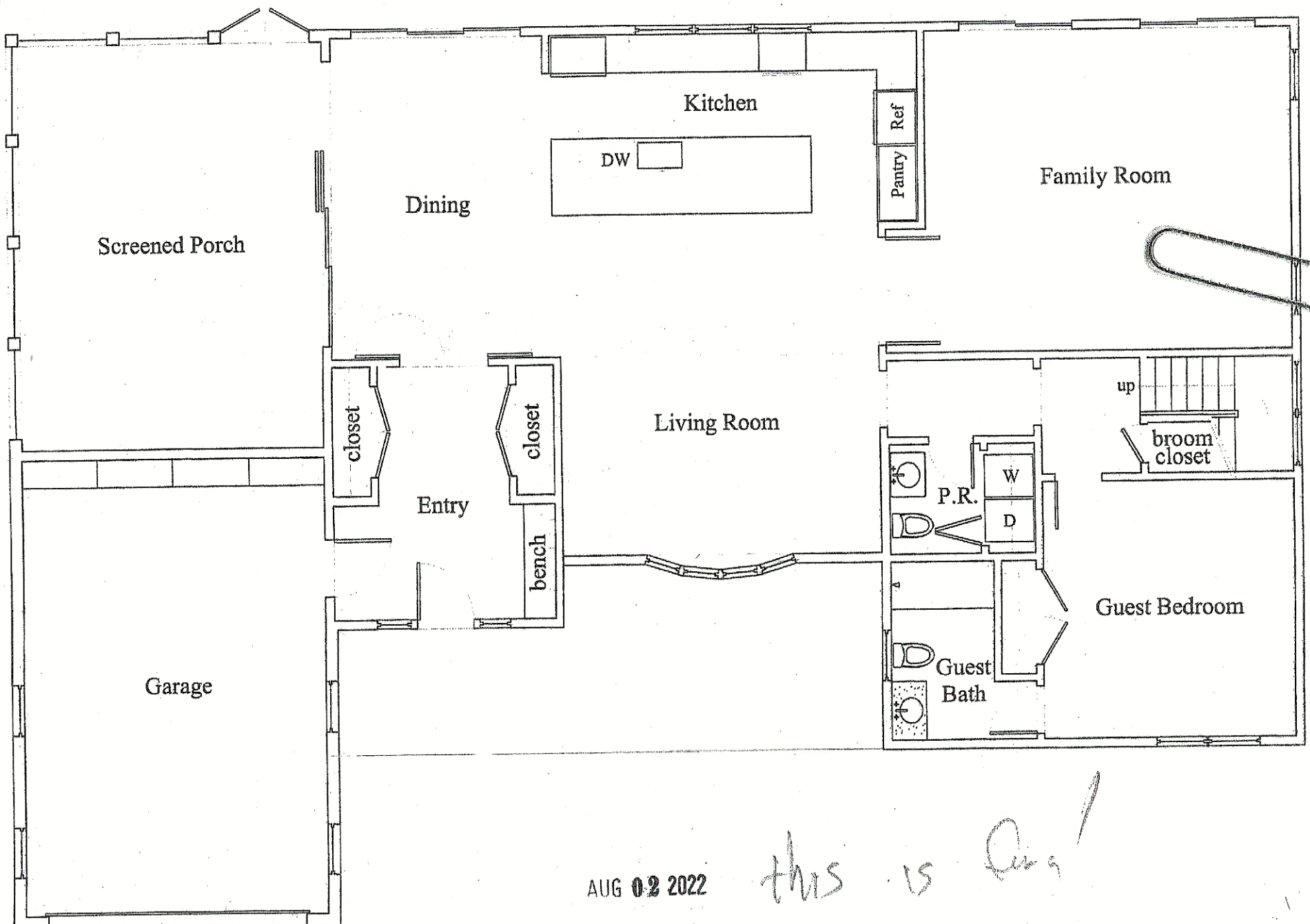
# TOWN OF SALISBURY, CONNECTICUT

Fri Aug 23 2024 16:46:52 GMT-0400 (Eastern Daylight Time)

Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
36-17	178 WELLS HILL ROAD	RICE MARGARET TRUSTEE	13912 FLINT STREET	OVERLAND PARK	KS	66221-0000
36-03	9 LEDGEWOOD ROAD	HUSSEY EMMET & MCBREAIRTY MAUREEN	9 LEDGEWOOD DR	LAKEVILLE	CT	06039-0000
36-04	159 WELLS HILL ROAD	CANTELE KEVIN SURV &	18 MAIN STREET	SALISBURY	CT	06068-0000
35-07	24 WOODLAND DRIVE	24 WOODLAND LLC	39 GARDEN PLACE	BROOKLYN	NY	11201-0000
35-22	2 LEDGEWOOD ROAD	DEMELLE WALTER JR & SUSAN	PO BOX 1453	LAKEVILLE	CT	06039-0000
36-16	160 WELLS HILL ROAD	ROUT ROBERT TRUSTEE	160 WELLS HILL ROAD	LAKEVILLE	CT	06039-0000
35-06	16 WOODLAND DRIVE	ZIMMERMAN AARON SURV & ALCIA SURV	52 DEAN STREET APT 5D	BROOKLYN	NY	11201-0000
36-41	177 WELLS HILL ROAD	ZIMMERMAN MICHAEL J +	39 GARDEN PLACE	BROOKLYN	NY	11201-0000



Second Floor Plan



First Floor Plan

AUG 02 2022

*this is design*

AUG 05 2022

*Matt K*

*Zimmerman*

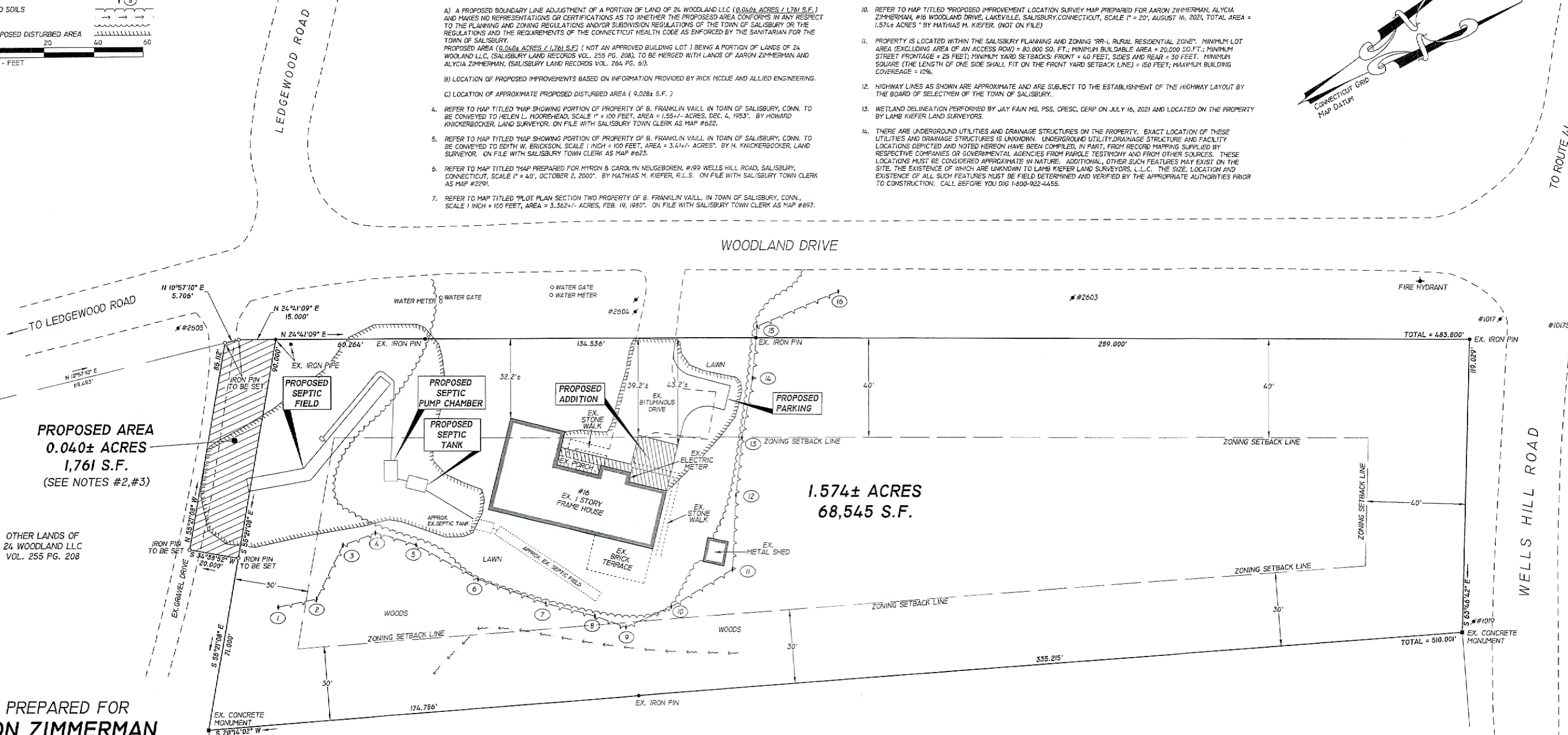
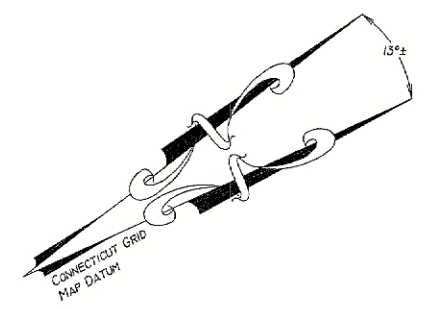
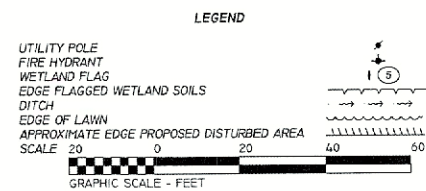


