

Town of Cromwell Zoning Board of Appeals

REGULAR PUBLIC HEARING AND MEETING
6:30 P.M. TUESDAY JUNE 12, 2018
ROOM 224/225 CROMWELL
TOWN HALL, 41 WEST STREET

AGENDA

RECEIVED FOR RECORD
Jun 05, 2018 01:02P
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. New Business:
7. Public Hearings:

a. Application #18-07: Request for Variances from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side yard setback and Building coverage ratio) to allow for the reconstruction of the existing garage at 8 Freestone Avenue. Wesley M. Jacobs is the Applicant and the Owner.

b. Application #18-08: Request for a Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side yard setback and Building Coverage Ratio) to allow for the construction of a shed in the rear yard at 351 Main Street. Benn Langlais is the Applicant and the Owner.

c. Application #18-09: Request for a Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side yard setback and Building coverage ratio) to allow for the construction of an addition in the rear of the house. Jeremy A. Zeedyk is the Applicant and the Owner.

8. Approval of Minutes:

a. May 8, 2018

9. Adjourn

Memo

To: Zoning Board of Appeals
From: Stuart B. Popper, AICP
Director of Planning and Development
Date: June 5, 2018
Re: Comments on the June 12, 2018 Meeting Agenda

7. Public Hearing:

a. Application #18-07: Request for Variances from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side yard setback and Building coverage ratio) to allow for the reconstruction of the existing garage at 8 Freestone Avenue. Wesley M. Jacobs is the Applicant and the Owner. *The 11,761 square foot lot is located in the R-15 Zone District on the north side of Freestone Avenue. The site contains an existing 1,439 square foot single family house, two sheds and a pool. Attached is the GIS map of the property showing the location of the house, the garage and the pool. The expansion of the garage will reduce the side yard from required 5 feet to 3 feet and push the overall 15% Building Coverage Ratio to about 16.6%. The hardship is that the lot is non-conforming.*

b. Application #18-08: Request for a Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side yard setback and Building coverage ratio) to allow for the construction of a shed in the rear yard at 351 Main Street. Benn Langlais is the Applicant and the Owner. *The 6,096 square foot lot is located in the R-15 Zone District on the west side of Main Street. The site contains an existing 1,800 square foot building converted to a single family house. Attached is the GIS map of the property showing the location of the house and the proposed shed push the overall 15% Building Coverage Ratio to about 31%. The applicant is proposing to install the shed within the required 5 sideyard setback. The hardship is that the lot is non-conforming.*

c. Application #18-09: Request for a Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side yard setback and Building coverage ratio) to allow for the construction of an addition in the rear of the house. Jeremy A. Zeedyk is the Applicant and the Owner. *The 8,712 square foot lot is located in the R-15 Zone District on the north side of Edgewood Street. The site contains an existing 1,426 square foot single family and a garage. Attached is the GIS map of the property showing the location of the house, the garage and the proposed addition to the rear of the house. The addition will match the existing nonconforming sideyard of 9 feet and extend the addition by another 8 feet and push the overall Building Coverage Ratio to about 16.36%. The hardship is that the lot is non-conforming.*

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 June 12, 2018 in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

1. Application #18-07: Request for Variances from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side yard setback and Building coverage ratio) to allow for the reconstruction of the existing garage at 8 Freestone Avenue. Wesley M. Jacobs is the Applicant and the Owner.
2. Application #18-08: Request for a Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side yard setback and Building coverage ratio) to allow for the construction of a shed in the rear yard at 351 Main Street. Benn Langlais is the Applicant and the Owner.
3. Application #18-09: Request for a Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side yard setback and Building coverage ratio) to allow for the construction of an addition in the rear of the house. Jeremy A. Zeedyk 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 29th day of May 2018

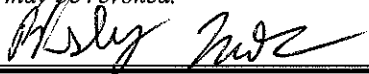

18-07

rev. 6/20/2011

\$160
T.O.C.

TOWN OF CROMWELL
ZONING BOARD OF APPEALS

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

Address: 8 Freestone Ave	PIN #: 00344400
Zoning District:	Volume/Page:
Applicant: Wesley M. Jacobs	Property Owner: Wesley M Jacobs
Home or Business Address: 8 Freestone Ave Cromwell CT 06416	Home or Business Address: 8 Freestone Ave Cromwell CT 06416
Phone #: 203 627 4436 Email: Wmjacobs09@gmail.com	Phone: 203 627 4436
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 <u>2.2.B</u> 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: <hr/> Side variance to keep existing footprint of garage <hr/> Building variance to add depth to garage, adding 1.6% to BC ratio <hr/>	

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).

