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HEBRON TOWN CLERK

ZONING BOARD OF APPEALS

AG-ENDA--

Tuesday, July 1, 2025, 7:30 P.M.

Hebron Town Office Building, 15 Gilead Street, Hebron, CT

PUBLIC HEARING

- I. **Petition 2025-01:** Request of Brian Harvard & Glori Shanda for a variance to Section 2.E.5 of the Hebron Zoning Regulations, to allow a 16' x 12' accessory structure (shed) to be located 37.5' from the front property line where the minimum front yard setback is 50', on premise located at 14 Olde Hall Road, R-1 District.

ORGANIZATIONAL MEETING

- I. Election of Officers

REGULAR MEETING

- I. Call to Order/Roll Call
- II. Approval of Minutes - October 3, 2023 - Public Hearing/ Regular Meeting
- III. Action on Pending Applications
 - A. **Petition 2025-01:** Request of Brian Harvard & Glori Shanda for a variance to Section 2.E.5 of the Hebron Zoning Regulations, to allow a 16' x 12' accessory structure (shed) to be located 37.5' from the front property line where the minimum front yard setback is 50', on premise located at 14 Olde Hall Road, R-1 District.
- IV. New Applications
- V. New Business
- VI. Correspondence
- VII. Adjournment

/dmg

**LEGAL NOTICE
ZONING BOARD OF APPEALS
TOWN OF HEBRON, CONNECTICUT**

The Hebron Zoning Board of Appeals will hold a Public Hearing at a meeting scheduled for Tuesday, July 1, 2025, at 7:30 PM, at the Hebron Town Office Building, 15 Gilead Street, Hebron, CT, concerning the following:

1. **Petition 2025-01;** Request of Blian Harvard & Glori Shanda for a variance to Section 2.E.5 of the Hebron Zoning Regulations, to allow a 16' x 12' accessory structure (shed) to be located 37.5' from the front property line where the minimum front yard setback is 50', on premise located at 14 Olde Hall Road, R-1 District.

Dated at Hebron, Connecticut, on this 11th day of June 2025.

Martin Halloran, Chairperson

Interested persons may appear and all written communications will be received.

Legal Notice will be published in the Rivereast News Bulletin on Friday, June 20, 2025 and Friday, June 27, 2025.

Legal Notice will be published on the Town of Hebron Website at
<https://hebronct.com/agendas/>

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2023 OCT -6 A//: 36

HEBRON TOWN CLERK

**ZONING BOARD OF APPEALS
MINUTES**

TUESDAY, OCTOBER 3, 2023, 7:30 P.M.

Hebron Town Office Building, 15 Gilead Street, Hebron, CT

Members Present: M. Halloran, J. Danaher, C. Hayes, J. Petrozza, B. Smith, S. Weir

Members Absent: L. Richards

Guests: John Paardenkooper, Jr. & Gabriella R. Paardenkooper-409 Jones Street

PUBLIC HEARING

M. Halloran sat B. Smith as a voting member.

M. Halloran opened the public hearing at 7:31 p.m.

Petition 2023-5: Request of John Paardenkooper, Jr. & Gabriella R. Paardenkooper, Owners, for a variance of Section 2.E.5 of the Hebron Zoning Regulations, to allow a 14' x 24' accessory structure (shed) to be located 15' from the side property line where the minimum side yard setback is 35', on premise located at 409 Jones Street, Residence 2 District.

J. Danaher read Petition 2023-5 into record.

John Paardenkooper, Jr. presented a reference map for the ZBA to view and went over the hardships with the board. The side yard location for the shed is the only flat land on the property and the right half of the backyard has a septic tank and a leach field. There is no driveway access, the shed will only need electricity and storage. He confirmed that the neighbors have been notified through certified mail and the abutters list is complete.

The motion to close the public hearing was made by J. Petrozza, seconded by J. Danaher; the motion passed unanimously.

