



Town of Cromwell Zoning Board of Appeals

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JoAnn Doyle
TOWN CLERK
CROMWELL, CT

***PUBLIC HEARING AND MEETING
6:30 P.M. TUESDAY APRIL 9, 2024
TOWN HALL COUNCIL CHAMBERS
41 WEST STREET CROMWELL***

AGENDA

- 1. Call to Order**
- 2. Roll Call**
- 3. Seating of Alternates**
- 4. Approval of Agenda**
- 5. Public Comments**
- 6. Public Hearing:**
 - a. Application #24-01: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side Yard Setback) to allow for the construction of an addition on the northwest side of the house at 21 Nordland Avenue in the R-15 Zone District. Michael N. Hadvab is the Applicant and Michael N. and Mary Beth Hadvab are the Owners.
 - b. Application #24-02: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Front Yard and Side Yard Setback) to allow for the construction of an addition to the garage on the east side of the house at 6 Ridge Road in the R-25 Zone District. Scott Donofrio is the Applicant and the Owner.
- 7. Board Members Comments:**
- 8. Approval of Minutes:**
 - a. December 12, 2023
- 9. Adjourn**

LEGAL NOTICE
PUBLIC HEARING
TOWN OF CROMWELL ZONING BOARD OF APPEALS

The Cromwell Zoning Board of Appeals will hold a Public Hearing and Meeting at 6:30 pm on Tuesday, April 9, 2024 in the Council Chambers at the Cromwell Town Hall at 41 West Street on the following items:

1. Application #24-01: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side Yard Setback) to allow for the construction of an addition on the northwest side of the house at 21 Nordland Avenue in the R-15 Zone District. Michael N. Hadvab is the Applicant and Michael N. and Mary Beth Hadvab are the Owners.
2. Application #24-02: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Front Yard and Side Yard Setback) to allow for the construction of an addition to the garage on the east side of the house at 6 Ridge Road in the R-25 Zone District. Scott Donofrio is the Applicant and the Owner.

At this hearing interested parties may appear and be heard and written testimony received. The application is on file in the Planning and Development Department office at 41 West Street, Cromwell, Connecticut.

John Keithan
Chairman

Dated in Cromwell, Connecticut this 27th day of March 2024.

Memo

To: Zoning Board of Appeals
From: Stuart B. Popper, AICP
Director of Planning and Development
Date: April 2, 2024
Re: Comments on the April 9, 2024 Meeting Agenda

6. Public Hearing:

a. Application #24-01: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side Yard Setback) to allow for the construction of an addition on the northwest side of the house at 21 Nordland Avenue in the R-15 Zone District. Michael N. Hadvab is the Applicant and Michael N. and Mary Beth Hadvab are the Owners.

The existing .63-acre lot is located in the R-15 Residential Zone District on the northwest side of Nordland Avenue. The site contains an existing 2,876 square foot single family house. The sideyard setback on the west side of the house is 15 feet. The sideyard setback on the east side is 52.5 feet. The addition will reduce the existing side yard setback on the west side from 15 feet to 14.8 feet (difference of 4 inches).

b. Application #24-02: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Front Yard and Side Yard Setback) to allow for the construction of an addition to the garage on the east side of the house at 6 Ridge Road in the R-25 Zone District. Scott Donofrio is the Applicant and the Owner.


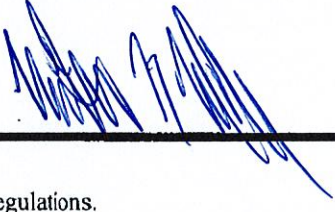
The existing .41-acre lot is located in the R-25 Residential Zone District on the east side of Ridge Road. The site contains an existing 2,742 square foot single family house. The existing sideyard on the westside of the house is 40 feet and the existing sideyard on the east side is 27 feet for a total of 67 feet. The proposed garage addition will extend into the side yard on the east side and the front yard. The garage addition will reduce the east side yard setback from 27 feet to 13.6 feet (difference of 13.4 feet). This will decrease the existing aggregate sideyard setback from 67 feet to 53.4 feet. The applicant is also requesting to reduce the front yard setback from 40 feet to 34.6 feet (a difference of 5.4 feet) to allow for the construction of the garage addition.

