

Application # ZBA 2022-0188

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: 6/9/2022  
Property Address: 4 Main St., Salisbury, CT. 06068  
Zoning District: Historic C-20 Assessor's Map#: 1571 <sup>54</sup> Lot#: 15  
Name of Applicant: Janet Andre' Block Telephone#: (860) 671-9246  
Mailing Address: P.O. Box 530, Salisbury, CT. 06068  
Email Address: jandre'block@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:

☒ (I/We) hereby apply for a variance relating to section(s) 304.1, 300.3 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.

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner's Signature: Janet Andre Block Date: 6/9/2022

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

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

Name and Title of Contact: Janet Andre Block

Preferred Method of Contact: e-mail jandreblock@gmail.com

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: AL Am Date: \_\_\_\_\_

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

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

Receipt #: 00007904

Town of Salisbury

---

Date Paid: 6/9/2022

Payer: Janet A Block

Payer Address:

Notes:

| Payment Type | Amount   | Ref # |
|--------------|----------|-------|
| Check        | \$360.00 | 3670  |

Amount Paid: \$360.00

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

## WARRANTY DEED

**SALISBURY SQUARE LLC**, a Connecticut limited liability company of Salisbury,

Connecticut, for consideration of Five Hundred Fifty Thousand Dollars (\$550,000) paid, grants to  
JANET ANDRE BLOCK, PO Box 530, Salisbury, CT 06068 with WARRANTY COVENANTS

**All that certain piece or parcel of land, with all buildings and improvements thereon and all appurtenances thereto, situated in the Town of Salisbury, County of Litchfield, and State of Connecticut, known as 4 Main Street, more particularly described on Schedule A attached hereto.**

Signed this 4 day of January, 2014.

**Witnessed by:**

Witnessed by: ND. L.

**Salisbury Square LLC**

By 7206  
Name: Marie-Elaine A. LaRoche  
Its Member, duly authorized

Susan G. Vreeland  
Susan G. Vreeland

STATE OF CONNECTICUT )  
 ) ss. Salisbury  
COUNTY OF LITCHFIELD )

On January 4, 2014, before me personally appeared Marie-Elaine A. LaRoche, who acknowledged herself to be the duly authorized member of Salisbury Square LLC, a Connecticut limited liability company, and that she executed the foregoing instrument for the purposes therein contained on behalf of the company, by signing the name of the company by herself in such capacity as duly authorized, as her and its free act and deed.

**William O. Riiska**  
**Commissioner of the Superior Court.**

**sasqbloewd1**

**SCHEDULE A**

All those two certain pieces or parcels of land together with all buildings and improvements thereon and all appurtenances thereto situated in the Town of Salisbury, County of Litchfield, and State of Connecticut, known as 4 Main Street, and more particularly bounded and described as follows:

**PARCEL ONE:** All that certain small parcel of land situated in the Town and Village of Salisbury, County of Litchfield and State of Connecticut, with a dwelling house and shed thereon and all appurtenances thereto, bounded northerly by land now or formerly of Margaret S. Norton; easterly by land now or formerly of said Norton and land now or formerly of William P. Russell; southerly by land now or formerly of said Russell; and westerly by Main Street through said Village, and more particularly bounded and described as follows:

**BEGINNING** at an iron pipe which marks the northwesterly corner of the premises described, being at an intersection of lands of the Town of Salisbury sidewalk and lands now or formerly of Susan Melissa Ayers; thence along line of lands now or formerly of said Ayers S 63° 07' E 158.00 feet to an iron pipe and S 23° 09' W 19.30 feet to an iron pipe at the intersection of lands now or formerly of Rolf and Barbara J. Schenkel; thence along line of lands now or formerly of said Schenkels S 29° 41' W 19.10 feet to an iron pipe and N 63° 07' W 158.00 feet to an iron pipe in the easterly line of the Town of Salisbury sidewalk; thence N 26° 25' E along the easterly line of said sidewalk 38.33 feet to an iron pipe which marks the point and place of beginning. Containing 0.139 acre of land, more or less.

Reference is made to a map entitled "Map Showing Property of Estate of Mary V. Warner in Town of Salisbury, Conn. to be conveyed to Ambrose C. and Elizabeth M. McCabe, Scale 1 inch = 20 feet, Area = .139± acre, by Howard Knickerbocker, Land Surveyor, Salisbury, Conn." which map is dated February 5, 1973, and filed as Map No. 1323 in the Salisbury Land Records.

**PARCEL TWO:** A certain piece or parcel of land, with no buildings thereon and all appurtenances thereto, lying generally on the easterly side of land of the Town of Salisbury adjacent to a sidewalk belonging to said Town, which sidewalk is on the easterly side of Connecticut Route #41, situated in the Town of Salisbury, County of Litchfield, State of Connecticut, and bounded and described more particularly as follows:

**BEGINNING** at an iron pipe which marks the northwesterly corner of the herein described parcel and the southwesterly corner of property now or formerly of Elizabeth Moss Case; thence running along property now or formerly of said Case S 63° 07' E 128.20 feet to an iron pipe in line of property now or formerly of Rolf and Barbara J. Schenkel; thence running along property now or formerly of said Schenkels S 26° 25' E 5.0 feet to an iron pipe and N 63° 07' W 128.20 feet to an iron pipe on the easterly side of said property of the Town of Salisbury; thence running along property of the Town of Salisbury N 26° 25' W 5.0 feet to the iron pipe which marks the point and place of beginning.

