

Town of Cromwell Zoning Board of Appeals

REGULAR PUBLIC HEARING AND MEETING
6:30 P.M. TUESDAY JULY 9, 2019
ROOM 224/225 CROMWELL
TOWN HALL, 41 WEST STREET

AGENDA

RECEIVED FOR RECORD
Jun 28, 2019 09:04A
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT

1. **Call to Order**
2. **Roll Call**
3. **Seating of Alternates**
4. **Approval of Agenda**
5. **Public Comments**
6. **Public Hearings:**
 - a. Application #19-04: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Minimum Lot Size) to allow for the construction of the bridge replacement adjacent to 57 Coles Road. Street. Connecticut DOT is the Applicant and Edward Lewandowski is the Owner.
 - b. Application #19-05: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side Yard Set Back) to allow for the construction of a garage at 4 Timber Hill Road. Christine Dimenna is the Applicant and the Owner.
 - c. Application #19-06: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Building Coverage Ratio) to allow for the construction of an addition at 21 Oakwood Manor. Ariana Vecchiarino is the Applicant and the Owner
 - d. Application # 19-07: Request for Variance from Section 5.3.D and 5.3.H, of the Zoning Regulations (Sign Placement and Size) to allow for a free-standing sign to promote businesses to be located within the Town of Cromwell town right of way on the south side of County Line Drive. The Town of Cromwell is the Applicant and the Owner.
7. **Approval of Minutes:**
 - a. April 9, 2019
8. **Adjourn**

Memo

To: Zoning Board of Appeals
From: Stuart B. Popper, AICP
Director of Planning and Development
Date: June 28, 2019
Re: Comments on the July 9, 2019 Meeting Agenda

6. Public Hearing:

a. Application #19-04: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Minimum Lot Size) to allow for the construction of the bridge replacement adjacent to 57 Coles Road. Street. Connecticut DOT is the Applicant and Edward Lewandowski is the Owner.

The existing 25,264 square foot lot contains a single family 1,670 square foot house and is located in the R-25 Zone District on the west side of Coles Road and the south side of North Road Extension. The Connecticut Department of Transportation is proposing to repair the bridge over Coles Brook and an acquisition of 1,490 square feet is required. As a result of the acquisition the existing the existing lot will become nonconforming.

b. Application #19-05: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side Yard Set Back) to allow for the construction of a garage at 4 Timber Hill Road. Christine Dimenna is the Applicant and the Owner.

The existing 23,086 square foot lot contains a single family 1,344 square foot house and is located in the R-15 Zone District on the north side of Timber Hill Road. The existing sideyard on the west side of the house varies from 17 feet to 9 feet. The sideyard setback on the east side of the house is currently 36 feet and will be 10 feet after the garage is build. The required sideyard setback in the R-15 Zone District is 15 feet with an aggregate side yard of 35 feet. Due to the nonconforming nature of the lot the only place to build the garage is on the east side.

c. Application #19-06: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Building Coverage Ratio) to allow for the construction of an addition at 21 Oakwood Manor. Ariana Vecchiarino is the Applicant and the Owner

The existing 7,840 square foot lot contains a single family 1,108 square foot house and is located in the R-15 Zone District on the east side of Oakwood Manor. The existing house is nonconforming to the required lot area of 15,000 square feet in the R-15 Zone District. The applicant is proposing to construct an addition that will increase the required 15% coverage area ration from the existing 14+ % to 16+%. The hardship is the nonconforming required lot area.

d. Application # 19-07: Request for Variance from Section 5.3.D and 5.3.H. of the Zoning Regulations (Sign Placement and Size) to allow for a free-standing sign to promote businesses to be located within the Town of Cromwell town right of way on the south side of County Line Drive. The Town of Cromwell is the Applicant and the Owner.

There was previously a nonconforming sign located within the Town of Cromwell town right of way on the south side of County Line Drive. The sign was removed for the reconstruction of County Line Drive. Since the sign was removed Scannell Company has constructed a new 403,000 square foot building and the Town of Cromwell will be constructing the new public works facility. The sign will provide information on these new structures and also provide information on the existing business on County Line Drive. The proposed sign will seven (7) feet by seven (7) feet. Attached is a map showing the location of the sign and a picture of the proposed sign.

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 July 9, 2019 in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

1. Application #19-04: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Minimum Lot Size) to allow for the construction of the bridge replacement adjacent to 57 Coles Road. Street. Connecticut DOT is the Applicant and Edward Lewandowski is the Owner.
2. Application #19-05: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side Yard Set Back) to allow for the construction of a garage at 4 Timber Hill Road. Christine Dimenna is the Applicant and the Owner.
3. Application #19-06: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Building Coverage Ratio) to allow for the construction of an addition at 21 Oakwood Manor. Ariana Vecchiarino is the Applicant and the Owner
4. Application # 19-07: Request for Variance from Section 5.3.D and 5.3.H. of the Zoning Regulations (Sign Placement and Size) to allow for a free-standing sign to promote businesses to be located within the Town of Cromwell town right of way on the south side of County Line Drive. The Town of Cromwell is the Applicant and the Owner.

At this hearing interested parties may appear and be heard, and written testimony received. The applications are on file in the office of the Town Planner at 41 West Street, Cromwell, Connecticut.