#24-01

rev. 6/20/2011

**TOWN OF CROMWELL
ZONING BOARD OF APPEALS**

**APPLICATION FOR VARIANCE, ZONING APPEAL, DMV LOCATION APPROVAL,
OR CHANGE OF NON-CONFORMING USE SPECIAL PERMIT**

Address: 21 Nordland Ave	PIN #: 00010600
Zoning District:	Volume/Page: 1012-19
Applicant: Michael N. Hadvab	Property Owner: Michael + Mary Beth Hadvab
Home or Business Address: 21 Nordland Ave Cromwell, CT 06416	Home or Business Address:
Phone #: 860-798-9159 Email: michael.nhadvab@gmail.com	Phone:
<p><i>I hereby certify that the information presented is to the best of my knowledge true and accurate, and that should such information be proved to be inaccurate or misleading, any permit issued on the basis of this information may be revoked.</i></p> <p>Signature: </p>	<p><i>I hereby consent to the Applicant acting as my agent for the purpose of this application.</i></p> <p>Signature: </p>
<p>Type of Application (check one):</p> <p><input checked="" type="checkbox"/> Variance from Section <u>2.2.3</u> of the Zoning Regulations.</p> <p><input type="checkbox"/> Appeal from ZEO Decision dated _____.</p> <p><input type="checkbox"/> Change of Non-Conforming Use Special Permit.</p> <p><input type="checkbox"/> Application for Motor Vehicle Location Approval (attach copy of your completed DMV Form K-7)</p>	
<p>Description of Request:</p> <p>Construct an addition that will extend 16.5 feet towards the rear of the property and will be 21.5 feet wide and extend 1.5' into the 15' side yard set back.</p>	

#24-01

rev. 6/20/2011

Justification for Request:

If Applying for a variance, state the hardship and explain why the variance is required.

If Appealing a decision of the ZEO, explain why you feel the ZEO is wrong.

If Applying for a change in non-conforming use Special Permit, explain how the new use will be less non-conforming than the current use.

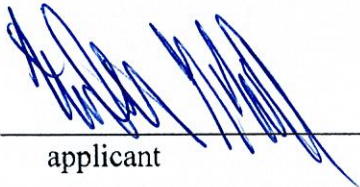
If Requesting DMV Location Approval, state the date of the original Public Hearing (if any).

Due to the nature of the existing roof lines and the original construction of the building when zoning ordinances were different

1. I will send written notice of this application to the owners of property within 100' of the site not less than 14 days before the public hearing. I will submit the "certificate of mailing" not less than 10 days before the hearing.

2. I will post a sign on the property not less than 14 days before the public hearing per Section 8.10.H. of the Cromwell Zoning Regulations. I will submit an affidavit of posting at the hearing.

3. If my request is dimensional in nature, I have submitted a site plan prepared by a surveyor in accordance with Sec. 10.4.B.2 of the Cromwell Zoning Regulations.


applicant

3-5-2024

date



TOWN OF CROMWELL

DEPARTMENT OF PLANNING & DEVELOPMENT

MEMORANDUM

To: Stuart B. Popper, AICP, Director of Planning & Development

From: Bruce E. Driska, CZEO, Zoning & Wetlands Enforcement Officer *BD*

Date: April 1, 2024

Re: Plan Review, ZBA Application #24-01, Variance, 21 Nordland Avenue

I have reviewed ZBA Application #24-01 and have the following comment:

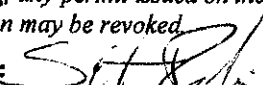
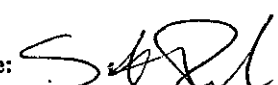
- The Applicant shall not deposit stormwater onto neighboring properties.

24-02

rev. 6/20/2011

**TOWN OF CROMWELL
ZONING BOARD OF APPEALS**

**APPLICATION FOR VARIANCE, ZONING APPEAL, DMV LOCATION APPROVAL,
OR CHANGE OF NON-CONFORMING USE SPECIAL PERMIT**

Address: 6 Ridge Road, Cromwell, CT 06416	PIN #: 00240300
Zoning District: R-25	Volume/Page: 11017-165
Applicant: Scott Donofrio	Property Owner: Scott Donofrio
Home or Business Address: 6 Ridge Road, Cromwell, CT 06416	Home or Business Address: 6 Ridge Road, Cromwell, CT 06416
Phone #: 860-729-9963	Phone: 860-729-9963
Email: Donofrio32@yahoo.com	
I hereby certify that the information presented is to the best of my knowledge true and accurate, and that should such information be proved to be inaccurate or misleading, any permit issued on the basis of this information may be revoked. Signature: 	I hereby consent to the Applicant acting as my agent for the purpose of this application. Signature: 
Type of Application (check one): <input checked="" type="checkbox"/> Variance from Section 2.2 B of the Zoning Regulations. <input type="checkbox"/> Appeal from ZEO Decision dated _____ <input type="checkbox"/> Change of Non-Conforming Use Special Permit. <input type="checkbox"/> Application for Motor Vehicle Location Approval (attach copy of your completed DMV Form K-7)	
Description of Request: - Location of existing garage requires variance for expansion. * Proposed addition 12.3' x 31.1' (requires 5.5 ft front and 16 ft side variance) //	

24-02

rev. 6/20/2011

Justification for Request:

If Applying for a variance, state the hardship and explain why the variance is required.