The Public Hearing was closed at 7:53

REGULAR MEETING

I. Call to Order/Roll Call: M. Haloran called the regular meeting to order and called roll call.

II. Approval of Minutes - September 5, 2023 - Public Hearings/ Regular Meeting

Corrections: Under Members Present: C. Smith should be C. Hayes

The motion to accept the September 5, 2023 Public Hearing/Regular meeting minutes as amended was made by B. Smith, seconded by J. Petrozza; the motion passed unanimously.

III. Action on Pending Applications

A. Petition 2023-5: Request of John Paardenkooper, Jr. & Gabriella R. Paardenkooper, Owners, for a variance of Section 2.E.5 of the Hebron Zoning Regulations, to allow a 14' x 24' accessory structure (shed) to be located 15' from the side property line where the minimum side yard setback is 35', on premise located at 409 Jones Street, Residence 2 District.

J. Danaher read Petition 2023-5 into record.

Members discussed the hardships and if there was perhaps another space for the shed to go.

Vote:

M. Halloran- Aye

C. Hayes- Aye

B. Smith- Aye

J. Petrozza- Aye

J. Danaher- Aye

Petition 2023-5 was approved unanimously.

M. New Applications: No new applications

V. New Business: No new business

VI. Correspondence: None

VII. Adjournment:

The motion to adjourn the October 3, 2023 Regular Meeting was made by J. Petrozza, seconded by B. Smith; the motion passed unanimously.

The meeting was adjourned at 8:02p.m.

Respectfully Submitted,
Catharine Brinkman
Board Clerk



Town of Hebron, Connecticut

Petition 2025-1



Town Office Building
15 Gilead Street; Hebron, Connecticut 06248
Phone: (860) 228-5971 Fax: (860) 228-5980

ZONING BOARD OF APPEALS APPLICATION

L Variance from the Zoning Regulations; ☐ Appeal from the Decision of the Zoning Agent
☐ Approval of Motor Vehicle Sales or Repair Location

Applicant Information:

Name: Brian Harvard & Glori Shanda
Address: 14 Olde Hall Road
Phone: 860 478 5954 Fax: -----
Email: brian@ctfaire.com
Legal Interest: Joint Owners

Owner Information:

Name: Brian Harvard & Glori Shanda
Address: 14 Olde Hall Road
Phone: 860 478 5954 Fax: -----
Email: brian@ctfaire.com

00 Attached is documentation verifying ownership of the property.

Subject Parcel:

Address: 14 Olde Hall Road
Size: 1.42 Acres Zone: R-1 Assessor's Map and Lot # : 55-1-5-6
Is the subject parcel within 500 ft. of the Town boundary? ☐ yes ☐ no

Variance Request

I hereby apply for a **Variance** to Section(s) 2.1.5 of the Hebron Zoning Regulations, to pennit the following: a pre-built shed by Kloter farms to be placed in my front/side yard within the setback of 50'

Is a Hardship claimed? yes If so, what is the specific Hardship? -----
Due to the unique shape of my lot and the angled placement of the house, there is no practical access to the backyard for shed delivery. The septic system on the east side occupies most of the side/rear, and the west side of the house is too steep. These physical constraints make the front yard the only viable location. This hardship is specific to my property and not the result of my actions.

Appeal from the Decision of the Zoning Agent:

I hereby **Appeal** the Decision of the Zoning Agent dated: _____ (attach copy), stating _____

The basis for my Appeal is: _____

Approval of Motor Vehicle Sales or Repair Location:

Describe Proposed Use:

Previous Applications:

Has any previous application for Variance, Appeal, or Approval of Location been filed with this premise? __

If so, for what purpose? _____ When? _____. File No. _____

Parties of Interest:

Attorney/ Engineer/ Architect/ Builder Name: _____

Address: _____

Phone: _____ Fax: _____

E mail: _____

Taxes:

Are all real estate, sewer use, and sewer assessment taxes current? DO yes D no

Attached is proof of payment. (Required)

Fees:

Pd. 5/29/2025 CK, #1711 DMG
\$60.00 (State Fee) + Town Fee* \$125.00 _____ + \$10 Processing Fee = \$195.00 _____ (payable to
the Town of Hebron)
* Town fee is established by Town Ordinance.