Said parcel contains 641 square feet, more or less, and is bounded generally on the north by property now or formerly of Elizabeth Moss Case; on the east and south by property now or formerly of Rolf and Barbara J. Schenkel; and on the west by property of the Town of Salisbury.

For more particular description see map entitled "Map Showing Property of Rolf & Barbara J. Schenkel in Town of Salisbury Conn. to be conveyed to Elizabeth Moss Case Scale 1 inch = 20 feet Area 641 sq. ft." by Howard Knickerbocker Land Surveyor Salisbury, Conn., and dated June 12, 1979, which map is filed as Map. No. 1571 in the Salisbury Land Records.

The premises are subject to matters shown on Map No. 1323, matters shown on Map. No. 1571, limitations of use imposed by governmental authority, Salisbury Historic District ordinances, and taxes of the Town of Salisbury becoming due and payable after the closing, which grantee assumes and agrees to pay;

The premises are described in a quitclaim deed from Marie-Elaine A. LaRoche to Salisbury Square LLC dated July 14, 2006, and recorded at Volume 211, Page 793 of the Salisbury Land Records.

**ABUTTING PROPERTY OWNERS**

4 Main Street, Salisbury, CT

Michael and Kathy Voldstad

8 Main Street

Salisbury, CT 06068

PO Box 426

Souri Vijaya

2 Main Street

Salisbury, CT. 06068

e-mail is [VSOURI@iom.int](mailto:VSOURI@iom.int) (She lives in Switzerland so email is best)



## **APPLICATION TO ZONING BOARD OF APPEALS**

**This request is to replace an existing two car garage that has been converted to an art studio with a two-story studio building that fits within the zoning requirements as we understand them.**

**The footprint of the building has been changed to better utilize the space available.**

**The plan includes a bathroom and kitchen area and as indicated in the plan, could be converted to an accessory apartment if desired.**

**For now, the intent is to improve the aesthetics of the property outside as well as provided the storage currently needed for art.**

**Along with all requested documents, is the approval from the Historic Commission.**

**Thank you,**

A handwritten signature in black ink that reads "Janet Andre Block". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

**Janet Andre Block  
June 9, 2022**

TOWN OF SALISBURY CONNECTICUT  
HISTORIC DISTRICT COMMISSION

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Appl. No. 2022-001 Name of property The Elizabeth M. Case House  
Date Issued 5/3/2022 City No. 4 Property No. 4 Main St.  
Date 2/3/2022

Application is hereby made for the issuance of a Certificate of Appropriateness under an "Ordinance Establishing Historic Districts within the Town of Salisbury" duly adopted on February 11, 1970 and enacted pursuant to the enabling authority contained in Sections 7-147(a) through 7-147(h) of the General Statutes of Connecticut, for the proposed work described below and as shown on the photographs, plans or drawings (where applicable or appropriate), accompanying this application:

Address of proposed work 4 Main Street  
Owner Todd Andre Block Owner's address 4 Main Street  
Applicant, if not owner  
Agent or contractor  
Address

Proposed work is in connection with ☒ a dwelling ☐ in accessory building,  
☐ a commercial building ☐ an industrial building ☐ other (specify):

Nature and description of proposed work (attach extra sheets as necessary):  
Rebuilding the garage and converting it into a studio  
and possible accessory apartment in the future  
Plans attached. It will not be visible from the  
front of the house

