

Town of Chester  
203 Middlesex Avenue  
Chester Connecticut 06412



telephone: 860-526-0013  
facsimile: 860-526-0004  
web page: chesterct.org

## LEGAL NOTICE

### CHESTER PLANNING & ZONING COMMISSION NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Chester Planning & Zoning Commission will hold a public hearing with virtual participation available on the Town website on Thursday, November 4, 2021, at 7:00 PM at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut to hear the following:

Application for Amendment of Zoning Map. Applicant: Charles & JoAnne Park, 31-33 Straits Road, Map 14-310.

Details available on Town website or from [zoningofficial@chesterct.org](mailto:zoningofficial@chesterct.org).

At this Hearing, interested parties may appear and be heard; written correspondence will be received and made a part of the record. Copy of the above are on file in the Office of the Town Clerk for public review.

Bettie Perreault, Secretary

Dated at Chester, Connecticut this 22<sup>nd</sup> day of October 2021.

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## ZOOM

Chester PZC Meeting

Thursday, November 4, 2021 at 7:00 PM (EDT)

Details available on Town website

**Please join the meeting from your computer, tablet or smartphone.**

Town of Chester  
203 Middlesex Avenue  
Chester Connecticut 06417



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Email: [info@chesterct.org](mailto:info@chesterct.org)

**Planning & Zoning**

860-526-0013, 1st 208

Email: [ZoningOfficial@chesterct.org](mailto:ZoningOfficial@chesterct.org)

**APPLICATION FOR A TEXT AMENDMENT or MAP CHANGE**

Refer to Section 123 of the Chester Zoning Regulations FEE: 5175.00

1. Applicant Name: Charles & JoAnne Park
2. Applicant's Address: 31-33 Straits Road, Chester
3. Telephone Number: (860)526-9875 Email: joapark@yahoo.com
4. Section of the Zoning Regulations or Address of properties proposed for amendment of map or text:

(attach separate sheet if necessary)

*We propose that our Parcel, 14-310, be considered for a map text change from an R-2 District Zone to an R-1 District Zone. The attached map shows that all the properties abutting our lot to the North fronting Prospect Street are currently in an R-1 District Zone, as is an abutting parcel (14-309) located directly behind us. There are currently two dwellings with valid permits and Certificates of Occupancy located on 31-33 Straits Road. This zone district change would allow our presently non conforming property to be brought into compliance with Town Zoning Regulations.*

The Planning and Zoning Commission is authorized to grant an amendment to the Zoning Regulations or the Zoning Map proposed by the provision of Section 123 of the Chester Zoning Regulations.

Accompanying this application form are the following:

- (1) A full text of any proposed change in these regulations clearly indicating existing provisions to be repealed and new provisions to be enacted;
- (2) A map clearly showing, and a complete written description of, any proposed change in district boundaries, including a precise description by metes and bounds or courses and distances of the location of the new boundary to be established and a list, keyed to said map, of the names and addresses of the record owners of land within, and within 500 feet outside, the area to be affected by such boundary change; and
- (3) A complete and comprehensive statement of the reasons for any proposed change, including any special interest the petitioner may have in such change.

I certify that all of the information on this application, including that shown on the site plan, and on any attachments, is correct as of the date below and is complete to the best of my knowledge.

