



TOWN of THOMPSON

Planning and Zoning Offices

FOR OFFICE USE ONLY Required FEE: \$335.00

Fee Paid: \$335.00 Cash

Check # 1609

Check Payable to Town of Thompson

pd 9-23-2020

- Variance application
- Certificate of Location/Motor Vehicle Repair
- Appeal application
- Lessen Non-conforming Use

Application Number:

20-07

Application Date Received: 10-19 2020

Name of Applicant: DAVID R BLAKE

Contact Information: DAVID R. BLAKE Telephone or (optional) Cell: 860 935-5608

Owner(s) of Record: SAME

Address of Owner(s) of Record: 29 South Shore Rd.

Address of Subject Property: 31 South Shore Rd

Assessor's Property Information:
Map 133, Block 1, Lot 18

Deed Information: Volume 679, Page 195, Zone RRAD

State Nature of: Variance or Appeal: 20 FOOT FRONT SETBACK

HARDSHIP IS LOT OF RECORD

State Nature of Hardship or Grievance:

HARDSHIP IS LOT OF RECORD

If required additional space for statement attach a type written letter to this form...

The following information shall accompany the application & is the responsibility of the Applicant:

- A description/notice of the proposed *variance* to the applicable property owners located within a two hundred (200') foot radius from all lot lines of the subject property; information on the required 200' radius is available in the Thompson's Assessor's Office's database, mapping system.
- A stamped A2 survey by a CT licensed land surveyor of subject property (Effective as of November 13, 2006). *Property Survey map is in record. CD*
- The applicant, at his/her expense at least ten (10) business days before the date of the Public Hearing, shall mail, postage prepaid, by certified/mail return receipt to the applicable property owners located, (as stated above) 200-foot radius from all lot lines of the subject property.
- The applicant will have four (4) business days prior to the Public Hearing to file the Certified/Mail Receipt (green card & white paid receipt) with the Commission or its designated Zoning Enforcement Office.
- A sign posted on the premises announcing the Public Hearing shall be in place 14 calendar days prior to the scheduled hearing and removed within 48-hours of conclusion of the hearing.

A check made payable to the Town of Thompson: \$210.00 + \$50 + \$75 = \$335.00
Sign Legal notice Total