Signature of Applicant Todd Andre Block

Action taken

Planning and Zoning Commission

Date

Building Inspector

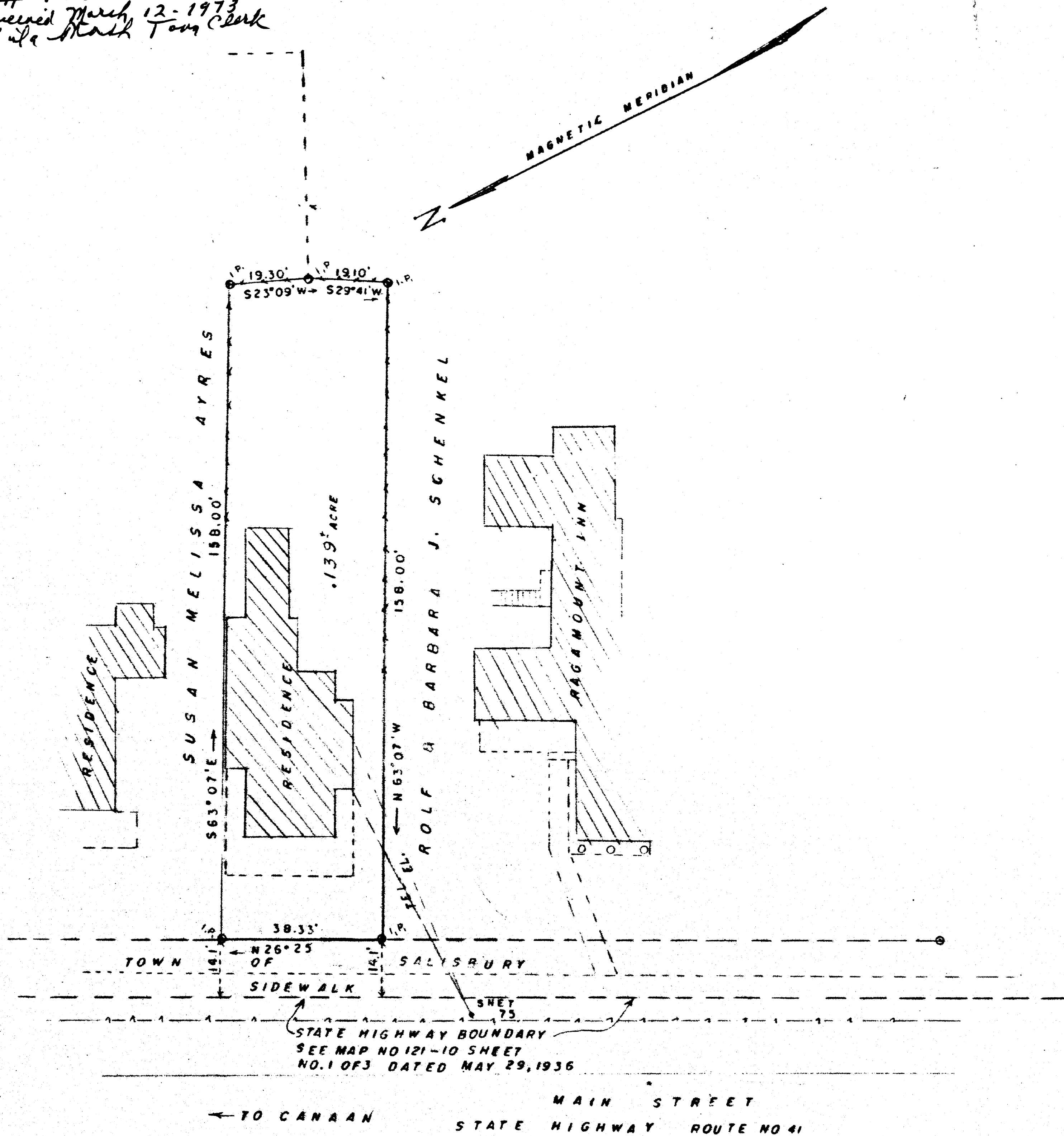
Date

Historic District Commission

Thm M. C.