Joseph Morin
Chairman

Dated in Cromwell, Connecticut this 25th day of June 2019

19-04

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: 57 Coles Road Cromwell, CT 06416	PIN #: 00533600
Zoning District: R-25	Volume/Page: 706-341
Applicant: CT DOT	Property Owner: Edward & Rita D. Lewandowski
Home or Business Address: 2800 Berlin Turnpike, Newington, CT 06111	Home or Business Address: 57 Coles Road Cromwell CT 06416
Phone #: (860) 594-2475	Phone: 1
Email: Dennis.Mcdonald@ct.gov	
<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>	<i>I hereby consent to the Applicant acting as my agent for the purpose of this application.</i>
Signature:	Signature:

Type of Application (check one): **2 (2.2B Bulk requirements)**

Variance from Section **R-25 Zone** of the Zoning Regulations.

Appeal from ZEO Decision dated _____.

Change of Non-Conforming Use Special Permit.

Application for Motor Vehicle Location Approval (attach copy of your completed DMV Form K-7)

Description of Request:

Property located at 57 Coles Road is contained in an R-25 Zone and the current lot area is 25,459.50 square feet. In connection with the project known as replacement of Bridge No. 05939, North Road Extension over Coles Brook, an acquisition of 1,490 ± square feet is required for the project. Once the acquisition is complete the remaining lot area will consist of 23,969.50 ± square feet. As a result of the acquisition the lot size will be nonconforming.

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).

Under Connecticut General Statute 48-24, failure to grant the variance would result in the total acquisition of the subject property thus denying the owners use and occupancy of the remainder through no fault of their own.

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.

J. McEll for CTDOT
applicant

5/31/2019
date



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town of Cromwell, 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 7/1/2018
Data updated 11/18/2018

PRESENT NORTH ROAD EXTENSION

CONNECTICUT
C.M.A.A.
85
COORDINATE GRID



EDWARD LEWANDOWSKI, ET AL
TOTAL TAKING AREA = 1,403.56 SQ. FT.
EASEMENT AREA = 208.50 SQ. FT.

EASEMENT TO SUPPORT FOR THE HIGHWAY ACQUIRED
CONSTRUCTION EASEMENT FOR THE PURPOSE OF PLACING A TEMPORARY FLOW DIVERSION DEVICE, CHANNEL GRADING, INSTALLATION OF RIVER BOULDERS AND TEMPORARY SEDIMENTATION CONTROL SYSTEM ACQUIRED, CONSTRUCTION EASEMENT AREA UNDER THIS PARAGRAPH WILL BE RESTORED BY REMOVAL OF ALL TEMPORARY APPURTENANCES AND BY GRADING AND SEEDING ANY DISTURBED AREAS. THIS EASEMENT WILL BE EXTINGUISHED UPON COMPLETION OF THE PROJECT, UNLESS SOONER EXTINGUISHED BY THE STATE.
EASEMENT AREA = 785.15 SQ. FT.

RIGHT TO INSTALL ALL TEMPORARY SEDIMENTATION CONTROL SYSTEM ACQUIRED
RIGHT LENGTH = 153.1 FT.

RIGHT TO REMOVE 1 TREE ACQUIRED

F.A.P. NO. 6033(001)

RIGHT OF WAY SURVEY
TOWN OF CROMWELL
SHOWING LAND ACQUIRED FROM
EDWARD LEWANDOWSKI, ET AL

BY
THE STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
REPLACEMENT OF BRIDGE NO. 0829339
NORTH ROAD EXTENSION OVER COLES BROOK
MAY 2019
MARK B. ROBERTS, P.E., SHEET ENGINEER
BUREAU OF ENGINEERING AND CONSTRUCTION

NOTES:
1. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-39 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES WHICH STANDARDS FOR SURVEYS AND MAPS. THE STATE OF CONNECTICUT AS THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND STANDARDS FOR SURVEYS AND MAPS. THE SURVEY IS INTENDED TO BE USED TO DEFINE THE BOUNDARIES OF THE PROPERTY TO BE ACQUIRED BY THE STATE OF CONNECTICUT FOR THIS PROJECT. THE SURVEY IS BASED ON AN ORIGINAL SURVEY CONFORMING TO HORIZONTAL ACCURACY TYPE A-2.
2. THE TAKING LINE AND BASE LINE AS SHOWN CONFORM TO THE REQUIREMENTS OF A RIGHT OF WAY SURVEY AS SET FORTH IN SECTIONS 20-300b-3 OF THE ABOVE REFERENCED STATE OF CONNECTICUT REGULATIONS. THE TAKING LINE IS A FIELD LINE AND BASE LINE ON AN ORIGINAL SURVEY CONFORMING TO HORIZONTAL ACCURACY TYPE A-2.
3. THE PROPERTY LINES AND HIGHWAY LINES AS SHOWN CONFORM TO THE REQUIREMENTS OF A COMPLETION PLAN AS SET FORTH IN SECTION 20-300b-8 OF THE ABOVE REFERENCED STATE OF CONNECTICUT REGULATIONS. THIS PORTION OF THE PLAN WAS COMPILED FROM OTHER MAPS AND RECORD RESEARCH. SUPPLEMENTED BY LIMITED FIELD LOCATIONS. THIS PORTION IS NOT TO BE CONSIDERED AS HAVING BEEN PREPARED BY THE SURVEYOR AND SHOULD NOT BE USED FOR ANY OTHER PURPOSES WITHOUT THE SURVEYOR'S WRITTEN CONSENT. THE SURVEYOR'S OPINION IS SOLELY FOR THE INFORMATION OF THE CLIENT AND DOES NOT REPRESENT A PROFESSIONAL OPINION.
4. THE PROPERTY IS DEFINED BY MAP 27 OF 08553600.
5. REFERENCE IS MADE TO THE FOLLOWING:
A. THE FEATURES IDENTIFIED HEREON ARE THE RESULT OF THE GENERAL LOCATION SURVEY FOR THIS PROJECT OF AS MAY BE REFERENCED HEREON. THE GENERAL LOCATION SURVEY IS PROVIDED BY CARDINAL ENGINEERING ASSOCIATES, INC. MARCH 2017 AND DECEMBER 2017.
B. CONSTRUCTION PLANS IDENTIFIED "REPLACEMENT OF BRIDGE NO. 0829339 NORTH ROAD EXTENSION OVER COLES BROOK," DATED 2019, AND PREPARED BY CARDINAL ENGINEERING ASSOCIATES, INC. OF MERIDEN, CONNECTICUT.
6. HORIZONTAL CONTROL IS ESTABLISHED FROM PROPERTY MAP NOTE 1.B.
7. CONSTRUCTION EASEMENT WILL BE EXTINGUISHED BY THE FILING OF AN AFFIDAVIT ON THE LAND RECORDS.