Signature of Applicant *W. R. Bl...* Date *10-19*, 20*20*

Signature of Property Owner *W. R. Bl...* Date *10-19*, 20*20*

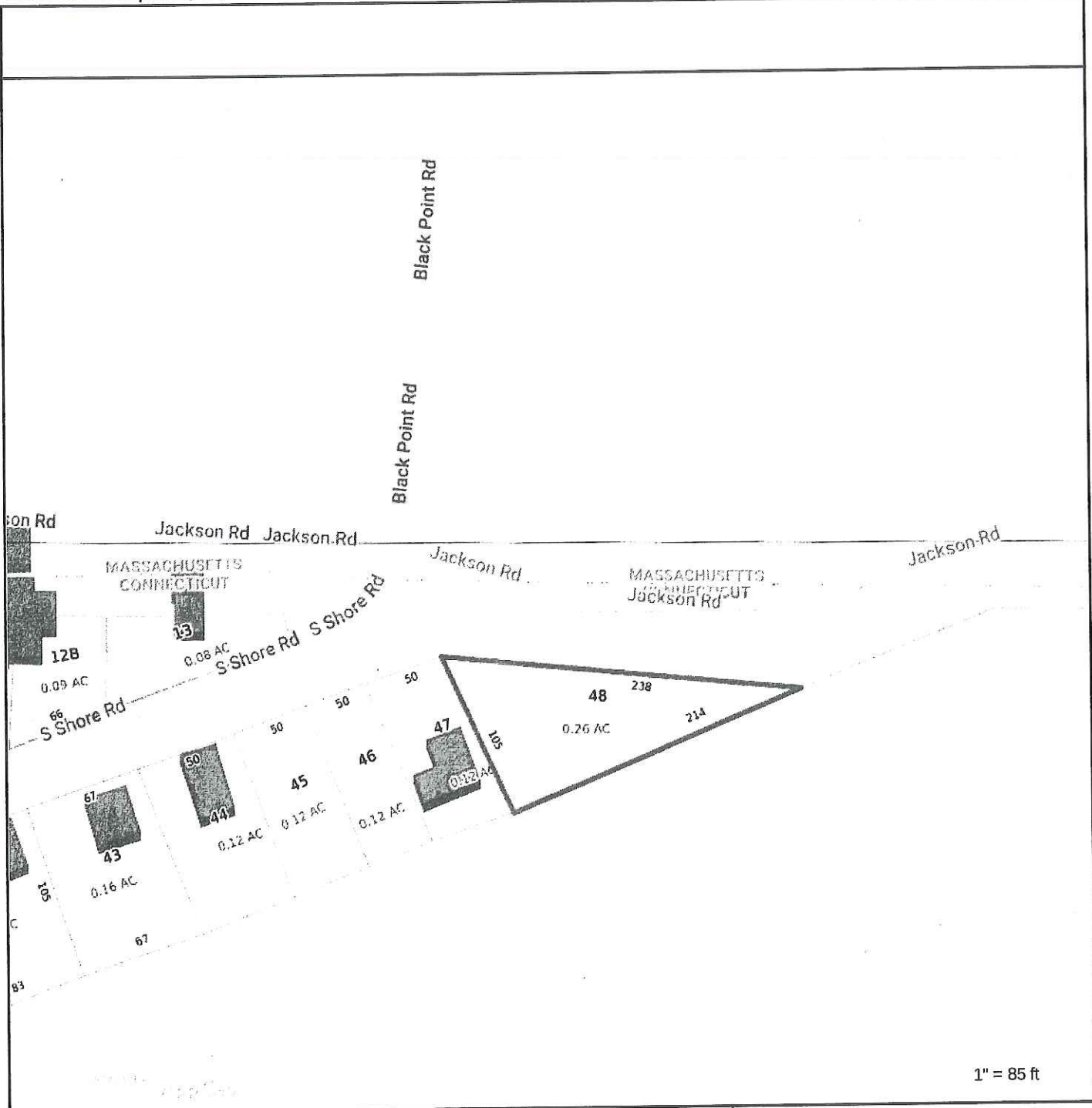
DATE OF PUBLIC HEARING *12-14*, 20*20* APPROVED _____ DENIED _____

REASON FOR DECISION _____

Signed _____ Date _____, 20____
 Chairman, Thompson Zoning Board of Appeals

NOTE: If Variance or Appeal is approved, the applicant will receive a formal Approval which shall be recorded with the Town of Thompson's Town Clerk at the Applicant's Expense and then becomes effective 15 days after the publication of the Legal Notice of Approval. A variance is not valid until the approval has been filed in the Town Clerk's office.

Next Page (3) List Names of Abutters



Property Information

Property ID 4031
 Location 31 SOUTH SHORE RD
 Owner BLAKE PATRICIA + DAVID



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

Town of Thompson, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated September 21, 2020
 Data updated March 20, 2019

CURRENT OWNER	TOPO	UTILITIES	STRT./ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT	PREVIOUS ASSESSMENTS (HISTORY)
BLAKE PATRICIA + DAVID	1 Level		1 Paved	3 Subdivision	VACRS LN	Code 5-1 Appraised Value 53,500 Assessed Value 37,500	Yr. Code 5-1 Assessed Value 37,500 2018 5-1 Assessed Value 39,800
THOMPSON, CT 06277							
Additional Owners:							
SUPPLEMENTAL DATA							
Other ID:	S-14	DV LOT #	329				
SIDE	CENSUS TR	SEWER	NO				
FLOOD PLN	NO	BAA					
ACCOUNT #	2829	CALLBACK:					
DV MAP #	55A	DM Result	4031				
ASSOC PID#							
GIS ID:							