NOTES

- OWNERS OF RECORD #16 WOODLAND DRIVE: AARON ZIMMERMAN AND ALCYIA ZIMMERMAN. SALISBURY LAND RECORDS VOL. 264, PG. 61.
- OWNER OF RECORD #24 WOODLAND DRIVE: 24 WOODLAND LLC. SALISBURY LAND RECORDS VOL. 255, PG. 208.
- THE LAND SURVEYOR HAS PREPARED THIS MAP TO SHOW THE FOLLOWING:
  - A PROPOSED BOUNDARY LINE ADJUSTMENT OF A PORTION OF LAND OF 24 WOODLAND LLC (0.040± ACRES / 1,761 S.F.) AND MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO WHETHER THE PROPOSED AREA CONFORMS IN ANY RESPECT TO THE PLANNING AND ZONING REGULATIONS AND/OR SUBDIVISION REGULATIONS OF THE TOWN OF SALISBURY OR THE REGULATIONS AND THE REQUIREMENTS OF THE CONNECTICUT HEALTH CODE AS ENFORCED BY THE SANITARIUM FOR THE TOWN OF SALISBURY. PROPOSED AREA (0.040± ACRES / 1,761 S.F.) (NOT AN APPROVED BUILDING LOT) BEING A PORTION OF LANDS OF 24 WOODLAND LLC, (SALISBURY LAND RECORDS VOL. 255 PG. 208), TO BE MERGED WITH LANDS OF AARON ZIMMERMAN AND ALCYIA ZIMMERMAN, (SALISBURY LAND RECORDS VOL. 264 PG. 61).
  - LOCATION OF PROPOSED IMPROVEMENTS BASED ON INFORMATION PROVIDED BY RICK MCCLUE AND ALLIED ENGINEERING.
  - LOCATION OF APPROXIMATE PROPOSED DISTURBED AREA ( 9,028± S.F. )
- REFER TO MAP TITLED "MAP SHOWING PORTION OF PROPERTY OF B. FRANKLIN VAILL IN TOWN OF SALISBURY, CONN. TO BE CONVEYED TO HELEN L. MOOREHEAD, SCALE 1" = 100 FEET, AREA = 1.55±/- ACRES, DEC. 4, 1953". BY HOWARD KNICKERBOCKER, LAND SURVEYOR. ON FILE WITH SALISBURY TOWN CLERK AS MAP #622.
- REFER TO MAP TITLED "MAP SHOWING PORTION OF PROPERTY OF B. FRANKLIN VAILL IN TOWN OF SALISBURY, CONN. TO BE CONVEYED TO EDITH W. ERICKSON, SCALE 1" = 100 FEET, AREA = 3.41±/- ACRES". BY H. KNICKERBOCKER, LAND SURVEYOR. ON FILE WITH SALISBURY TOWN CLERK AS MAP #623.
- REFER TO MAP TITLED "MAP PREPARED FOR MYRON & CAROLYN NEUGEBORN, #199 WELLS HILL ROAD, SALISBURY, CONNECTICUT, SCALE 1" = 40', OCTOBER 2, 2000". BY MATHIAS M. KIEFER, R.L.S. ON FILE WITH SALISBURY TOWN CLERK AS MAP #2291.
- REFER TO MAP TITLED "PLOT PLAN SECTION TWO PROPERTY OF B. FRANKLIN VAILL, IN TOWN OF SALISBURY, CONN., SCALE 1" = 100 FEET, AREA = 3.562±/- ACRES, FEB. 19, 1980". ON FILE WITH SALISBURY TOWN CLERK AS MAP #897.