Date 5/3/22

# 1323  
Received March 12, 1973  
3 of Mark Tom Clark



LEGEND

- X—X—X— WIRE FENCE
- IRON PIPE
- TEL- TELEPHONE SERVICE
- EL- ELECTRIC SERVICE

MAP SHOWING  
PROPERTY  
OF

ESTATE OF MARY V. WARNER  
IN  
TOWN OF SALISBURY, CONN.  
TO BE CONVEYED TO  
AMBROSE C. AND ELIZABETH M. McCABE

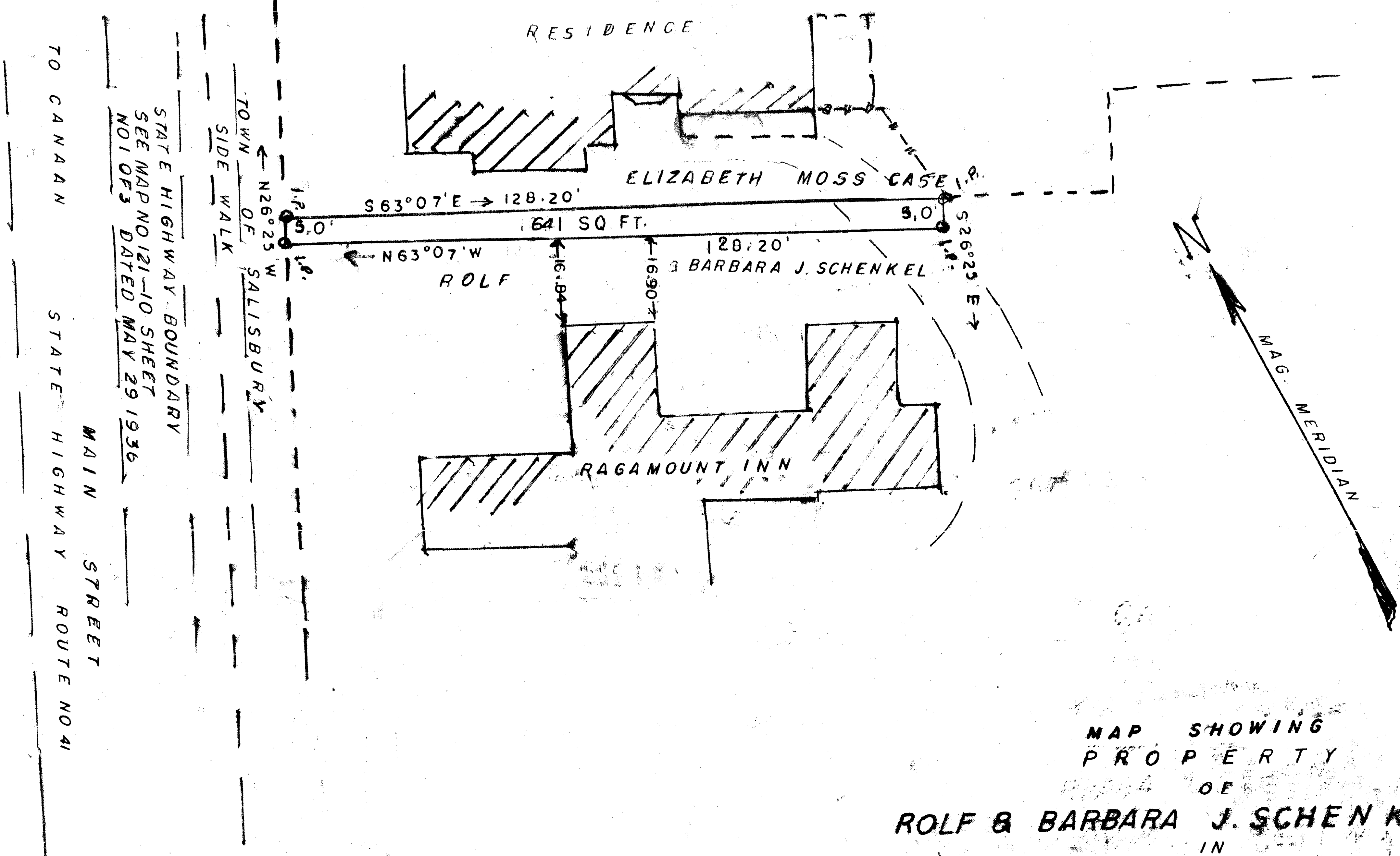
SCALE 1 INCH = 20 FEET AREA .139<sup>±</sup> ACRES  
BY HOWARD KNICKERBOCKER LAND SURVEYOR SALISBURY, CONN.  
I HEREBY CERTIFY THAT THIS MAP IS SUBSTANTIALLY CORRECT  
AND IN ACCORDANCE WITH CLASS A-2 OF CODE OF CONN. TECHNICAL  
COUNCILING BY Howard Knickerbocker LAND SURVEYOR FEB 3, 1973

0 INCHES 1 2 3 4

1571

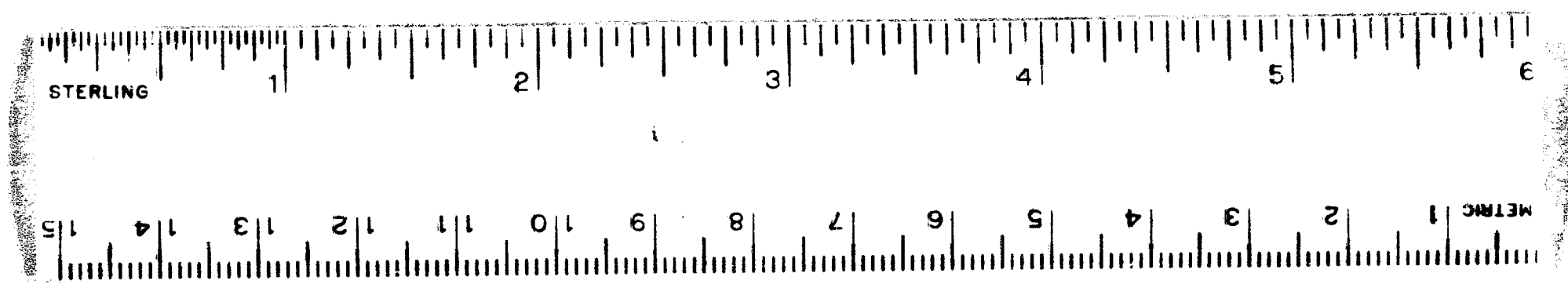
#1571  
Received 8/10/79 - 3rd Nash  
Town Clerk