We wish to keep the existing footprint of current garage and add to length so that vehicles can be kept garaged. Current foundation in need of significant repair-not salvagable. Current foundation is 3 feet from property line.

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

4/30/2018
date



Property Information

Property ID 00344400
 Location 8 FREESTONE AVENUE
 Owner JACOBS WESLEY M



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.

Parcels updated 1/1/2018
 Properties updated 06/03/2018

Parcel ID: 00344400 Location: 8 FREESTONE AVENUE Map/Lot 47-17 Last Revaluation - October 1, 2017

Current Owner	Percent	PA 490 Value	Building Value	Outbuildings	Total Value	Total Assessed
JACOBS WESLEY M	100	96,000	116,500	10,100	222,600	155,820
TOTAL		96,000	116,500	10,100	222,600	155,820

0 8 FREESTONE AVENUE CT 06416

Previous Owner(s)
SCHIAVONE ANTHONY V

General Notes
1012 36 FT REAR DORMER

Previous Value Information	Land Value	Bldg Value	Outbuildings	Total Value	Total Assesment
2018	96,000	116,500	10,100	222,600	155,820
2017	96,000	116,500	10,100	222,600	155,820
2016	101,640	104,290	9,040	214,970	150,480
2015	101,640	104,290	9,040	214,970	150,480
2014	101,640	104,290	9,040	214,970	150,480
2013	101,640	104,290	9,040	214,970	150,480

Sales Information	Vol-Page	Type	SaleDate	SalePrice	Sale Verif	GeneralNotes
JACOBS WESLEY M	1203-242		04/03/2007	246,000		
SCHIAVONE ANTHONY V	1182-271		11/15/2006	231,000		
MOZZICATO DANIEL	798-123		08/27/2001	140,000		

Activity Information	Date	Results	Visited By
09/30/2017	No Change - Field Review	Dave Stannard	
05/31/2017	Change - Field Review	John Hocking	
03/22/2017	Data Mailer No Change	Peter Primiano	
10/20/2015	Permit - Miscellaneous	AO	
12/11/2013	Permit - Miscellaneous	AO	
10/09/2012	Measured	AO	
10/09/2012	Permit - Miscellaneous	AO	
10/09/2012	Permit - Miscellaneous	AO	
10/09/2012	Permit - Miscellaneous	AO	
07/25/2012	Change - Field Review		

Building Permit Information	Date	Permit #	Description	Amount	% Comp	Visit Date	CO Date	GeneralNotes
	10/20/2015	23710	Plumbing	3,500	100	10/20/2015		Irrigation System
	11/21/2013	22165	Air Condition	11,000	100	12/11/2013	12/11/2013	Replace A/C System & heating
	05/24/2012	20775	Air Condition	13,200	100	10/09/2012		Upgrade to 200amp & 2nd fl bthrm & finish 2
	05/08/2012	20728	Dormer	1,000	100	10/09/2012	10/24/2012	rep boiler w/cast iron na
	04/16/2012	20675	Dormer	20,000	100	10/09/2012		
	09/15/2008	17927	Other	4,600	100	09/12/2008		

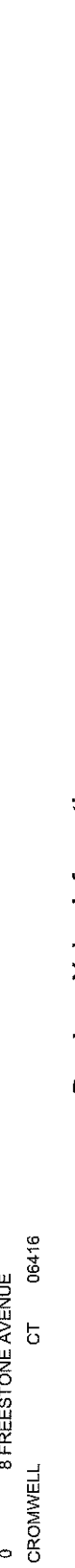
Land Data	Use	Description	Units	Type	Neigh	Special	Appraised Value	PA 490	Neigh	Asmt	Order	Notes
	101	Single Family	11,761	SF	R5		96,000			0	4100	
<p>Total Area: 0.27 Total Appraised: 96,000 Assessed Value: 67,200</p>												