NOTES

- REFER TO MAP TITLED "MAP SHOWING PORTION OF PROPERTY OF B. FRANKLIN VAILL, IN TOWN OF SALISBURY, CONN. TO BE CONVEYED TO LOUIS DEBARBIERI, SCALE 1" = 100 FEET, AREA 1.00±/- ACRES, JULY 31, 1959". BY H. KNICKERBOCKER, LAND SURVEYOR. ON FILE WITH SALISBURY TOWN CLERK AS MAP #632.
- REFER TO MAP TITLED "MAP SHOWING PORTION OF PROPERTY OF B. FRANKLIN VAILL, IN TOWN OF SALISBURY, CONN. TO BE CONVEYED TO HELEN L. MOOREHEAD, SCALE 1" = 100 FEET, AREA = 5.03±/- ACRES, NOV. 14, 1945". BY H. KNICKERBOCKER, LAND SURVEYOR. ON FILE WITH SALISBURY TOWN CLERK AS MAP #308.
- REFER TO MAP TITLED "PROPOSED IMPROVEMENT LOCATION SURVEY MAP PREPARED FOR AARON ZIMMERMAN, ALCYIA ZIMMERMAN, #16 WOODLAND DRIVE, LAKEVILLE, SALISBURY, CONNECTICUT, SCALE 1" = 20', AUGUST 16, 2021, TOTAL AREA = 1.574± ACRES" BY MATHIAS M. KIEFER. (NOT ON FILE)
- PROPERTY IS LOCATED WITHIN THE SALISBURY PLANNING AND ZONING "RR-1, RURAL RESIDENTIAL ZONE". MINIMUM LOT AREA (EXCLUDING AREA OF AN ACCESS ROW) = 80,000 SQ. FT.; MINIMUM BUILDABLE AREA = 20,000 SQ. FT.; MINIMUM STREET FRONTAGE = 25 FEET; MINIMUM YARD SETBACKS: FRONT = 40 FEET, SIDES AND REAR = 30 FEET. MINIMUM SQUARE (THE LENGTH OF ONE SIDE SHALL FIT ON THE FRONT YARD SETBACK LINE) = 150 FEET; MAXIMUM BUILDING COVERAGE = 10%.
- HIGHWAY LINES AS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO THE ESTABLISHMENT OF THE HIGHWAY LAYOUT BY THE BOARD OF SELECTMEN OF THE TOWN OF SALISBURY.
- WETLAND DELINEATION PERFORMED BY JAY FAJAN MS, PSS, CPESC, CERP ON JULY 16, 2021 AND LOCATED ON THE PROPERTY BY LAMB KIEFER LAND SURVEYORS.
- THERE ARE UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES ON THE PROPERTY. EXACT LOCATION OF THESE UTILITIES AND DRAINAGE STRUCTURES IS UNKNOWN. UNDERGROUND UTILITY/DRAINAGE STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY RESPECTIVE COMPANIES OR GOVERNMENTAL AGENCIES FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONAL, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE EXISTENCE OF WHICH ARE UNKNOWN TO LAMB KIEFER LAND SURVEYORS, L.L.C. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.