#1571

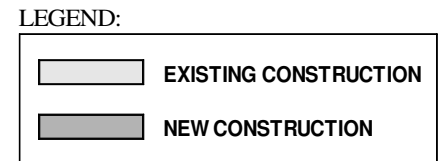


LEGEND  
 ○ IRON PIPE  
 — BOARD FENCE

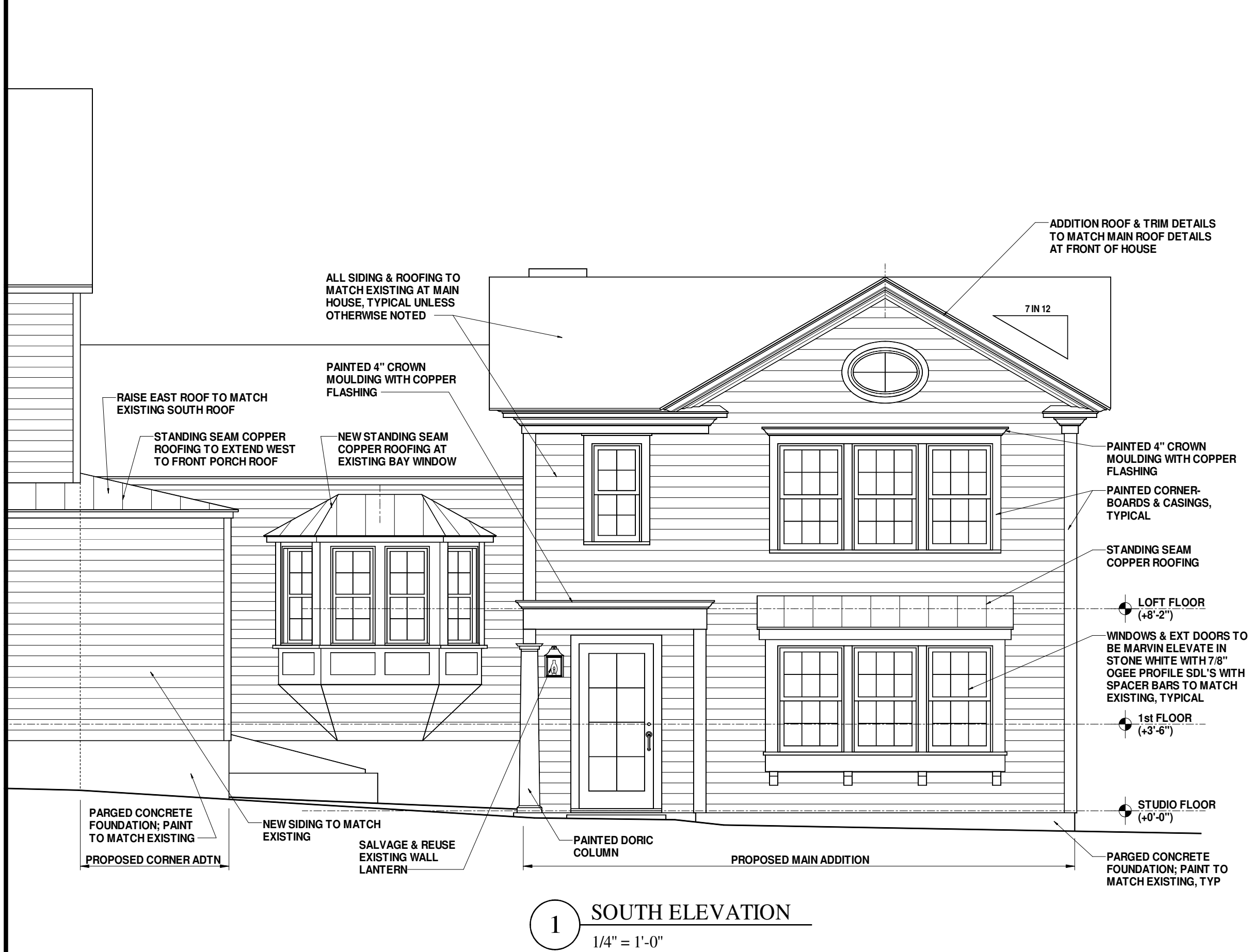
MAP SHOWING  
 PROPERTY  
 OF  
**ROLF & BARBARA J. SCHENKEL**  
 IN  
 TOWN OF SALISBURY, CONN.  
 TO BE CONVEYED TO  
**ELIZABETH MOSS CASE**  
 SCALE 1 INCH = 20 FEET AREA - 1.641 SQ. FT.  
 BY HOWARD KNICKERBOCKER LAND SURVEYOR SALISBURY, CONN.  
 I HEREBY CERTIFY THAT THIS MAP IS SUBSTANTIALLY CORRECT  
 AND IN ACCORDANCE WITH CLASS 2 OF CODE OF CONN. TECHNICAL  
 COUNCIL INC BY Howard Knickerbocker LAND SURVEYOR **JUNE 12, 1979**