BERNARD J. CERMOLO
CARDINAL ENGINEERING ASSOC., INC.
TITLE PROFESSIONAL LAND SURVEYOR
DATE

TOWN AND PROJECT AND SERIAL NO. SHEET NO. OF
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
U.S. 1882'S
VOID WITHOUT LIVE SIGNATURE AND EMBOSSED SEAL.

DATE	REVISION	REC. BY



FLOOD
Li

Limits of Acquisition

Limits of Construction
Easement

Condo Information
 Name:
 Style:
 Location:
 Tot Units:
General Information
 Year Blt: 1989
 Grade: B
 Remodeled Yr:
 Rem. Kitchen Yr:
 Rem. Bath Yr:

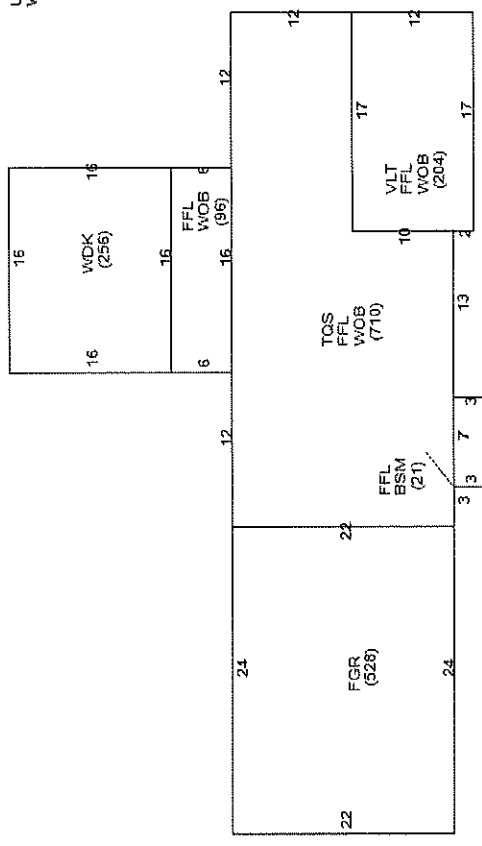
Interior Information
 Prime Wall: Drywall
 Sec. Wall: Hardwood
 Floor Type: Carpet
 Sec. Floor: Oil
 Heat Fuel: Hot Water
 Heat Type: 100
 % A/C: 0
 % Sprinkled: 4
 Bsmt. Gar: 1 Add. Kit: 0
 Kitchens: 1 Gas: 0
 Fireplaces: 1 Typical
 Int. Condition:

Depreciation
 Phys Cond Good
 Func 0.00
 Econ 0.00
 Spec 0.00
 CV 0.00
 Total %Dep: 18.20

Room Count
 Total Rooms: 6
 Bedrooms: 3

Calculation
 Basic \$/SQ 59.00
 Replacement Cost 266,970
 Depreciation 48,989
 Depreciated Value 218,381
 Final Total (Rounded) 218,400

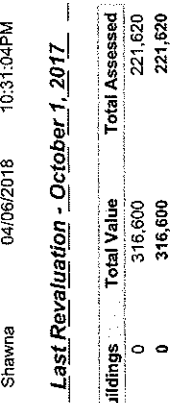
Bath Features
 Full Baths: 2
 Addl. Full Baths: 0
 Half Baths: 0
 Addl. Half Baths: 0
 Full Bths Below: 0
 Half Bths Below: 0
 Other Fixtures: 0
 Total Baths: 2.0



Code	Desc.	Living	Gross Area
FFL	First Floor	1,031	1,031
TOS	Three Quarte	639	639
WOB	Walkout Basement	0	1,010
WBA	Walkout Fin Bsmt Av	0	410
VLT	Vaulted Ceiling	0	204
FGR	Garage	0	528
WDK	Wood Deck	0	256
BSM	Basement	0	21
Total		1,670	4,099