6140
THOMPSON, CT
VISION

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	P.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
BLAKE PATRICIA + DAVID	0679/0195	08/29/2007	U	V	0	04	2019	5-1	37,500	2018	5-1	39,800
BLAKE DAVID	0673/0084	06/08/2007	U	U	27,000	09						
LECHERT WALTER S EST OF	0057/0473	12/07/1949			0	0						
LECHERT WALTER S EST OF	0051/0473	12/07/1949		U	0	0						
Total: 37,500												

EXEMPTIONS	Description	Amount	Code	Description	Number	Amount	Comm. Int.
OTHER ASSESSMENTS							
ASSESSING NEIGHBORHOOD							
NBHD/SUB	NBHD Name	Street Index Name	Tracing	Batch			
0001/A							
NOTES							
Appraised Bldg. Value (Card) 0							
Appraised XF (B) Value (Bldg) 0							
Appraised OB (L) Value (Bldg) 0							
Appraised Land Value (Bldg) 53,500							
Special Land Value 0							
Total Appraised Parcel Value 53,500							
Valuation Method: C							
Adjustment: 0							
Net Total Appraised Parcel Value 53,500							

PREVIOUS ASSESSMENTS (HISTORY)	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
	2019	5-1	37,500	2018	5-1	39,800
Total: 37,500						

APPRaised VALUE SUMMARY	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
	2019	5-1	37,500	2018	5-1	39,800
Total: 37,500						

BUILDING PERMIT RECORD	Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

LAND LINE VALUATION SECTION												
B Use # Code	Use Description	Zone	D Front	Depth	Units	Unit Price	I Factor	S.A.	C Factor	ST. ldx	Adj.	Notes-Adj
I 1300	VACANT	R20	238		0.26 AC	65,625.00	3.13551	7	1.00		0.00	

VISIT/CHANGE HISTORY									
Date	Type	IS	ID	CD	Purpose/Result				
10/01/2019	V			53	FIELD REVIEW				
04/08/2009	DA			14	Vacant Land/Oby				
12/10/1999	AH			00	Measur+Listed				

Total Card Land Units: 0.26 AC Parcel Total Land Area: 0.26 AC
 Total Land Value: 53,500

NOTICE

This property 31 South Shore Rd will be a subject at the following public hearing within the Town of Thompson:

20 foot variance - front setback
NATURE OF REQUEST

LAND USE COMMISSION

7:00 PM
MEETING TIME

December 14
MEETING DATE

Zoom - check website
MEETING LOCATION (ADDRESS & ROOM NAME)

MEETING LOCATION (ADDRESS & ROOM NAME)
Item 14 is to be taken to the date of the hearing.
Item 15 is to be taken to the date of the hearing.
Item 16 is to be taken to the date of the hearing.
Item 17 is to be taken to the date of the hearing.
Item 18 is to be taken to the date of the hearing.
Item 19 is to be taken to the date of the hearing.
Item 20 is to be taken to the date of the hearing.

This sign may be placed and retained until the date of the hearing.
The application for this request is for a 20 foot variance - front setback.