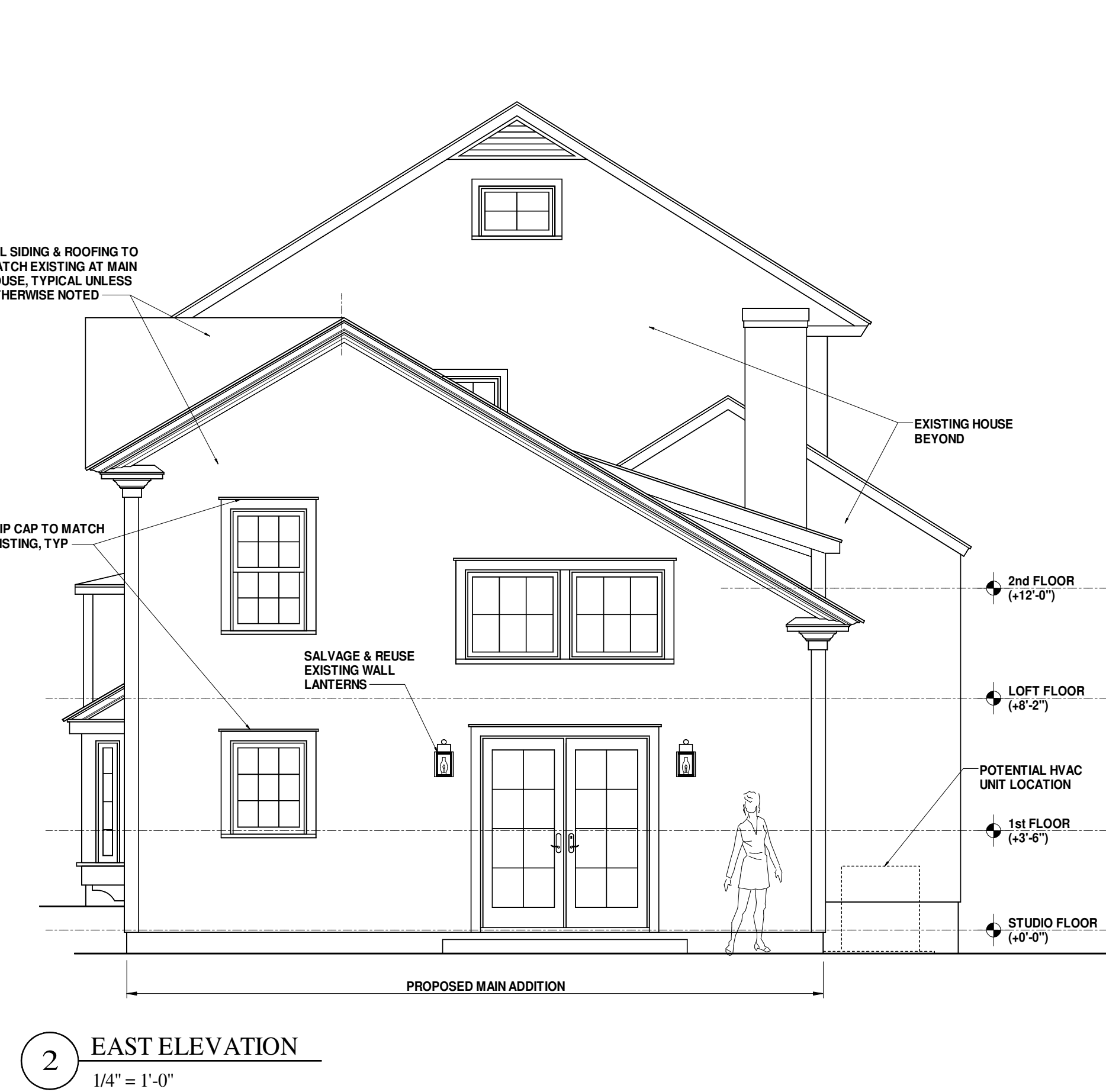




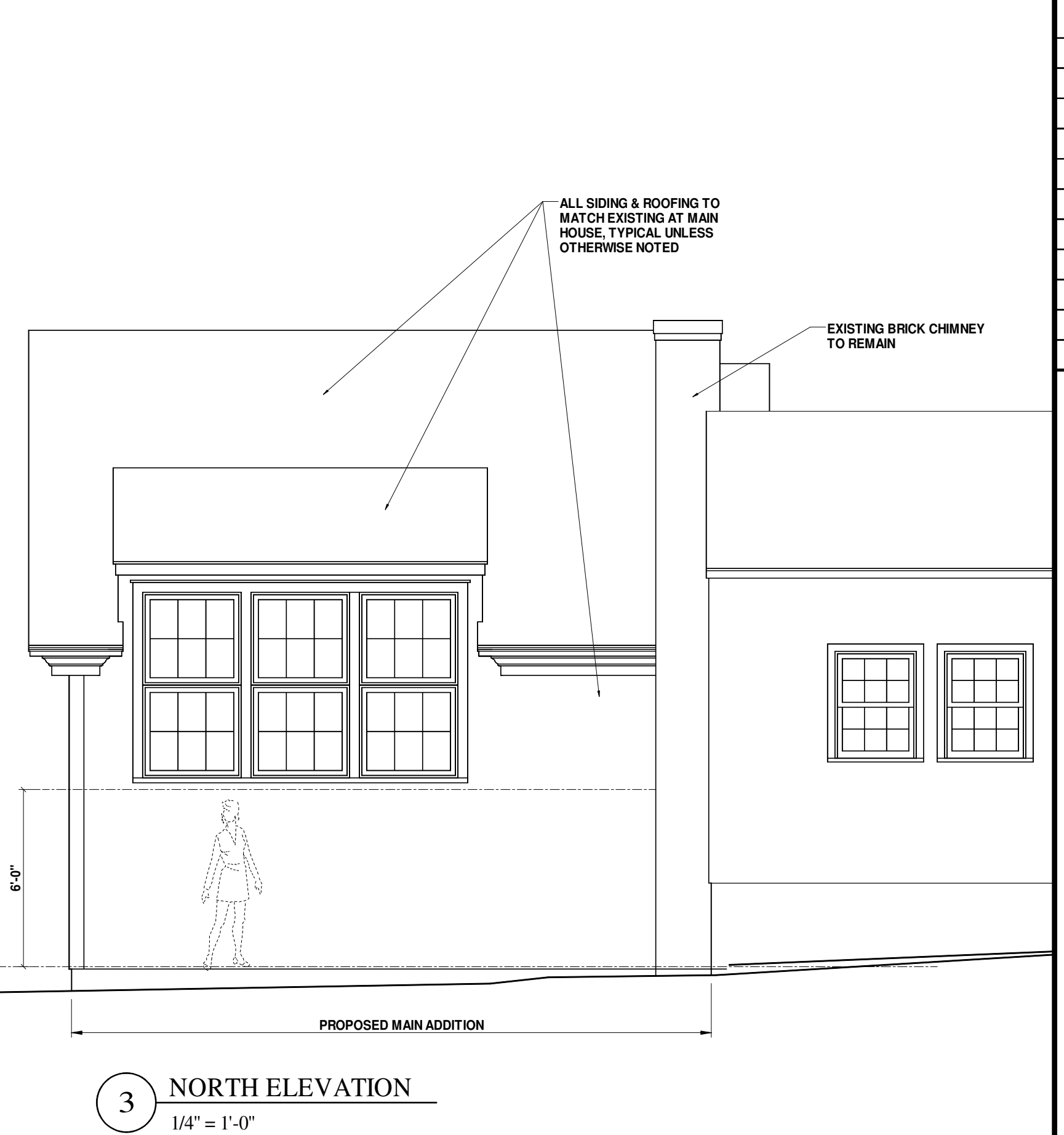