Owners: Charles & JoAnne Park Date: 10/13/2021

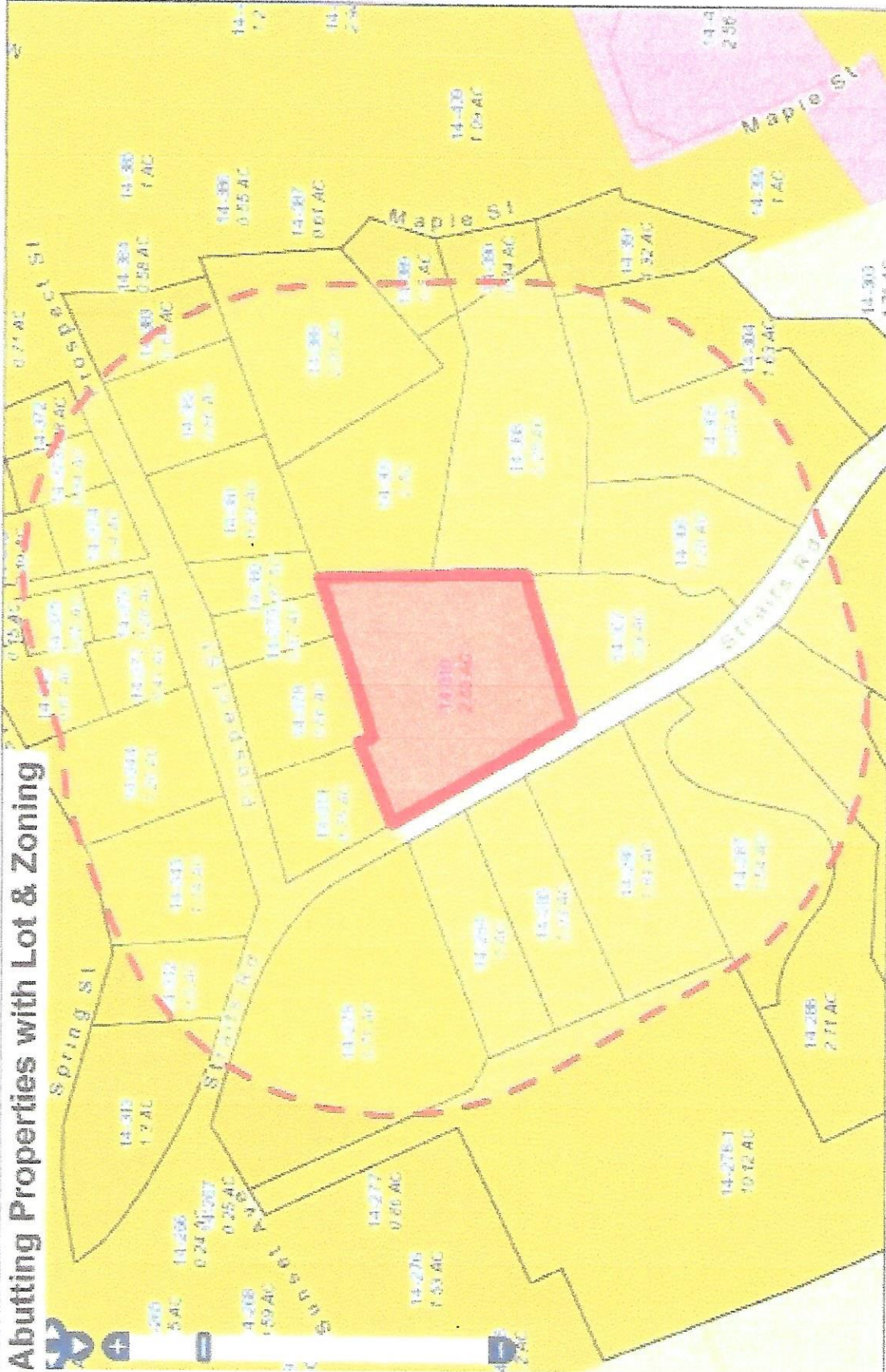
Applicants: Charles & JoAnne Park Date: 10/13/2021

Application Number: \_\_\_\_\_ Date Received: \_\_\_\_\_

Fee Paid: \_\_\_\_\_ Check # / Cash: \_\_\_\_\_ Granted: \_\_\_\_\_ Denied: \_\_\_\_\_

Zoning Compliance Officer: \_\_\_\_\_ Date: \_\_\_\_\_

# Abutting Properties with Lot & Zoning



## Town of Chester, Connecticut

Selected Parcel: 31-33 STRAITS RD ID: 14-310

Printed on 09/28/2021



All maps are of Connecticut properties only. It is not the purpose of this map to show or describe any legal interests in land. For Town of Chester Connecticut, contact MainStreetS, LLC. All rights reserved. Legal notices apply to the information contained herein.