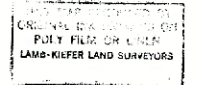
MAP PREPARED FOR  
**AARON ZIMMERMAN**  
**ALYCIA ZIMMERMAN**  
 #16 WOODLAND DRIVE  
 " LAKEVILLE "  
 SALISBURY, CONNECTICUT  
 SCALE 1" = 20' AUGUST 8, 2022  
 TOTAL AREA = 1.614± ACRES

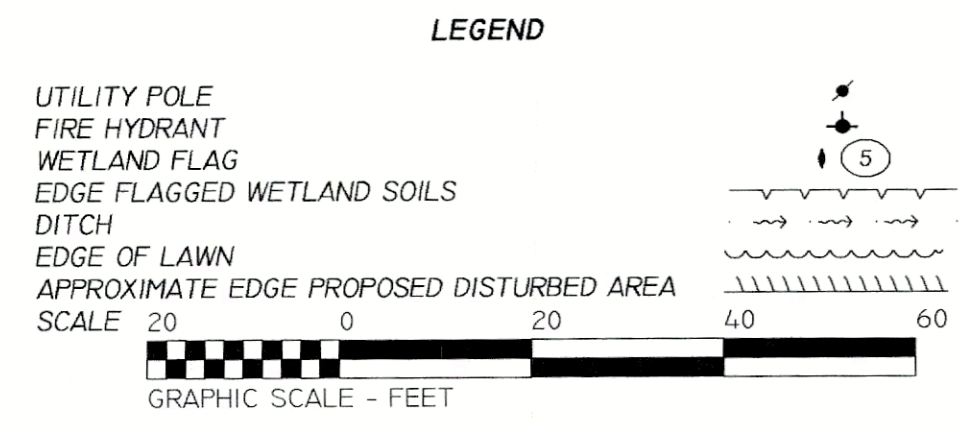
MICHAEL J. ZIMMERMAN  
 ELLEN S. SHAFER  
 VOL. 147 PG. 120

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES-"MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996. IT IS A PROPERTY BOUNDARY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.

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

*Mathias M. Kiefer*  
 MATHIAS M. KIEFER, L.L.S.#16101  
 FROM THE OFFICE OF:  
 LAMB KIEFER LAND SURVEYORS  
 (SALISBURY, CONNECTICUT)  
 MAP NOT VALID WITHOUT A LIVE SIGNATURE  
 AND EMBOSSED SEAL