Utilities
2 Public Water
3 Public Sewer
BAA

Zoning Data
Desc. %
R-15 100.00

Property Factor
Census 5702
Flood:
Topc: Level
Street: Paved
Dev. Map
Dev. Map

Properties Inc. Patriot



ParcelID: 00344400

Bldg Seq 1 Of 1

Location: 8 FREESTONE AVENUE

Printed By: Shawna

04/06/2018

7:56:01PM

Exterior Information

Building Type: Cape Cod
Story Ht: 1 1/2 Fin
Living Units: 1
Foundation:
Prim. Ext. Wall: Vinyl Siding
Sec. Ext. Wall:
Roof Type: Gable
Roof Cover: Arch. Shingl
Avg. Wall Ht:
Color: YELLOW

Condo Information

Name:
Style:
Location:
Tot Units:
Year Blt: 1942
Grade: C
Remodeled Yr: 2012
Rem. Kitchen Yr:
Rem. Bath Yr:

Interior Information

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

Depreciation %

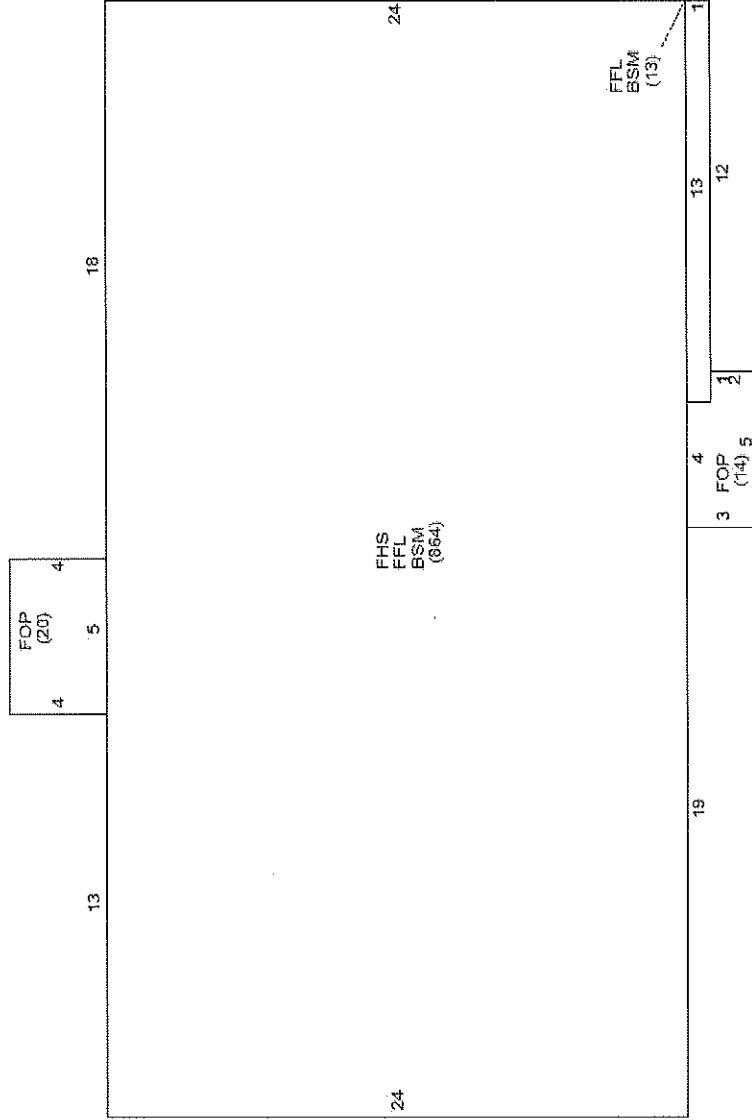
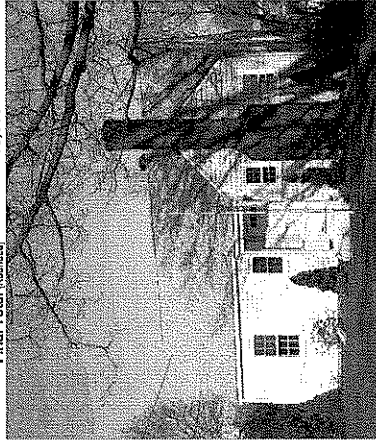
Phys Cond Good 25.00
Func 0.00
Econ 0.00
Spec 0.00
OV 0.00
Total %Dep: 26.00
Calculation
Basic \$/SQ 70.50
Replacement Cost 157,376
Depreciation 40,918
Depreciated Value 116,458
Final Total (Rounded) 116,500

Room Count

Total Rooms: 5
Bedrooms: 3

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: 20



Extra Features / Yard Items (1st 10 Lines Displayed)

Table with columns: Code, Description, Qty, Size, Cond, Year, Unit Price, Dep%, UndepValue, Appraised Value, Assessment. Includes rows for Carpet, Pool Deck, Shed Frame, Pool AG Rnd, Garage Frame, and Totals.