Code	Description	Qty	Size	Cond.	Year	Unit Price	Dep%	UndepValue	Appraised Value	Assessment	
SHIF	Shed Frame	1	120	GD	2007	20.00	4	0	0	0	
SPL2	Pool AG Rnd	1	1	GD	2007	0.00	4	0	0	0	
Total Sp. Features:									0	Total Appraised:	0
Total Yard Items									0	Total Assessed Value	0

Disclaimer: This information is believed to be correct but is subject to change and is not warranted



Current Owner
 LEWANDOWSKI EDWARD
 RITA D
 0 57 COLES RD
 CROMWELL CT 06416

Current Value Information
 Use Code Land Value PA 490 Value Building Value Mkt Adj Cost Total Value Total Assessed
 101 98,200 98,200 0 218,400 218,400 316,600 221,620
 TOTAL 98,200 98,200 0 218,400 218,400 316,600 221,620

Previous Value Information
 Tax Yr Land Value Bldg Value Outbuildings Total Value Total Assesmen
 2018 98,200 218,400 0 316,600 221,620
 2017 98,200 218,400 0 316,600 221,620
 2016 91,070 166,460 1,800 259,330 181,530
 2015 91,070 166,460 1,800 259,330 181,530
 2014 91,070 166,460 1,800 259,330 181,530
 2013 91,070 166,460 1,800 259,330 181,530

General Notes
 IA
 15 FT FRONT DORMER
 ROOM IN BASEMENT HAS NO HEAT

Property Factors
 Census 5701
 Ficood:
 Top: Level
 Street: Paved
 Dev. Map
 Dev. Map
Zoning Data
 Desc. %
 R-25 100.00
Utilities
 2 Public Water
 4 Sewer Avail
BAA
 07G

Sales Information
 Grantee Vol-Page Type SaleDate SalePrice Sale Verif GeneralNotes
 LEWANDOWSKI EDWARD 706-341 06/03/1999 0

Building Permit Information
 Date Permit # Description Amount % Comp Visit Date CO Date GeneralNotes
 06/09/2011 19900 Roofing 3,500 100 06/09/2011 08/13/2012

Activity Information
 Date Results Visited By
 09/30/2017 No Change - Field Review Dave Stannard
 06/02/2017 Data Mailer No Change Luc Mailoux
 05/09/2017 Change - Field Review John Hocking
 05/30/2012 Change - Field Review
 06/09/2011 Permit-Miscellaneous AO
 08/01/2006 CC - Visual
 07/15/2006 Measure & Inspected
 01/22/1998 Measure & Inspected

Land Data
 Land Adjustments Special Appraised Value Neigh PA 490 Neigh
 Land Calc Value Asmt Order Notes
 98,100 100 0 2000
 Total Appraised: 98,200 Assessed Value: 66,740

Land Data
 Use Description Units Type Neigh Unit
 101 Single Family 25,000 SF R4
 101 Single Family 0.010 AC R4
 Total Area: 0.58 PA 490 Use Asmt: 0



Activity Information
 Use Description Units Type Neigh Unit
 101 Single Family 25,000 SF R4
 101 Single Family 0.010 AC R4
 Total Area: 0.58 PA 490 Use Asmt: 0

#19-05

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: 4 Timber Hill Rd	PIN #: 00082700
Zoning District:	Volume/Page: 1110-40
Applicant: Christine Dimenna	Property Owner: Same
Home or Business Address: 4 Timber Hill Rd Cromwell CT 06416	Home or Business Address: Same
Phone #: 860-227-7319	Phone: Same
Email: christine.dimenna@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.	I hereby consent to the Applicant acting as my agent for the purpose of this application.
Signature: 	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: Request for Variance for side yard to construct garage addition	

Justification for Request:

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

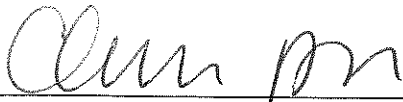
If Appealing a decision of the ZEO, explain why you feel the ZEO is wrong.

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.

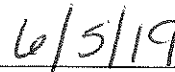
If Requesting DMV Location Approval, state the date of the original Public Hearing (if any).

Because of the lot configuration
the addition can only be built
on the right side of the house.

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



date



Current Owner
 DIMENNA CHRISTINE
 DANIEL JR
 0 4 TIMBER HILL ROAD
 CROMWELL CT 06416

Current Value Information
 PA 490 Value: 96,000
 Building Value: 107,400
 Mkt Adj Cost: 142,380
 Total Assessed: 142,380

Outbuildings
 0 203,400
 0 203,400

Property Factors
 Census: 5703
 Flood: Level
 Topc: Paved
 Street: P-121
 Dev. Map: P-121
 Dev. Map: P-121

Zoning Data
 Desc: %
 R-15 100.00
Utilities
 2 Public Water
 3 Public Sewer
BAA

Previous Value Information
 Tax Yr Land Value Bidg Value Outbuildings Total Value Total Assessmen
 2018 96,000 107,400 0 203,400 142,380
 2017 96,000 107,400 0 203,400 142,380
 2016 89,700 134,550 3,360 227,610 159,330
 2015 89,700 134,550 3,360 227,610 159,330
 2014 89,700 134,550 3,360 227,610 159,330
 2013 89,700 134,550 3,360 227,610 159,330