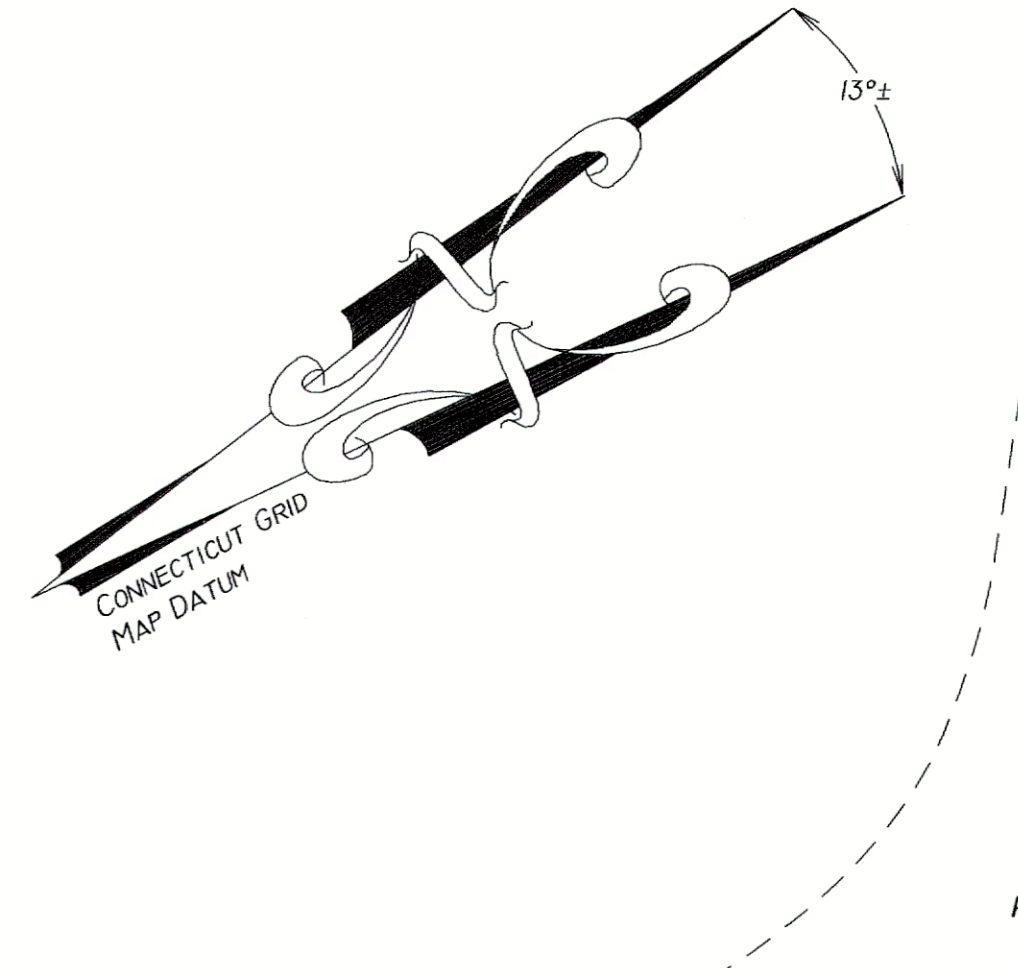


NOTES

- 1. OWNERS OF RECORD: AARON ZIMMERMAN AND ALCYIA ZIMMERMAN. SALISBURY LAND RECORDS VOL. 269, PG. 895; VOL. 269, PG. 893; VOL. 264, PG. 61.
- 2. REFER TO MAP TITLED "MAP PREPARED FOR AARON ZIMMERMAN, ALCYIA ZIMMERMAN, #16 WOODLAND DRIVE, LAKEVILLE, SALISBURY, CONNECTICUT, SCALE 1" = 20', AUGUST 8, 2022, TOTAL AREA = 1.614± ACRES, BY MATHIAS M. KIEFER L.L.S. ON FILE WITH SALISBURY TOWN CLERK AS MAP #2764.
- 3. REFER TO SALISBURY LAND RECORDS VOL. 269, PG. 893 FOR BOUNDARY LINE AGREEMENT (24 WOODLAND LLC AND AARON ZIMMERMAN AND ALCYIA ZIMMERMAN, RECORDED 11-3-2022).
- 4. REFER TO SALISBURY LAND RECORDS VOL. 269, PG. 893 FOR THE MERGING OF 0.040± ACRES WITH OTHER LANDS OF AARON AND ALCYIA ZIMMERMAN.
- 5. REFER TO SALISBURY LANDS RECORDS VOL. 270, PG. 199 FOR "GRANT OF VARIANCE, SPECIAL PERMIT, SPECIAL EXCEPTION" FOR VERTICAL EXPANSION OF A NON-CONFORMING BUILDING.
- 6. REFER TO SALISBURY LAND RECORDS VOL. 269, PG. 875 FOR "GRANT OF VARIANCE, SPECIAL PERMIT, SPECIAL EXCEPTIONS" TO CONSTRUCT AN ADDITION TO A SINGLE-FAMILY DWELLING.
- 7. REFER TO MAP TITLED "MAP SHOWING PORTION OF PROPERTY OF B. FRANKLIN VAILL IN TOWN OF SALISBURY, CONN. TO BE CONVEYED TO HELEN L. MOOREHEAD, SCALE 1" = 100 FEET, AREA = 1.55± ACRES, DEC. 4, 1953". BY HOWARD KNICKERBOCKER, LAND SURVEYOR. ON FILE WITH SALISBURY TOWN CLERK AS MAP #622.
- 8. REFER TO MAP TITLED "MAP SHOWING PORTION OF PROPERTY OF B. FRANKLIN VAILL IN TOWN OF SALISBURY, CONN. TO BE CONVEYED TO EDITH W. ERICKSON, SCALE 1" = 100 FEET, AREA = 3.41± ACRES". BY H. KNICKERBOCKER, LAND SURVEYOR. ON FILE WITH SALISBURY TOWN CLERK AS MAP #623.
- 9. REFER TO MAP TITLED "MAP PREPARED FOR MYRON & CAROLYN NEUGEBOREN, #199 WELLS HILL ROAD, SALISBURY, CONNECTICUT, SCALE 1" = 40', OCTOBER 2, 2000". BY MATHIAS M. KIEFER, L.L.S. ON FILE WITH SALISBURY TOWN CLERK AS MAP #2291.
- 10. REFER TO MAP TITLED "PLOT PLAN SECTION TWO PROPERTY OF B. FRANKLIN VAILL, IN TOWN OF SALISBURY, CONN., SCALE 1" = 100 FEET, AREA = 3.362± ACRES, FEB. 19, 1980". ON FILE WITH SALISBURY TOWN CLERK AS MAP #897.