Sub Area Detail

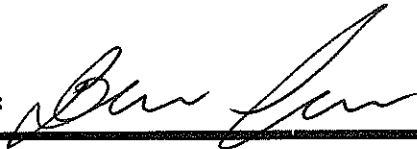
Table with columns: Code, Desc., Living, Gross Area. Includes rows for First Floor, Finished Hal, Framed Open Basement, and Total.

18-08

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: 351 Main St	PIN #:
Zoning District:	Volume/Page:
Applicant: Benn Langlais	Property Owner: Benn Langlais
Home or Business Address: 351 Main St	Home or Business Address: 351 Main St
Phone #: 860 - 484 - 1342 Email: BBBL327@gmail.com	Phone: 860 - 484 - 1342
<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): <input checked="" type="checkbox"/> Variance from Section <u>2.2.B</u> 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 would like to put a ^(10'x16') (8x10) shed within 5 feet of the property line.	

①

Justification for Request:

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

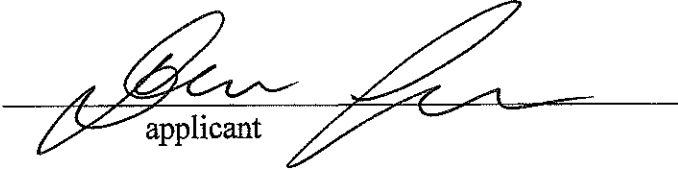
If Appealing a decision of the ZEO, explain why you feel the ZEO is wrong.

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.

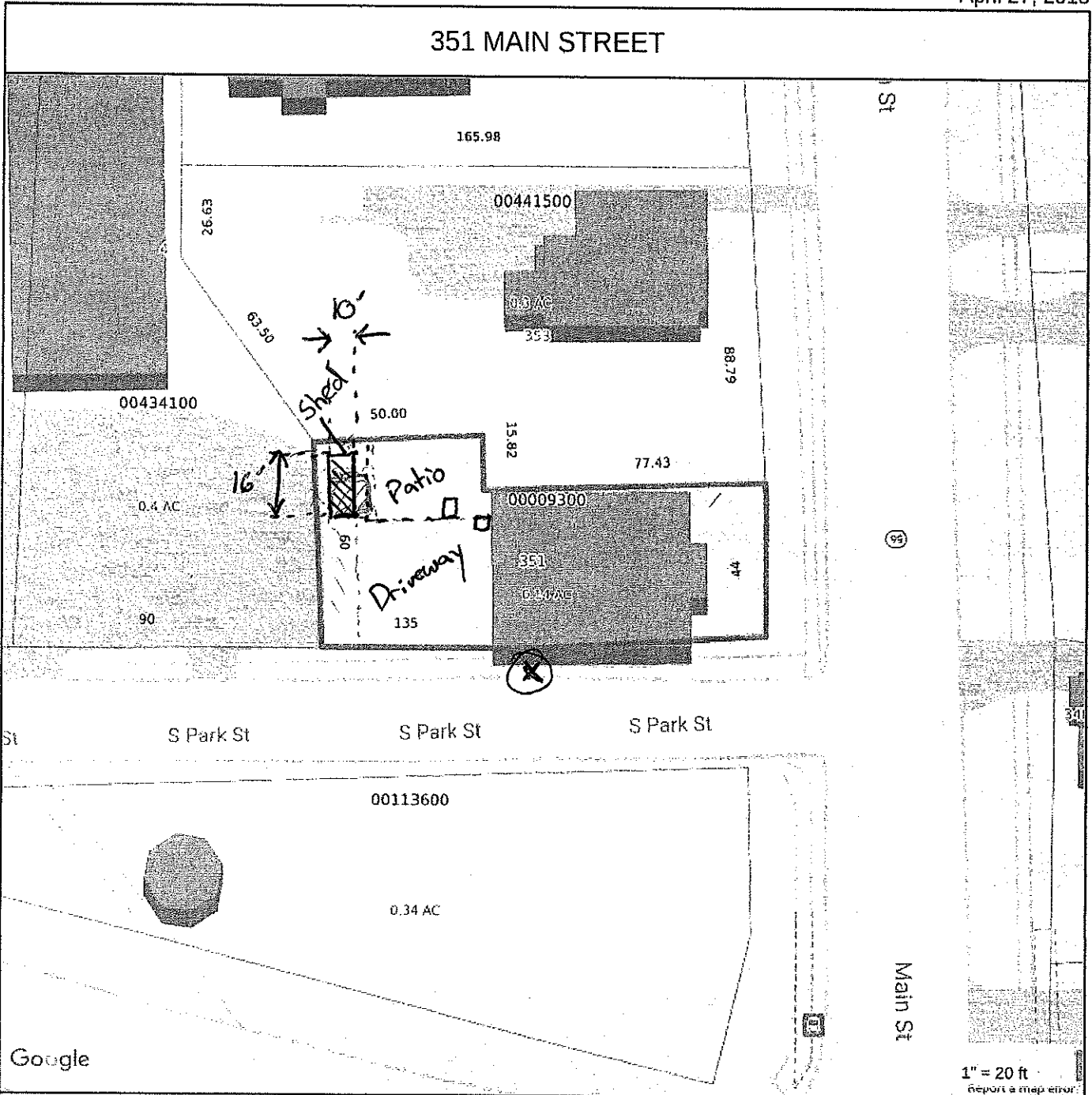
If Requesting DMV Location Approval, state the date of the original Public Hearing (if any).