Sales Information
 Grantee Vol-Page Type SaleDate SalePrice Sale Verif GeneralNotes
 DIMENNA CHRISTINE 1110-40 09/01/2005 270,000
 RADANOVICH DAVID 839-115 04/29/2002 198,000

General Notes
 WOOD STOVE ASSUMED COMPLETE

Activity Information

Date	Results	Visited By
09/30/2017	No Change - Field Review	Dave Starnard
06/01/2017	No Change - Field Review	John Hocking
02/29/2017	Data Mailer Change	John Hocking
11/23/2015	Permit- Miscellaneous	AO
02/12/2015	Permit- Miscellaneous	AO
08/22/2014	Permit- Drive By	MM
08/22/2014	Permit- Miscellaneous	AO
08/22/2012	Change - Field Review	AO
09/23/2011	Permit- Miscellaneous	AO
09/23/2011	Permit- Miscellaneous	AO

Building Permit Information

Date	Permit #	Description	Amount	% Comp	Visit Date	CO Date	GeneralNotes
11/23/2015	23793	HVAC	11,188	100	11/23/2015	12/09/2015	Oil Fired Boiler
02/12/2015	23165	Solar Panels	24,326	100	02/12/2015	03/03/2015	24 Solar Panels
05/02/2014	22477	Abv Ground Pool	5,000	100	08/22/2014	06/20/2014	
07/19/2011	19994	Shed	3,423	100	09/23/2011		Prefab 12X14
12/13/2005	15795	Wood Stove	2,600	100	08/29/2006		

Land Data
 Special Appraised Value: 93,800
 PA 490 Neigh Asmt Order: 0 5600
 2,200 0 5600
 Total Appraised: 96,000
 Assessed Value: 67,200

Land Data

Use	Description	Units	Type	Neigh
101	Single Family	15,000	SF	R4
101	Single Family	0.190	AC	R4

Total Area: 0.53
 Total Appraised: 96,000
 PA 490 Use Asmt: 0

Disclaimer: This information is believed to be correct but is subject to change and is not warranted



Property Information

Property ID 00082700
 Location 4 TIMBER HILL ROAD
 Owner DIMENNA CHRISTINE



MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

Town of Cromwell, 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 7/1/2018
 Data updated 11/18/2018

19-006

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 Oakwood Manor	PIN #: 00460100
Zoning District:	Volume/Page: 1648-25
Applicant: Ariana Vecchiarino	Property Owner: Ariana Vecchiarino
Home or Business Address: 21 Oakwood Manor Cromwell, CT 06416	Home or Business Address: 21 Oakwood Manor Cromwell, CT 06416
Phone #:	Phone: 860-324-9938
Email: ariana.vec31@gmail.com	
<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>	<i>I hereby consent to the Applicant acting as my agent for the purpose of this application.</i>
Signature:	Signature:

Type of Application (check one):

Variance from Section 2.2.B of the Zoning Regulations.

Appeal from ZEO Decision dated _____.

Change of Non-Conforming Use Special Permit.

Application for Motor Vehicle Location Approval (attach copy of your completed DMV Form K-7)

Description of Request:

I am requesting a land use variance in order to extend the back of the house. The addition would extend the kitchen out about 10 feet by 18 feet. Increasing coverage ratio from 14% to 16%.

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).

The hardship that is present is due to the age of the house and the laws that did not take into consideration future livability. The house was built in 1942 with four bedrooms and an extremely small kitchen. If approved for a variance, an addition to the kitchen would create much needed livable kitchen space.

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.

Ariana Vecchiarino

applicant

6-18-19

date



Patriot Properties Inc.

Property Factors

Census: 5702
 Flood: Level
 Top: Paved
 Street: Paved
 Dev. Map
 Dev. Map

Zoning Data

Desc. %
 R-15 100.00

Utilities
 2 Public Water
 3 Public Sewer
 BAA

Current Value Information

Use Code	Land Value	PA 490 Value	Mkt Adj Cost	Building Value	Outbuildings	Total Value	Total Assessed
101	94,200	0	99,200	99,200	0	193,400	135,380
TOTAL	94,200	0	99,200	99,200	0	193,400	135,380

Previous Value Information

Tax Yr	Land Value	Bldg Value	Outbuildings	Total Value	Total Assessment
2018	94,200	99,200	0	193,400	135,380
2017	94,200	99,200	0	193,400	135,380
2016	100,110	98,840	1,680	200,630	140,450
2015	100,110	98,840	1,680	200,630	140,450
2014	100,110	98,840	1,680	200,630	140,450
2013	100,110	98,840	1,680	200,630	140,450

Sales Information

Grantee	Vol-Page	Type	SaleDate	SalePrice	Sale Verif	GeneralNotes
TRIPP DONALD J TRUSTEE	1308-051		08/28/2009	0	No Consideration	
TRIPP JOSEPH S	1303-114		07/15/2009	0	No Consideration	
TRIPP JOSEPH S	1303-112		07/15/2009	0	No Consideration	
TRIPP AGNES W	-DC		06/21/2005	0		
TRIPP JOSEPH S	42-114		01/01/1900	0		