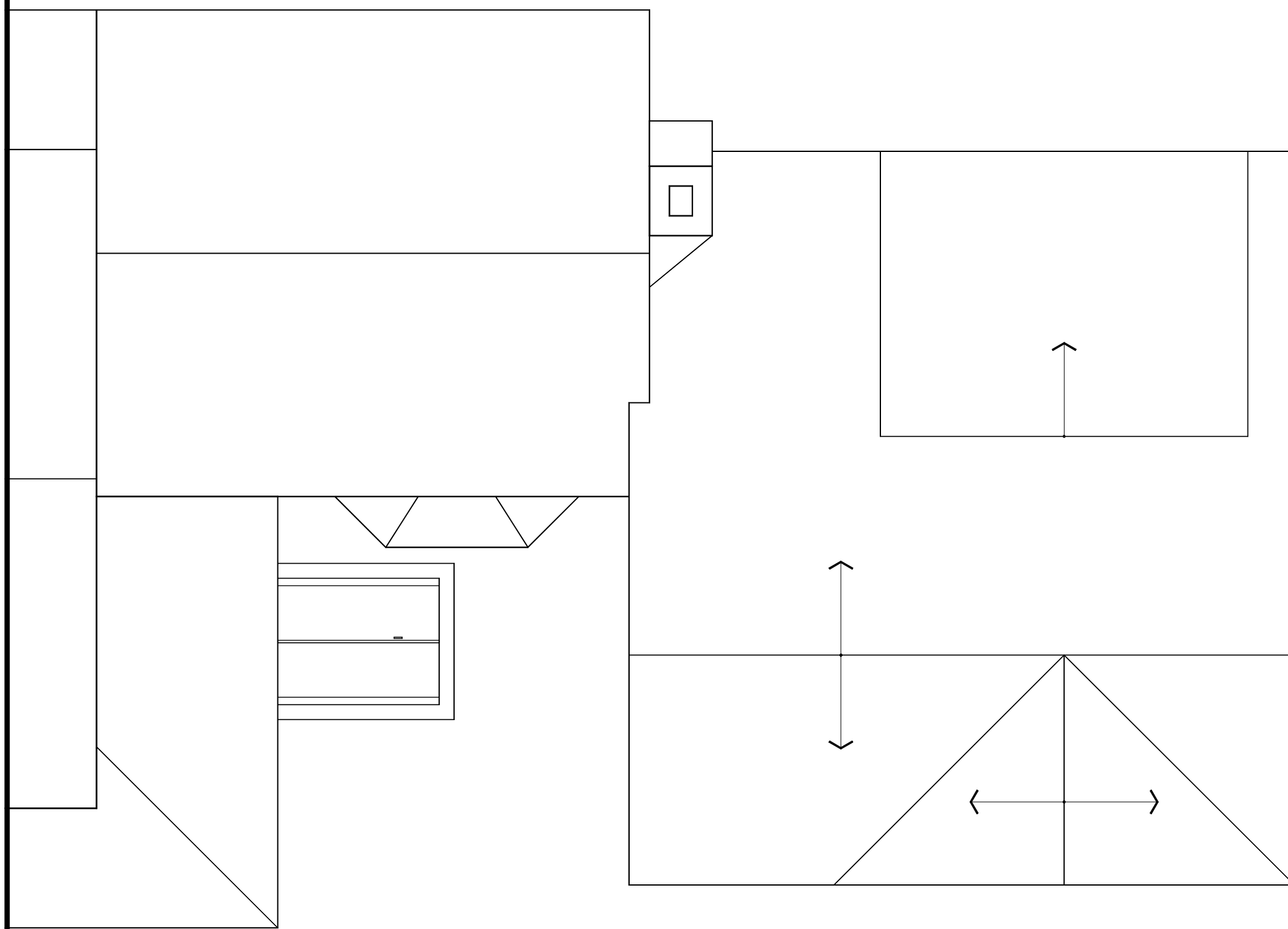
1 SOUTH ELEVATION  
1/4" = 1'-0"