NOTES

- 11. REFER TO MAP TITLED "MAP SHOWING PORTION OF PROPERTY OF B. FRANKLIN VAILL IN TOWN OF SALISBURY, CONN. TO BE CONVEYED TO LOUIS DEBARBIERI, SCALE 1" = 100 FEET, AREA 1.00± ACRES, JULY 31, 1959". BY H. KNICKERBOCKER, LAND SURVEYOR. ON FILE WITH SALISBURY TOWN CLERK AS MAP #832.
- 12. REFER TO MAP TITLED "MAP SHOWING PORTION OF PROPERTY OF B. FRANKLIN VAILL IN TOWN OF SALISBURY, CONN. TO BE CONVEYED TO HELEN L. MOOREHEAD, SCALE 1" = 100 FEET, AREA = 5.03± ACRES, NOV. 14, 1945". BY H. KNICKERBOCKER, LAND SURVEYOR. ON FILE WITH SALISBURY TOWN CLERK AS MAP #308.
- 13. REFER TO MAP TITLED "PROPOSED IMPROVEMENT LOCATION SURVEY MAP PREPARED FOR AARON ZIMMERMAN, ALCYIA ZIMMERMAN, #16 WOODLAND DRIVE, LAKEVILLE, SALISBURY, CONNECTICUT, SCALE 1" = 20', AUGUST 16, 2021, TOTAL AREA = 1.574± ACRES \* BY MATHIAS M. KIEFER. (NOT ON FILE)
- 14. PROPERTY IS LOCATED WITHIN THE SALISBURY PLANNING AND ZONING "RR-1, RURAL RESIDENTIAL ZONE". MINIMUM LOT AREA (EXCLUDING AREA OF AN ACCESS ROW) = 80,000 SQ. FT.; MINIMUM BUILDABLE AREA = 20,000 SQ. FT.; MINIMUM STREET FRONTAGE = 25 FEET; MINIMUM YARD SETBACKS: FRONT = 40 FEET, SIDES AND REAR = 30 FEET. MINIMUM SQUARE (THE LENGTH OF ONE SIDE SHALL FIT ON THE FRONT YARD SETBACK LINE) = 150 FEET; MAXIMUM BUILDING COVERAGE = 10%.
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ZONING LOCATION SURVEY  
MAP PREPARED FOR  
**AARON ZIMMERMAN**  
**ALYCIA ZIMMERMAN**  
#16 WOODLAND DRIVE  
" LAKEVILLE "  
SALISBURY, CONNECTICUT  
SCALE 1" = 20' MAY 6, 2024  
TOTAL AREA = 1.614± ACRES

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996. IT IS A PROPERTY BOUNDARY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.

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FROM THE OFFICE OF:  
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MAP NOT VALID WITHOUT A LIVE SIGNATURE  
AND EMBOSSED SEAL.

MICHAEL J. ZIMMERMAN  
ELLEN S. SHAFER  
VOL. 147 PG. 120