Signatures:

Signature of Owner(s)  _____ Date: *29 MAY 25*

Signature of Applicant(s)   _____ Date: *29 MAY 25*

55-15.6
14 OLDE HALL RD
HARVARD BRIAN &

24°

21°

13

24'8"

23'2"

16x12

26°3"

26'

47'3"

42'2"

37'6"

150

14



55-15.6
14 OLDE HALL RD
HARVARD BRIAN &

24'

21'

24'8"

28'2"

16x12

37'6"

47'3"

42'2"

150



Unique ID: 235

Hebron

Card No: 1 Of 1

Location: I 14 OLDE HALL RD		Map Id: I 55-15.6		Zone: R-1		Date Printed: 15/7/2025	
		Neighborhood: 165				Last Update: 51612025	
owner() fRecord		Volume/Page	Date	Sales Type		Valid	Sale Price
HARVARD BRIAN & SHANDA GLORI. 14 OLDE HALL RD, HEBRON, CT 06248-1208		0610/0298	5/10/2023	warranty Deed		Yes	428,000
				empt1			
Prior Owner History							
RHOADES CAROLINE & JEFFREYS		0161/0920	10119/1993			No	154,000
BIENKO JOSE P. & JEANNINE C. JEFFREY O		0107/0735	8/17/1983			No	22,500
PennitNumber	Date	Perm"lt: Oeserption					
13042	3116/2005	ADDmON ON PIERS					
7951	9/13/1983						
Supplemental Data							
Census/Tract	5261	Historic#				Assessed Value	
DevMaDIO	9169	LUC		Single Family		Total Land Value	87,100
GISID						Total BuUding Value	214,000
Route						Total Outbldg Value	0
District						Total Market Value	301,100
Utilities							
Ac,es				State Item Codes			
Land Type	Ac,es	490	Total Value	Code	Quantity	Value	
House lot	1.00	0.00		13-Residential Dwelling	1.00	149,800	
Excess	0.42	0.00		11-Residential Land	1.00	59,500	
				12-Residential Excess Land	0.42	1,470	
Total			87,100				
Assessment History(Prior Years as of Oct.1)						100: Appraised Totals	
	2025	2024	*023	2022	*021	Type	Value
Land	60,970	60,970	60,970	60,970	60,970		
BuUding	149,800	149,800	149,800	151,060	151,060		
Outbuilding	0	0	0	0	0		
Total	210,770	210,770	210,770	212,030	212,030		
						Total<	0.00 0
annfication Date:						Expiration Date:	
Comments							
412/2013 VAULTED CEILING IN LR; WSTV IN BMT; WOB; SLOP SINK BMT;							

Information may be deemed reliable, but not guaranteed.

Revaluation Date: 10/1/2016

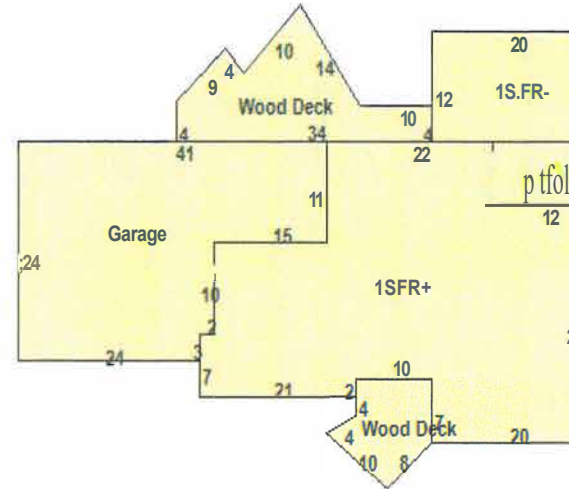
Unique 10: 235

Hebron

Card No:

1 Of 1

Location: I 14 OLDE HALL RD			
Map Id: 55-15.6			
General Description		Description	Area/Qty
Building Use	Single Family	Base Rate	1541
Units	1	Average Quality Basement Finish	597
Overall Condition	Average	Basement	1217
Class	C	Central Air	1541
Stories	1.00	Extra Fixtures	2
Design (Style)	Ranch	Full Baths	3
Construction	Wood Frame		
Year Built	1984		
Percent Complete	100		
Finished Area 1541			
Foundation			
Basement Area	1217		
Finished Basement	597		
Garage Bays	0		
Outside Entry	No		
Sump Pump	No		
Attached Components			
HVAC		Title	Year
Heating Type	Forced Hot Air	Wood Deck	1984
Fuel	Oil	Patio	1984
Cooling Type	Central	Wood Deck	1984
		Garage	1984
Interior			
Floors	Hardwood		
Attic Access	No		
Walls	Driveway		
Bath Cond			
Kitchen Cond			
Exterior			
Exterior	Vertical Siding/Clapboards		
Roof Cover	Asphalt		
Roof Type	Gable		
Special Features			
Type	Count/Area		
Extra Fixtures	2		
Pellet/Wood Stove	1		
		Total Building Value: 214.000	
Detached Component Computations			
Type	Year	Condition	Area/Qty
Room Summary			
Total Bedroom	Kitchen	Full Baths	Half Baths
3	1	3	0



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locat ConY(y(04)Ct mut. 1070
State Canwela11-se Tmtt 3210

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Instr# 2023004a3
05/10/2023 12:22:55 PM
3 Pages
WARRANTY DEED
Franceoaa Vilfeol
Town Clefk

WARRANTY DEED (SURVIVORSHIP)

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE THAT WE, Jeffi.ey S. Rhoades and Caroline Rhoades, both of the Town of Glastonbury, County of Hartford and State of Connecticut (hereinafter referred to as the "Grantors"), for the consideration of Four Hundred Twenty-Eight Thousand and 0/100 (\$428,000.00) DOLLARS, received to its full satisfaction of Brian Harvard and Glori Shanda, both of the City of Southbridge, County of Worcester and State of Massachusetts (hereinafter referred to as the "Grantees"), do hereby give, grant, bargain, sell, convey and confirm unto the said Grantees, as Joint Tenants a certain piece or parcel of land, with building, and improvements thereon, situated in the Town of Hebron, County of Tolland and State of Connecticut known as 14 Olde Hall Road in the Town of Hebron, County of Tolland and State of Connecticut and more particularly described in Schedule A which is attached hereto and made a part hereof.

SAID PREMISES ARE SUBJECT TO THE FOLLOWING:

1. Real Estate Taxes to the Town of Hebron on the List of October 1, 2021 and thereafter;
2. Subject to the Covenant, Condition, or Restriction, recorded in Book 100, Page 9 in the official records of the Hebron Town Recording Office. Said CC&R was amended by agreement in Book 100 Page 622;
3. Any and all provisions of any municipal ordinance or regulation, any federal, state or local law, including but not limited to the provisions of any zoning, building, planning or inland wetland rules and regulations governing the subject property.

I DO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof unto them the said Grantees, and the survivor of them, and their heirs and assigns of the survivor of them forever, and to their own proper use and behoof. And also, we the said Grantors, do for ourselves, our heirs, executors, administrators and assigns, covenant with the said Grantees, their survivor and such survivor's heirs and assigns that at and until the ensembling of these presents it is well seized of the premises, as a good indefeasible estate in **Fee Simple**; and has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

AND FURTHERMORE We, the said Grantors, do by these presents bind ourselves and our heirs and assigns forever to **Warrant and Defend** the above granted and bargained premises to them, the said Grantees, and to the survivor of them and to such survivor's heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

Return To:

PROPERTY DESCRIPTION

That certain parcel of land, with the buildings and improvements thereon, situated in the Town of Hebron, County of Tolland and State of Connecticut, known and designated as Lot No. 6 as shown on a certain map or plan entitled, "Subdivision Plan Gilead Hills - II Hebron, Connecticut Sheet 1 of 8 through Sheet 8 of 8 Scale 1" = 100' Date 05-27-80 Revised 07-02-80", which map was prepared by Richard F. Mihok Associates, Consulting Engineers, Marlborough, Connecticut, and which map is on file in the Hebron Town

Clerk's office, to which map reference may be had for a more particular description of the premises herein conveyed; containing 1.423 acres and being bounded and described as follows:

NORTHEASTERLY - by Lot No. 7 as shown on said map 361.65 feet;

SOUTHEASTERLY - by Hall Road, 150.00 feet;

SOUTHWESTERLY • by Lot No. 5 as shown on said map, 442.81 feet;

NORTHWESTERLY • by a portion of Lot No. 3 as shown on said map, 50.13 feet; and

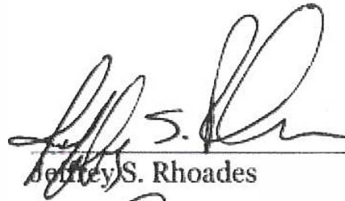
NORTHERLY - by land shown on said map as N/F William J. Warner, Est", 129.56 feet.

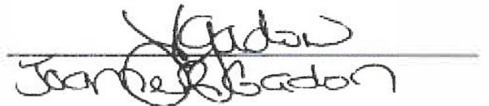
Received for Record
Hebron Town Clerk
05/10/2023 12:22:55 PM
Vol 610 Pg 298
3 Pages

Rcwm To:

IN WITNESS WHEREOF, I have hereunto set my hand and seal this ___ of May, 2023.

*Signed, sealed and delivered
in the presence of*


Jeffrey S. Rhoades


James R. Rhoades


Caroline Rhoades

State of Connecticut)
) ss: Old Saybrook
County of Middlesex)

On this the **J** ::::UJ May, 2023, before me, the undersigried officer, personally appeared Jeffrey S. Rhoades and Caroline Rhoades, known to me (or satisfactorily prouen) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand.


D. Jeanne Messick
Commissioner of tite Superior Court



TOWN OF HEBRON

Revenue Collector
15 Gilead Street
Hebron, CT 06248

Phone: 860 228-5971 Fax: 860 228-4859

Hours: Mon.-Wed.; 8:00a.m.-4:00p.m.; Thurs.; 8:00a.m.-6:00p.m.; Fri.; 8:00a.m.-1:00p.m.