The variance is required because there is no useable area for a shed that is not within 5 feet of the property line.


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

5/8/2018
date



Property Information	
Property ID	00009300
Location	351 MAIN STREET
Owner	LANGLAIS BENN


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.
 Parcels updated 1/1/2018
 Properties updated 04/26/2018

1" = 20 ft
 Report a map error

Parcel ID: 00009300 Location: 351 MAIN STREET Map-Lot 54-31 Last Revaluation - October 1, 2017



Patriot
Properties Inc.

Current Value Information		
Use Code	Land Value	PA 490 Value
101	78,200	0
TOTAL	78,200	0

Current Value Information		
Use Code	Land Value	PA 490 Value
101	78,200	0
TOTAL	78,200	0

Current Value Information		
Use Code	Land Value	PA 490 Value
101	78,200	0
TOTAL	78,200	0

Previous Value Information		
Tax Yr	Land Value	PA 490 Value
2018	78,200	0
2017	78,200	0
2016	67,560	0
2015	67,560	0
2014	67,560	0
2013	67,560	0

Previous Value Information		
Tax Yr	Land Value	PA 490 Value
2018	78,200	0
2017	78,200	0
2016	67,560	0
2015	67,560	0
2014	67,560	0
2013	67,560	0

Previous Value Information		
Tax Yr	Land Value	PA 490 Value
2018	78,200	0
2017	78,200	0
2016	67,560	0
2015	67,560	0
2014	67,560	0
2013	67,560	0

Previous Value Information		
Tax Yr	Land Value	PA 490 Value
2018	78,200	0
2017	78,200	0
2016	67,560	0
2015	67,560	0
2014	67,560	0
2013	67,560	0

Previous Value Information		
Tax Yr	Land Value	PA 490 Value
2018	78,200	0
2017	78,200	0
2016	67,560	0
2015	67,560	0
2014	67,560	0
2013	67,560	0

Sales Information

Grantee	Vol-Page	Type	SaleDate	SalePrice	Sale Verif	GeneralNotes
GUTSKA PETER	1575-271	W	11/21/2016	239,000		
AMERICAN LEGION POST 101	1146-181		04/19/2006	165,000	Prop Improve Substania	
	34-18		01/01/1900	0		