2 EAST ELEVATION  
1/4" = 1'-0"



3 NORTH ELEVATION  
1/4" = 1'-0"



4 ROOF PLAN  
1/4" = 1'-0"



5 BUILDING SECTION  
1/2" = 1'-0"

| Revisions |      |             |
|-----------|------|-------------|
| No.       | Date | Description |
|           |      |             |
|           |      |             |
|           |      |             |
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|           |      |             |

PROPOSED RENOVATIONS AND ADDITIONS FOR THE  
**BLOCK RESIDENCE**  
4 MAIN STREET, SALISBURY, CT

Elizabeth Slotnick  
**Architect**  
16 PROSPECT STREET  
LAKEVILLE, CT 06039  
860 435-1403  
abethslotnick@gmail.com

Signature and Seal: \_\_\_\_\_  
Professional License #: CT-ARI.9437  
Set Information

PRELIMINARY  
DESIGN SET  
  
NOT FOR  
CONSTRUCTION

Sheet Title

PROPOSED  
ELEVATIONS  
& SECTION

|                     |                  |
|---------------------|------------------|
| Date<br>03-01-22    | Sheet No.<br>A-2 |
| Scale<br>AS NOTED   |                  |
| Project No.<br>BL21 |                  |

## RE: ZBA Application

abethslotnick@gmail.com <abethslotnick@gmail.com>

Fri 6/10/2022 8:23 PM

To: 'Janet Block' <jandreblock@gmail.com>; Abby Conroy <aconroy@salisburyct.us>

 1 attachments (496 KB)

22-03-01-DD1.pdf;

Hi Janet and Abby,

See attached for the current set of design drawings for the addition. Note that the proposed addition has a footprint of 549 SF, replacing the existing studio with a footprint of 563 SF, thus the building coverage is reduced, albeit only slightly.

Let me know if you need anything else.

Thanks,  
Abeth

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**From:** Janet Block <jandreblock@gmail.com>  
**Sent:** Friday, June 10, 2022 2:48 PM  
**To:** Elizabeth Slotnick <abethslotnick@gmail.com>  
**Subject:** Fwd: ZBA Application

FYI

Sent from my iPad

Begin forwarded message:

**From:** Abby Conroy <[aconroy@salisburyct.us](mailto:aconroy@salisburyct.us)>  
**Date:** June 10, 2022 at 12:05:10 PM EDT  
**To:** Janet Block <[jandreblock@gmail.com](mailto:jandreblock@gmail.com)>  
**Cc:** Elizabeth Slotnick <[eslotnick@snet.net](mailto:eslotnick@snet.net)>  
**Subject:** ZBA Application

Hi Janet,

I am working on uploading application materials. Can you please forward a set of pdf plans from Elizabeth. I have the Town Clerk Maps in pdf already.

Normally, one seeking a variance from the ZBA must demonstrate:

1. That it will not affect substantially the comprehensive zoning plan and
2. That adherence to the strict letter of zoning will cause unusual hardship

In *Hescock V ZBA of Stonington*, the court upheld the board's conclusion that the elimination and reduction of nonconformances presented an independent basis for granting a variance. Under these circumstances, an applicant need not demonstrate the hardship component only that the variance would not affect substantially the comprehensive zoning plan i.e. single family residence is a use allowed in the zone and that in reducing the nonconformity (by

moving the addition further away from the property line) this new structure will be aligned with the general intention of the regulations to eliminate or reduce non-conformities.

Thus, please be prepared (maybe not for Tuesday but for the next meeting) to discuss/explain the above. The setback is obvious but does the proposal also have any implications with regard to building coverage?

Abby Conroy  
Land Use Administrator  
Town of Salisbury  
PO Box 548  
27 Main Street  
Salisbury, CT 06068  
(860)435-5190

Office Hours:

Walk-ins 8am-9am Monday/Tuesday/Thursday and Wednesdays 8am-12pm.

Outside of these hours, staff are available by appointment ONLY.