PHOTO /
31 SOUTH SHORE RD
ZBA #20-07

Sign Subject

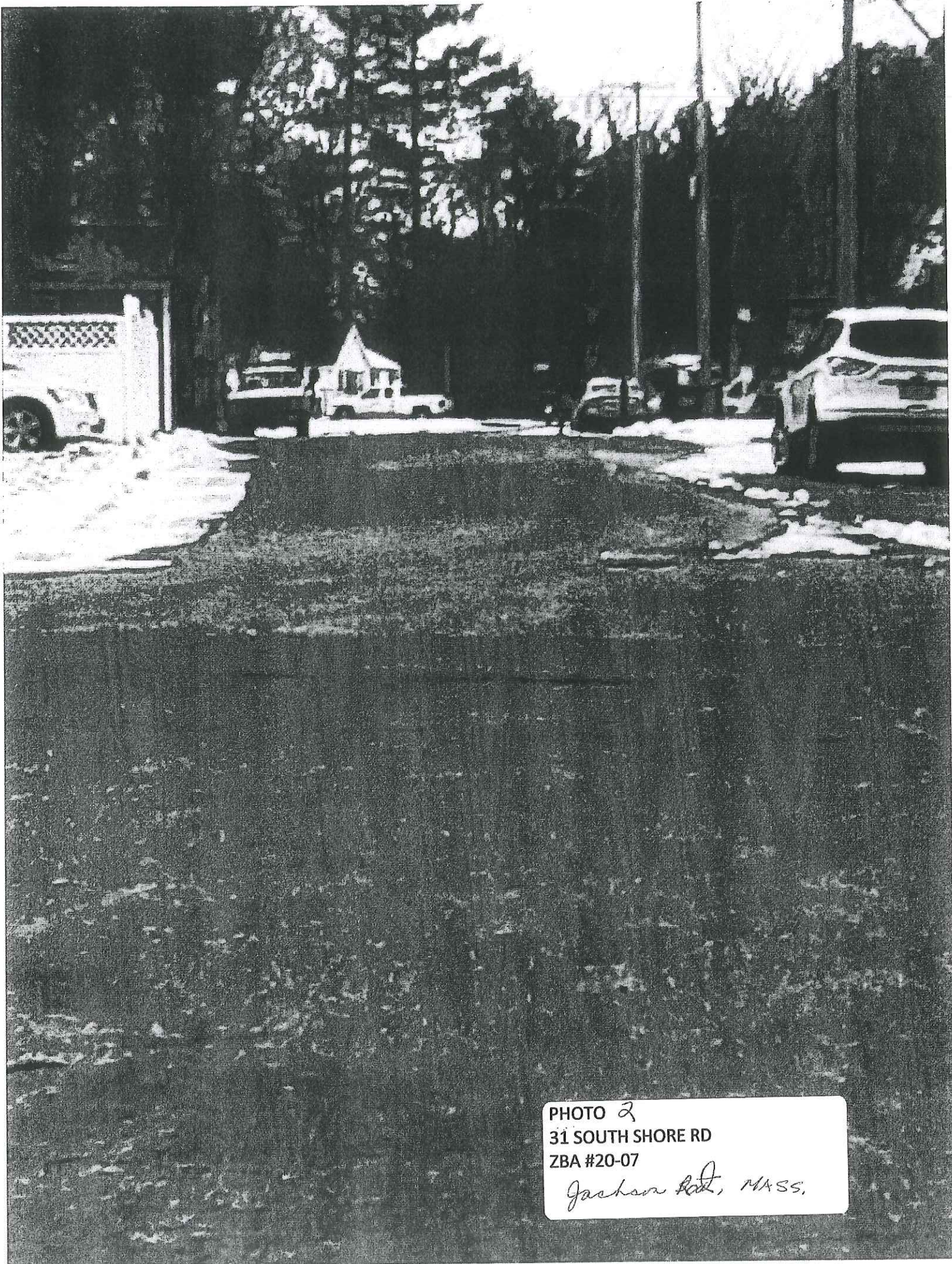


PHOTO 2
31 SOUTH SHORE RD
ZBA #20-07
Jackson Hill, MASS.