Activity Information

Date	Results	Visited By	Date	Permit #	Description	Amount	% Comp	Visit Date	CO Date	GeneralNotes
09/30/2017	No Change - Field Review	Dave Stannard	08/18/2008	17859	Other	3,500	100	08/12/2008	10/06/2016	5' high 16" wide brick wa
06/01/2017	No Change - Field Review	John Hocking	06/14/2006	16126	Alterations	35,000	100	06/19/2006	10/06/2016	modify interior living sp
02/06/2017	Data Mailer No Change	John Hocking	05/11/2006	16039	Roofing	7,000	100	05/16/2006	05/02/2007	redo
01/14/2017	Callback 2	Dave Stannard								
01/05/2017	Measured	Dave Stannard								
07/31/2012	Change - Field Review									
08/12/2008	Permit- Miscellaneous	AO								
11/28/2007	Change - Value Change Town									
07/12/2006	No Change - Reinspection Review									
06/19/2006	Permit- Miscellaneous	AO								

Land Data

Use	Description	Units	Unit	Land Adjustments	Special	Appraised Value	PA 490	Neigh	Notes
101	Single Family	6,288	SF	Location -3%		78,200	0	4800	LOC/CORNER
Total Area: 0.14									
PA 490 Use Asmt: 0									
Total Appraised: 78,200									
Assessed Value: 54,740									

Exterior Information

Building Type: Conventional
 Story Ht: 1 Story
 Living Units: 1
 Foundation: Aluminum Sid
 Prim. Ext. Wall: Gable
 Sec. Ext. Wall: Asphalt Shin
 Roof Type: Asphalt Shin
 Roof Cover: Avg. Wall Ht:
 Color:

Condo Information

Name:
 Style:
 Location:
 Tot Units:
 Year Blt: 1650
 Grade: C+
 Remodeled Yr: 2007
 Rem. Kitchen Yr:
 Rem. Bath Yr:

General Information

Year Blt: 1650
 Grade: C+
 Remodeled Yr: 2007
 Rem. Kitchen Yr:
 Rem. Bath Yr:

Depreciation %

Phys Cond Good 26.00
 Func 0.00
 Cl Inf 3.00
 Econ 0.00
 Spec 0.00
 OV 0.00
Total %Dep: 28.22

Calculation

Basic \$/SQ 60.00
 Replacement Cost 220,376
 Depreciation 62,190
 Depreciated Value 158,186
Final Total (Rounded) 158,200

Interior Information

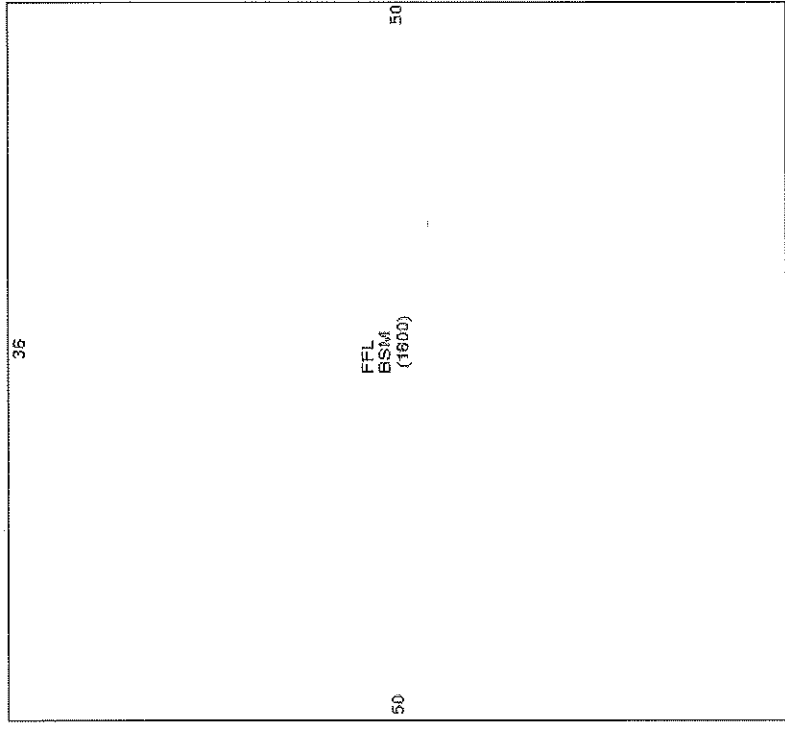
Prime Wall: Drywall
 Sec. Wall: Hardwood
 Floor Type:
 Sec. Floor:
 Heat Fuel: Oil
 Heat Type: Forced Air
 Sec. Ht Type:
 % A/C: 100
 % Sprinkled: 0
 Bsmt. Gar: 0
 Kitchens: 1 Add. Kit: 0
 Fireplaces: 0 Gas: 0
 Int. Condition: Average

