

**TOWN OF FRANKLIN**  
**7 Meetinghouse Hill Rd., Franklin, CT 06254**  
**ZONING BOARD OF APPEALS (PZC)**  
**APPLICATION FOR VARIANCE PERMIT**

APPLICATION NO. #21-02 (Assigned by Admin upon receipt of application fees) DATE: 5/12/21

TOTAL APPLICATION FEES PAID \$ 70 (fees determined by Zoning Enforcement Officer)

APPLICANT: Hannah Dupuis (PRINT) SIGNATURE: Hannah Dupuis

APPLICANT STATUS (circle one): OWNER AGENT OF OWNER POTENTIAL BUYER

ADDRESS OF APPLICANT: 154 Windham Rd. Willimantic, CT.

E-MAIL ADDRESS OF APPLICANT: info @ eggandcheesect.com TELEPHONE NO.: 860 992 4591

PROPERTY LOCATION: 892 RT 32. N. Franklin, CT

ASSESSOR'S MAP# 6. LOT# 2 ZONE DISTRICT: C-2

PROPERTY OWNER: Dennis Raymond (PRINT) SIGNATURE: [Signature]

ADDRESS OF PROPERTY OWNER 892 RT 32. N. Franklin, CT

E-MAIL ADDRESS OF OWNER: \_\_\_\_\_ TELEPHONE NO.: 860 992 9589

EXISTING USE OF PROPERTY: Raymond's Auto + Maine Oxy.

DESCRIPTION OF PROPOSED ACTIVITY: Painted sign of "Egg and Cheese" on building, variance requested 72 sq. ft plus 54 sq. ft for existing signs = 126 sq. ft  
Free-standing road sign - variance requested 12 sq. ft plus 13 sq. ft for existing sign = 25 sq. ft.

IS PROPERTY LOCATED W/ 500 FT OF ADJOINING MUNICIPALITY? No. TOWNS: N/A.  
 ARE ALL PROPERTY TAXES PAID TO DATE ON THIS PROPERTY? yes

**\*\* PROPOSED ACTIVITY AND APPLICATION FEES**

- Variance \$ 250.00
- Certificate of Approval of Location: Motor Vehicle Dealer and/or Repair (do not need to fill out Page 2) \$ 250.00
- Zoning Enforcement Appeals \$ 250.00
- \* ADD Town Administrative fee (as noted above) \$ 10.00 (current)
- \* ADD State Administrative fee (as noted above) \$ 60.00 (current)

TOTAL FEES \$ 70 (enter under TOTAL FEES PAID above)

VARIANCE REQUESTED TO THE FRANKLIN ZONING REGULATIONS SECTION(S) 12.5.3, 12.5.4, \_\_\_\_\_:

Please review Planning & Zoning Regulations that may apply to your application Including, but not limited to, Chapter 3, Sections 3.3.3 & 3.5. Regulations can be found @ [www.franklinct.com](http://www.franklinct.com).

It is necessary to request this variance to the Zoning Board of Appeals because of the following, which I consider a hardship:

**EXPLAIN HARDSHIP:** It should be noted expansion of a non-conforming use alone could not be considered a hardship or changing of a non-conforming use to one that is more offensive.

- Not affiliated with existing businesses on the property that have already exceeded maximum allotted sq. footage.
- My business is far off the road, and hidden from traffic.

EXPLAIN REQUIRED DISTANCE: Closeness of property line or street to desired construction: Provide "required distance" from property or street line and the desired variance to that distance: Example: Twenty-five (25) feet is required, a variance of six (6) feet is desired reducing the remaining distance to nineteen (19) feet.

10 feet off of the property line.

The building I desire to construct will be used as: N/A.

EXPLAIN CHANGE IN OR EXPANSION OF EXISTING USE: Provide complete explanation of proposed expansion, existing use or uses, and desired change or expansion of that use:

1 "Egg and Cheese" attached to building 3ft x 24 ft.
2 Road sign 3ft x 4ft. attached to existing sign.

NOTES TO APPLICANT

- 1. Provide SIX (6) copies of application & supporting materials (including site plans).
2. Send PDF FILES of site plans to: franklinzeo@99main.com & franlinlanduse@99main.com
3. A formal notice of the ZBA Decision will be sent to the applicant under separate cover.
4. If approved, Town Administration will send the applicant a Recording of Land Records Notice, and, the applicant would then be required to contact the Town Clerk to record the variance and to determine the fee to be paid for such recording.

PER TOWN ORDINANCE FOR PROCESSING APPLICATION & Administrative Fees:

Cost to Review: In the event the cost to review, evaluate, and process an application/site plans exceeds applicable fees set forth in the Town of Franklin Fee Ordinance, the applicant shall pay all reasonable additional costs incurred by the Town upon notification of such additional costs. Until additional costs are paid, the Town or agency or officer, thereof, may withhold the issuance of permits, the endorsement of maps or plans, and/or the release of any bond held.

Checks: Payable to "The Town of Franklin": \*\*FEES ARE NON-REFUNDABLE\*\* (Includes State, Town, & Application Fees)

PER TOWN ORDINANCE FOR PROCESSING APPLICATION - Advertising & Consulting Fees:

Advertising: The Town reserves the right to charge the applicant for advertising costs where the costs exceed the application fee that is normally used to pay for advertising.

Consulting Services: In accordance with the Town of Franklin Fee Ordinance on the Processing Applications where it has been determined by the Agent or Commission that it must consult with experts to analyze, review, and report on areas requiring a detailed, technical peer review in order to assist the Agent or Commission in evaluating the effect of a proposal on the Town, the Agent or Commission may require the Applicant pay these costs. These fees will be paid to the Town for the Agent or Commission's use prior to proceeding on the application based on a preliminary estimate from such experts, multiplied by 150%. Upon completion of technical review & a full accounting of the charges owed or paid, any excess funds will be refunded to the applicant.

\*STATE FEES: Per Connecticut General Statute-Section 22a-27j, an additional fee is to be added to all application fees for the Environmental Quality Fund.

PROPERTY OWNER SIGNATURE: [Signature] Date: 5/12/21

APPLICANT SIGNATURE: [Signature] Date: 5/12/21
(if different from Property Owner)

ZONING ENFORCEMENT APPEALS (if applicable)

EXPLAIN HARDSHIP:

[COMMISSION USE ONLY]

Date of Commission receipt

Public Hearing Start Date of: is hereby set. Date/Commission's action

Commission's Decision: APPROVED or DENIED

Zoning Board of Appeals Chairman

To Whom It May Concern,

My name is Hannah Dupuis. I'm 28 years old and trying to open a restaurant for the first time.

I'm unfamiliar with the process and did not intend to violate the Town of Franklin Zoning laws.

My only intention thus far has been to draw attention to my business because it is nearly invisible to cars driving by. I have no affiliation with Dennis Raymond or any existing businesses on the property and feel these signs are crucial to the success of the business that I'm desperately trying to open. I ask that you please take into consideration my hardship and help me out in any way.

Thank you,

A handwritten signature in black ink, appearing to read 'Hannah Dupuis', with a long horizontal flourish extending to the right.

Hannah Dupuis

Egg and Cheese  
Signage Proposal



current sign without extension  
is 49 sq. ft.

variance requested 12 sq ft plus 13 sq ft.  
for existing sign.

variance total = 25 sq. ft.

# current view of roof from above



Variance requested 72 sq. ft plus.  
54 sq. ft for existing building ~~building~~  
sign.

Variance total = 126 sq. ft.

Current  
view  
from  
street  
with  
painting