Date: June 11, 2025

PROPERTY TAX CLEARANCE

Owner of Record: Brian Harvard & Glori Shanda

Property Location: 14 Olde Hall Rd

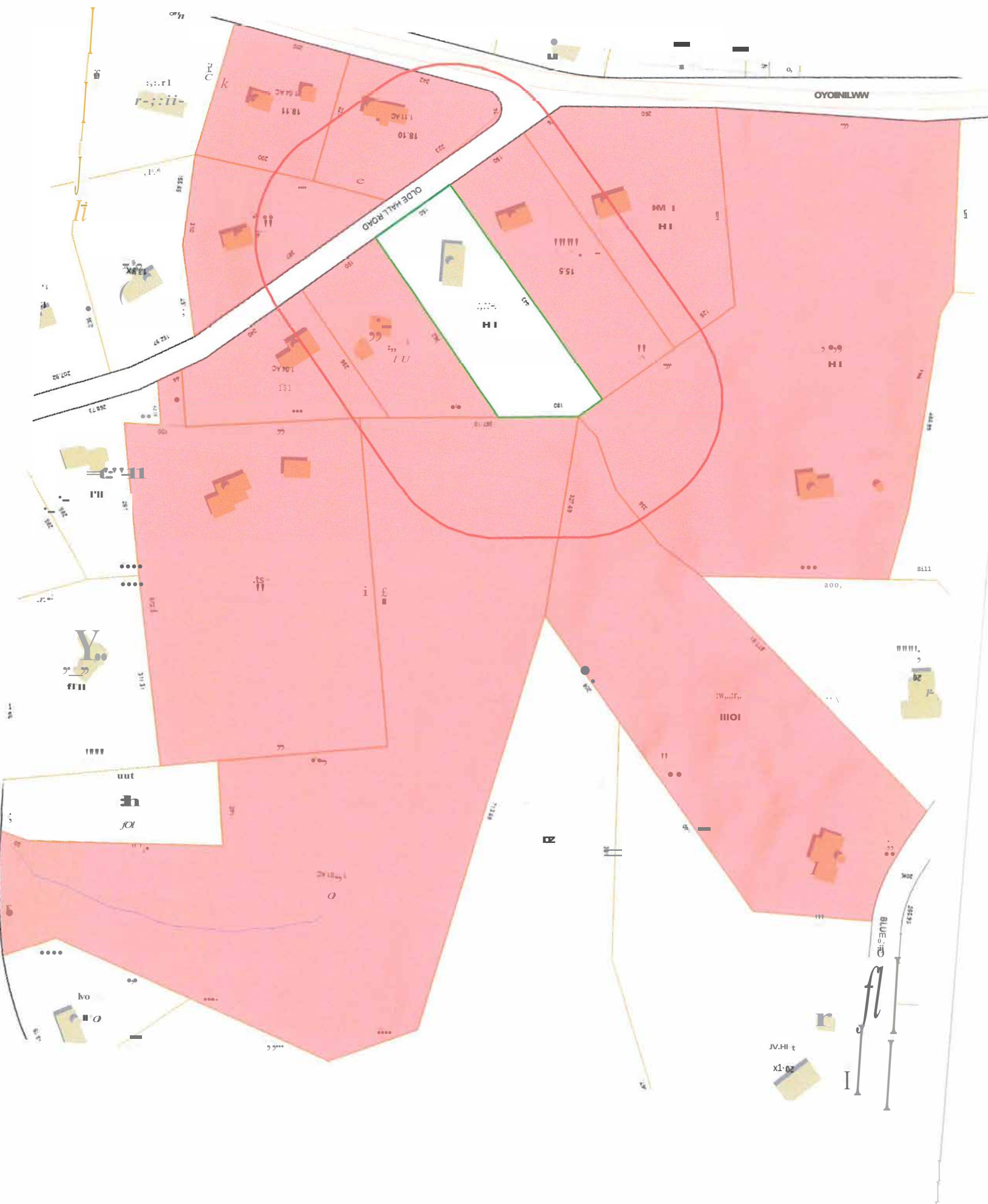
☒ Real Estate

☒ Sewer Use

☒ Sewer Assessment

The above property has been reviewed and it is determined as of the above date there are no taxes are due.


Revenue Department



ALLEN NICHOLAS F & COURTN
23 OLDE HALL RD
HEBRON, CT 062481209

RESONY JAMES A &
SMITH-RESONY SANDRA
20 OLDE HALL RD
HEBRON, CT 062481208

DANA GEOFF
236 MARTIN RD
HEBRON, CT 062481246

DUFFY MICHAEL O & MAUREEN
244 MARTIN RD
HEBRON, CT 062481246

EVANSANNES
2 OLDE HALL RD
HEBRON, CT 062481208

FRANTZEN MICHAEL A CAROLA
34 OLDE HALL RD
HEBRON, CT 06248

HAMBLETT DARRYL B
8 OLDE HALL RD
HEBRON, CT 062481208

HARVILL ERICA L & BRIAN L
28 OLDE HALL RD
HEBRON, CT 062481208

HEBRON TOWN OF
15 GILEAD ST
HEBRON, CT 062481501

HOHMAN GREGORY L & RONDA
39 BLUEBIRD LANE
HEBRON, CT 062481270

JANET S SONSTROM
SONSTROM JANET S & KENNET
274 MARTIN RD
HEBRON, CT 062481217

Darryl B. Hamblett

8 Olde Hall Road
Hebron, CT. 06248
(860) 463-8318
DBJHamblett@gmail.com

19 June 2025

Hebron Zoning Board of Appeals

Martin Halloran, Chairperson
RE Petition 2025-01

Dear Mr. Halloran,

My property at 8 Olde Hall Road is immediately adjacent to the Shed that Brian Harvard wants to install on his property. I have reviewed the proposed location of the shed with Brian and I have no issues with the location or setback from the property line.

I will be unable to attend the hearing. If you need any further comment or concerns from me, feel free to contact me at the phone number or email address listed above.

Sincerely,

Darryl B. Hamblett

[Handwritten signature of Darryl B. Hamblett]