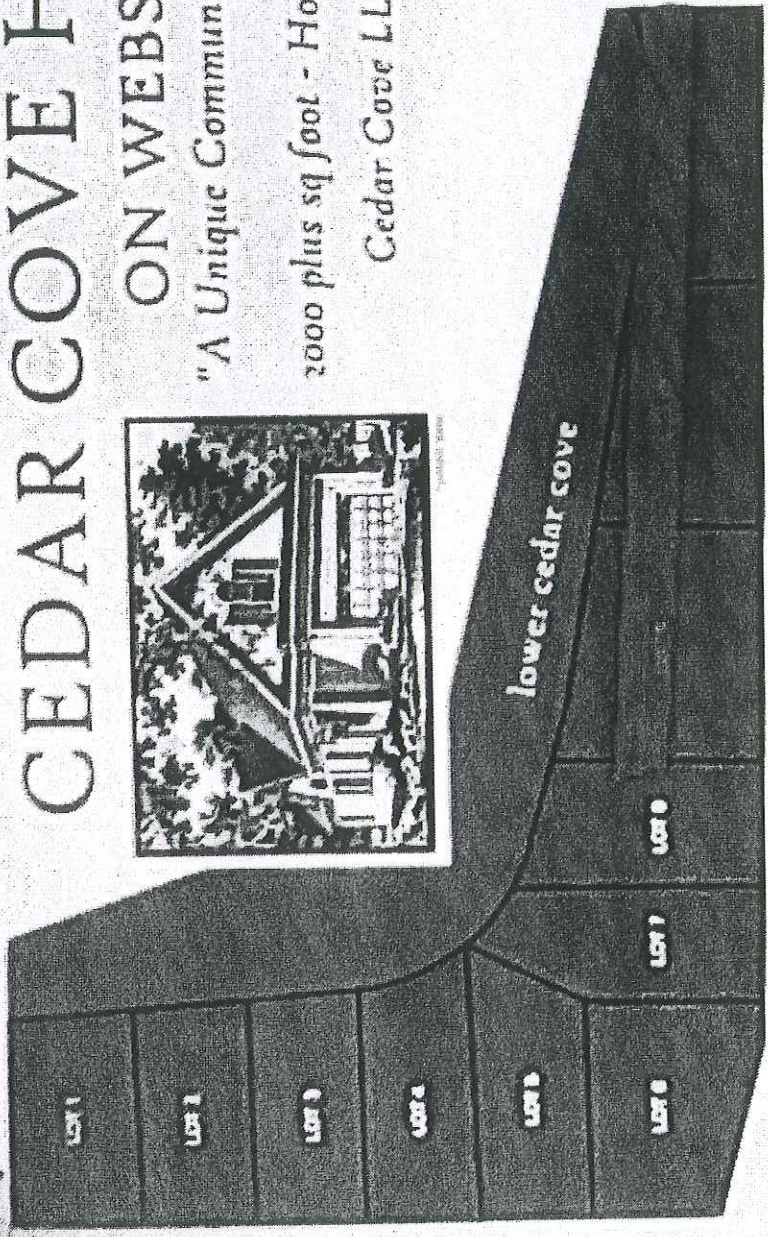
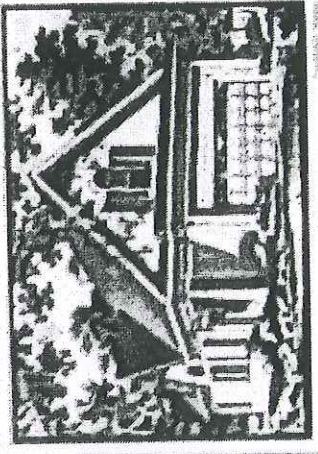
CEDAR COVE HOMES

ON WEBSTER LAKE

"A Unique Community with Lake Access"