Room Count

Total Rooms: 6
 Bedrooms: 2

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: 20



Code	Description	Qty	Size	Cond.	Year	Unit Price	Dep%	UndepValue	Appraised Value	Assessment
------	-------------	-----	------	-------	------	------------	------	------------	-----------------	------------

Sub Area Detail		Living	Gross Area
FFL	First Floor	1,800	1,800
FEP	Enclosed Por	0	72
FBA	Fin Bsmt. Avg	0	1,600
BSM	Basement	0	1,800
Total		1,800	5,272

Total Sp. Features: Total Appraised: Total Assessed Value

351 MAIN ST.

Building Coverage

Cromwell's Zoning Regulations allow no greater than 15% Building Coverage in Residential Zones.

Calculating Building Coverage Percentage

$(\text{Total Building Coverage}) / (\text{Lot Area}) \times (100\%) = \text{Building Coverage Percentage}$

WORK SHEET	
House 1800 Shed 150	31%
$(\text{Total Building Coverage } 1950) / (\text{Lot Area } 6295.40) \times (100\%) = \text{Building Coverage Percentage}$	

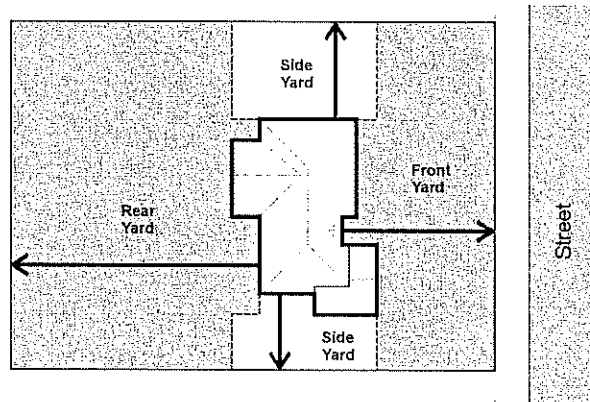
DEFINITIONS

Building Coverage. The percentage of the lot that is covered by the horizontal roof area of all buildings and structures on the lot.

Building. A building is an independent structure having a roof supported by columns or walls resting on its own foundation and includes shed, garage, stable, greenhouse or other accessory building. Covered porches and decks, whether open or enclosed, shall be considered as part of the building.

Structure. Anything constructed or erected which requires location on the ground, or anything attached to something having a location on the ground. Includes a gas or liquid storage tank, or other man-made facilities or infrastructures.

Temporary Structure. A structure which by type and materials of its construction is erected for an expected or intended use of not more than two years from the date of the permit and is so stated in the permit. Such structure shall include tents, portable band stands, bleachers not erected in conjunction with athletic fields, reviewing stands, or other structures of similar nature.

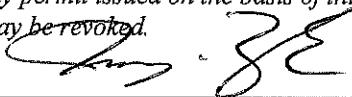



18-09

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: 9 EDGEWOOD STREET	PIN #: 00142400
Zoning District: R-15	Volume/Page:
Applicant: JEREMY A. ZEEDYL	Property Owner: JEREMY A. ZEEDYL
Home or Business Address: 9 EDGEWOOD STREET CROMWELL, CT 06416	Home or Business Address: 9 EDGEWOOD STREET CROMWELL, CT 06416
Phone #: 860-209-4324	Phone: 860-209-4324
Email: JZEEDYL@COMCAST.NET	JZEEDYL@COMCAST.NET
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 _____ 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: WE WOULD LIKE TO EXTEND OUR EXISTING 8' SUNPORCH TO 16' AND ADD A SECOND STORY TO IT. THIS SPACE WOULD THEN BECOME 4 SEASON LIVING SPACE ON BOTH FLOORS.	

Justification for Request:

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

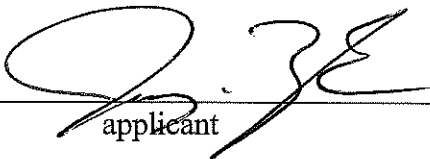
If Appealing a decision of the ZEO, explain why you feel the ZEO is wrong.

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).