Activity Information

Date	Results	Visited By
09/30/2017	No Change - Field Review	Dave Stannard
05/31/2017	No Change - Field Review	John Hooking
08/01/2012	Change - Field Review	
11/20/2006	Measure & Inspected	
06/25/1997	Measure & Inspected	

Building Permit Information

Date	Permit #	Description	Amount	% Comp	Visit Date	CO Date	GeneralNotes

Land Data

Use	Description	Units	Type	Neigh
101	Single Family	7,841	SF	RS
Total Area:		0.18		

Land Adjustments

Special	Appraised Value	Neigh
PA 490	94,200	0 400
Total Appraised:		94,200
Assessed Value:		65,940

Disclaimer: This information is believed to be correct but is subject to change and is not warranted

Oakwood Manor

Oakwood Manor



63

21

19

00378400

00460100

7 Feet

18 Feet

10 Feet

#19-07

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: <i>Corner of Countyline Drive + Sharpik</i>	PIN #:
Zoning District: <i>IND</i>	Volume/Page:
Applicant: <i>Town of Cromwell</i>	Property Owner: <i>Town of Cromwell</i>
Home or Business Address: <i>41 West Street Cromwell, CT 06416</i>	Home or Business Address: <i>41 West Street Cromwell, CT 06416</i>
Phone #: <i>860-632-3422</i>	Phone: <i>860-632-3422</i>
Email: <i>s.pappercromwellct.com</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 hereby consent to the Applicant acting as my agent for the purpose of this application.
Signature: <i>Amrit B. Pappu</i>	Signature: <i>Anthony Johnston</i>
Type of Application (check one): <input checked="" type="checkbox"/> Variance from Section <i>5.3.D+H</i> 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: <i>The Town is proposing to install a sign at the corner of Countyline Drive (south side) to promote the businesses located and to be located on Countyline Drive.</i>	

Justification for Request:

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

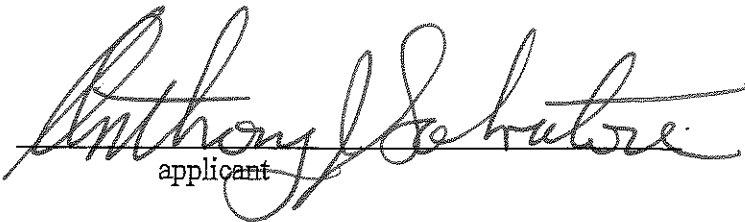
If Appealing a decision of the ZEO, explain why you feel the ZEO is wrong.

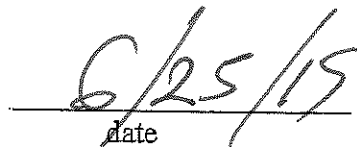
If Applying for a change in non-conforming use Special Permit, explain how the new use will be less non-conforming than the current use.

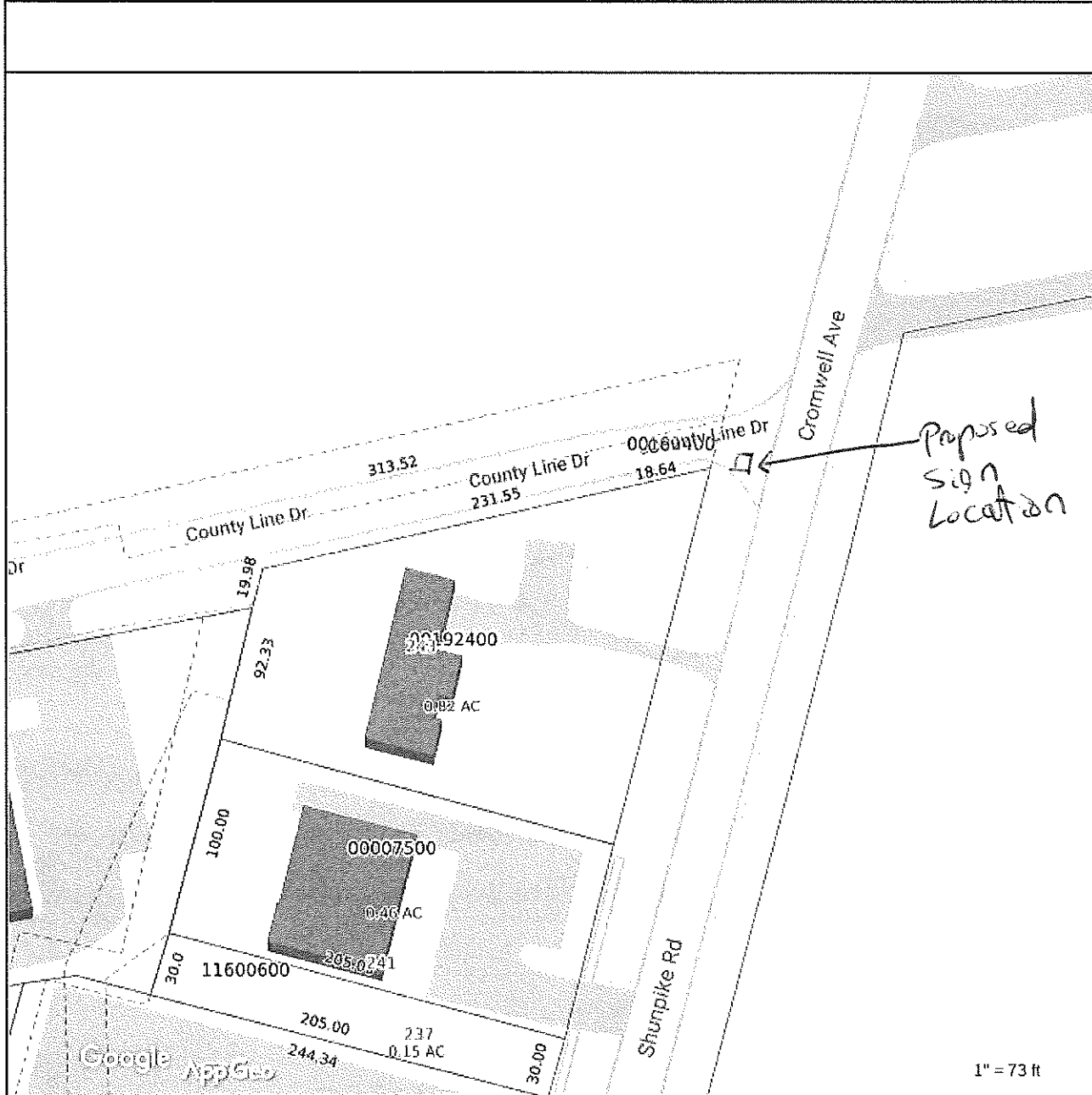
If Requesting DMV Location Approval, state the date of the original Public Hearing (if any).