2000 plus sq foot - Homes on 5000 sq foot lots

Cedar Cove LLC 508-868-4236



BLAKE POINT ROAD



508-868-6825

PHOTO 2
31 SOUTH SHORE RD
ZBA #20-07
Sub-division - Webster



PHOTO 4
31 SOUTH SHORE RD
ZBA #20-07
State Boundary



PHOTO 5-
31 SOUTH SHORE RD
ZBA #20-07
*Property boundary with
1/2 acre*



PHOTO 6
31 SOUTH SHORE RD
ZBA #20-07
Back Boundary

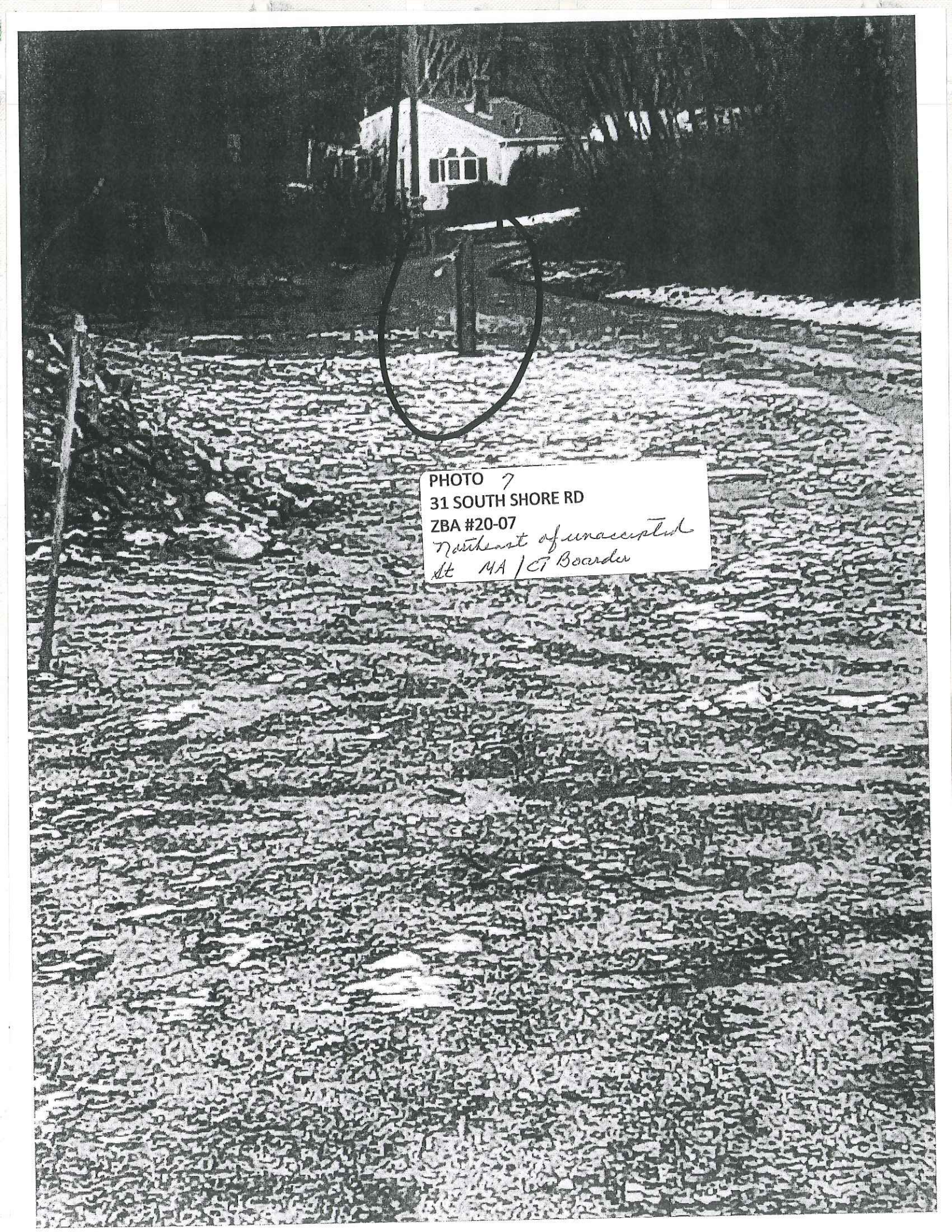


PHOTO 7
31 SOUTH SHORE RD
ZBA #20-07

*Northwest of unaccepted
at MA/CT Border*