If Appealing a decision of the ZEO, explain why you feel the ZEO is wrong.

If Applying for a change in non-conforming use Special Permit, explain how the new use will be less non-conforming than the current use.

If Requesting DMV Location Approval, state the date of the original Public Hearing (if any).

Location of existing garage requires variance
for expansion

1. I will send written notice of this application to the owners of property within 100' of the site not less than 14 days before the public hearing. I will submit the "certificate of mailing" not less than 10 days before the hearing.
2. I will post a sign on the property not less than 14 days before the public hearing per Section 8.10.H. of the Cromwell Zoning Regulations. I will submit an affidavit of posting at the hearing.
3. If my request is dimensional in nature, I have submitted a site plan prepared by a surveyor in accordance with Sec. 10.4.B.2 of the Cromwell Zoning Regulations.


applicant

3/14/2024
date



TOWN OF CROMWELL

DEPARTMENT OF PLANNING & DEVELOPMENT

MEMORANDUM

To: Stuart B. Popper, AICP, Director of Planning & Development

From: Bruce E. Driska, CZEO, Zoning & Wetlands Enforcement Officer *BD*

Date: April 1, 2024

Re: Plan Review, ZBA Application #24-02, Variance, 6 Ridge Road

I have reviewed ZBA Application #24-02 and have the following comment:

- The Applicant shall not deposit stormwater onto neighboring properties.



Town of Cromwell Zoning Board of Appeals

***REGULAR MEETING
6:30 P.M. TUESDAY DECEMBER 12, 2023
TOWN HALL COUNCIL CHAMBERS
41 WEST STREET CROMWELL***

RECEIVED FOR RECORD
Jan 04, 2024 02:41P
JoAnn Doyle
TOWN CLERK
CROMWELL, CT *Je*

Minutes and Record of Votes

Present: Vice Chairman Dan Delisle, Matt Brown, Karen Sullivan, John Keithan, Mark Zampino, Joseph Morin (via phone and CCTV)

Also Present: Zoning Enforcement Officer, Bruce Driska

1. Call to Order

The meeting was called to order at 6:30pm by Vice Chair Delisle.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates - none

4. Approval of Agenda

A motion was made by Mark Zampino and seconded by John Keithan to amend the agenda to include the election of a new Chairman, Vice Chairman and Secretary. All were in favor; the motion passed.

5. Approval of Minutes: a. September 12, 2023

Mr. Zampino said we need to take action on the date correction.

A motion was made by John Keithan and seconded by Mark Zampino to recognize Joe Morin's participation in this meeting via phone and CCTV. All were in favor; the motion was passed.

A motion was made by John Keithan and seconded by Mark Zampino to approve the minutes of September 12, 2023. All were in favor; the motion passed.

6. Board Members Comments:

Mr. Zampino welcomed Ms. Sullivan and Mr. Brown to the Board and said I look forward to working with both of you.

Mr. Morin discussed a seminar he attended and said there was a good discussion on whether an individual board member can walk a site by themselves or is it considered a meeting. Mr. Driska said that one person can walk a site without that being considered a meeting. Mr. Morin said he understood that an individual board member can drive by not walk on the property. Mr. Driska said he will have Mr. Popper reach out to him with clarification. Mr. Zampino said he thought the idea is you always want to avoid the impression of a meeting so there should never be two or more at a site.

7. Public Comments: none

8. New Business:

a. Election of Officers

A motion was made by Mark Zampino and seconded by Matt Brown to nominate John Keithan as Chairman. All were in favor; the motion passed.

Mr. Keithan accepted the nomination.

A motion was made by John Keithan and seconded by Mark Zampino to nominate Dan Delisle as Vice Chairman. All were in favor; the motion passed.

Mr. Delisle accepted the nomination.

A motion was made by John Keithan and seconded by Mark Zampino to nominate Matt Brown as Secretary. All were in favor; the motion passed.

Mr. Brown accepted the nomination.

Mr. Delisle turned the meeting over to Chairman Keithan.

b. Approval of 2024 Meeting Dates Calendar

Chairman Keithan asked if there were any conflicts with the meeting dates and none were identified.

A motion was made by Mark Zampino and seconded by Dan Delisle to approve the meeting dates as presented. All were in favor; the motion was passed.

9. Adjourn

A motion was made by Mark Zampino and seconded by Matt Brown to adjourn at 6:46pm. All were in favor; the motion passed.

Respectfully submitted,



Linda Imme
Recording Clerk