The hardship is the location of the existing and new businesses and the lack of visibility. There was a previously existing non-conforming sign that this sign will replace

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


date



Property Information

Property ID 00114100
 Location 100 COUNTY LINE DRIVE
 Owner CROMWELL TOWN OF



MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

Town of Cromwell, 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 7/1/2018
 Data updated 11/18/2018

Town of Cromwell

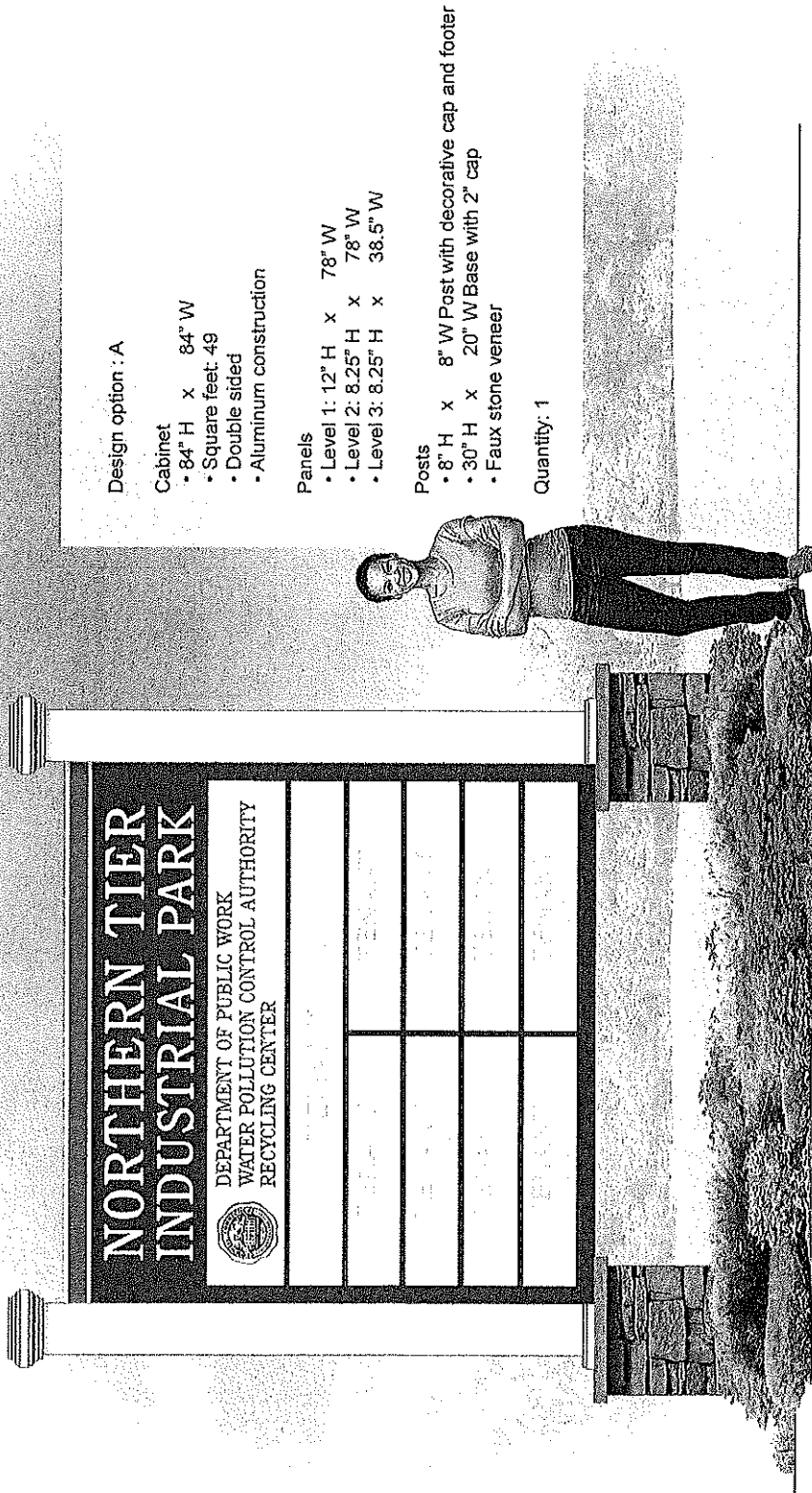
Project Address:
Cromwell, CT

SPI WO #: 17155
Issue Date: June 13, 2019

Salesperson: Bruce Carneau
Designer: KSC

DRAWINGS ARE NOT TO SCALE
UNLESS OTHERWISE NOTED

SPI Revisions:



Design option : A

Cabinet

- 84" H x 84" W
- Square feet: 49
- Double sided
- Aluminum construction

Panels

- Level 1: 12" H x 78" W
- Level 2: 8.25" H x 78" W
- Level 3: 8.25" H x 38.5" W

Posts

- 8" H x 8" W Post with decorative cap and footer
- 30" H x 20" W Base with 2" cap
- Faux stone veneer

Quantity: 1

Customer Approval: APPROVED APPROVED AS NOTED REVISE & RESUBMIT

PRINT _____ SIGN _____ DATE _____
© COPYRIGHT 2019. BY SIGN PRO INC. ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF SIGN PRO INC. AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM SIGN PRO INC.



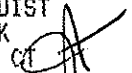
60 Westfield Drive
Plantsville, CT 06479
860.229.1812



SIGN TYPE
Monument

PAGE
2 of 3

**TOWN OF CROMWELL
ZONING BOARD OF APPEALS
REGULAR PUBLIC HEARING AND MEETING
6:30 PM TUESDAY, APRIL 9, 2019
ROOM 224/225 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

RECEIVED FOR RECORD
Apr 17 2019 01:02P
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT 

Present: Vice Chairman Daniel Delisle, John Whitney, Brian Fisk (alternate), Mark Zampino, Steven Wygonowski (alternate)

Absent: Chairman Joseph Morin, John Keithan

Also Present: Director of Planning and Development Stuart Popper, Zoning Enforcement Officer Bruce Driska

1. Call to Order

The meeting was called to order by Vice Chairman Delisle at 6:31 p.m.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

John Whitney made a motion to seat Brian Fisk and Steven Wygonowski; Seconded by Mark Zampino. *All in favor; motion passed.*

4. Approval of Agenda

A motion to accept the agenda as presented was made by John Whitney; Seconded by Steven Wygonowski. *All in favor; motion passed.*

5. Public Comments: None

6. Public Hearing:

Vice Chairman Delisle read the legal notice for the public hearing.

- a. Application #19-03: Request for Variance from Section 2.2B Bulk Requirements of the Zoning Regulations (Side Yard Set Back) to allow for the construction of an addition at 116 Washington Road. Gerald W. Purzycki is the Applicant and Gerald W. and Julie W. Purzycki are the Owners.

Brian Fisk made a motion to open the public hearing for Application #19-03; Seconded by John Whitney. *All were in favor; motion passed.*

Mr. Gerald Purzycki presented the application which proposes to construct an 8 foot by 12 foot addition to the south side of the existing 1,210 square foot single family home. Mr. Purzycki reported that he was told he needs a variance for this 96 square foot addition due to not having enough aggregate side yard setback between the north and south side of the yard. Mr. Purzycki referenced the plot plan showing the width and depth of the lot, explaining that the neighbor's property line to the north cuts on the back edge of his garage. He explained that the hardship was that there was not enough sideyard set back. Mr. Purzycki explained that the proposed addition will allow for the construction of a closet which will replace the closet space being lost with the installation of a half bath in the master bedroom.

Mr. Popper pointed out that the hardship is due to the nonconformity of the lot. Vice Chairman Delisle asked whether the applicant's neighbors were notified. Mr. Purzycki responded in the affirmative, and advised that a sign has been posted.

The hearing was opened to the public. There were no public comments.

Brian Fisk made a motion to close the public hearing; Seconded by Mark Zampino. *All were in favor; motion passed.*

Mr. Purzycki submitted the notices of mailing and affidavit regarding the posting of the sign.

Brian Fisk made a motion to approve Application #19-03: Request for Variance from Section 2.2B Bulk Requirements of the Zoning Regulations (Side Yard Set Back) to allow for the construction of an addition at 116 Washington Road; Seconded by Mark Zampino. *All were in favor; motion passed.*

7. Approval of Minutes

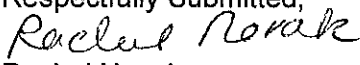
a. March 12, 2019:

John Whitney made a motion to approve the minutes as presented; Seconded by Mark Zampino.

In favor: Vice Chairman Daniel Delisle, John Whitney, Mark Zampino, Steven Wygonowski. Abstained: Brian Fisk.

Motion passed.

8. Adjourn: A motion to adjourn was made by John Whitney; Seconded by Mark Zampino. Meeting adjourned at 6:39 p.m.

Respectfully Submitted,

Rachel Novak
Recording Clerk