OUR CURRENT HOME AND SUN PORCH ARE ONLY 9' FROM OUR
NEIGHBORS TO THE EAST. THIS IS WHERE WE WOULD LIKE
TO EXTEND OUR HOUSE. THERE ARE NO NEIGHBORS TO THE
NORTH. OTHER NEIGHBORS HAVE STRUCTURES AS FAR NORTH
OR FARTHER THAN WE ARE PROPOSING.

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

5-15-18

date



Property Information

Property ID 00142400
 Location 9 EDGEWOOD STREET
 Owner ZEEDYK JEREMY A



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.

Parcels updated 1/1/2018
 Properties updated 05/14/2018

R-15



Patriot Properties Inc.

0 9 EDGEWOOD STREET CT 06416

Parcel ID: 00142400 Location: 9 EDGEWOOD STREET Map Lot 59-60 Last Revaluation - October 1, 2017

Current Owner	Use Code	Land Value	PA 490 Value	Mkt Adj Cost	Building Value	Outbuildings	Total Value	Total Assessed
ZEEDYK JEREMY A	101	94,600	0	96,800	700	192,100	134,470	134,470
JESSICA I	TOTAL	94,600	0	96,800	700	192,100	134,470	134,470

Previous Value Information

Tax Yr	Land Value	Bldg Value	Outbuildings	Total Value	Total Assessmen
2018	94,600	96,800	700	192,100	134,470
2017	94,600	96,800	700	192,100	134,470
2016	100,450	106,750	470	207,670	145,380
2015	100,450	106,750	470	207,670	145,380
2014	100,450	106,750	470	207,670	145,380
2013	100,450	106,750	470	207,670	145,380

General Notes

36 REAR-DORMER
UA

Sales Information

Grantee	Vol-Page	Type	SaleDate	SalePrice	Sale Verif	GeneralNotes
ZEEDYK JEREMY A	1226-84		08/31/2007	246,000		
BAILEY WILLIAM R	1102-113		07/29/2005	0	Other	
BAILEY WILLIAM R	637-51		06/30/1997	0		

Census 5703

Flood:

Level 134,470
Street Paved 134,470
Dev. Map 145,380
Dev. Map 145,380

Zoning Data

Desc. %
R-15 100.00

Utilities
2 Public Water
3 Public Sewer

BAA

Activity Information

Date	Results	Visited By
09/30/2017	No Change - Field Review	Dave Stannard
06/06/2017	No Change - Field Review	John Hocking
02/22/2017	Data Mailer No Change	John Hocking
07/25/2012	No Change - Field Review	
01/05/2007	Measured	
11/29/2006	QC - Visual	
11/21/2006	Measure & Inspected	
08/14/1997	Measure & Inspected	

Building Permit Information

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

Land Data

Use	Description	Units	Tvne	Neigh	Unit	Land Adjustments	Special	Appraised	PA 490	Neigh	Notes
101	Single Family	8,712	SF	R5			Land Calc	Value	94,600	Asmt	Order
									0	4100	
Total Area: 0.20											Assessed Value: 66,220
PA 490 Use Asmt: 0											Total Appraised: 94,600

ParcelID: 00142400
 Bldg Seq 1 Of 1

Location: 9 EDGEWOOD STREET

Printed By: Shawna

04/06/2018

5:08:30PM

Exterior Information

Building Type: Cape Cod
 Story Ht: 1 1/2 Fin
 Living Units: 1
 Foundation:
 Prim. Ext. Wall: Vinyl Siding
 Sec. Ext. Wall:
 Roof Type: Gable
 Roof Cover: Asphalt Shn
 Avg. Wall Ht: YELLOW
 Color:

Condo Information

Name:
 Style:
 Location:
 Tot Units:
 Year Blt: 1948
 Grade: C
 Remodeled Yr:
 Rem. Kitchen Yr:
 Rem. Bath Yr:

General Information

Year Blt: 1948
 Grade: C
 Remodeled Yr:
 Rem. Kitchen Yr:
 Rem. Bath Yr:

Interior Information

Prime Wall: Plastered 50%
 Sec. Wall: Drywall 50%
 Floor Type: Hardwood
 Sec. Floor:
 Heat Fuel: Oil
 Heat Type: Hot Water
 Sec. H. Type:
 %A/C: 0
 %Sprinkled: 0
 Bsmt. Car: 0
 Kitchens: 1 Add. Klt: 0
 Fireplaces: 1 Gas: 0
 Int. Condition: Typical

Depreciation %

Phys Cond Average 40.00
 Func 0.00
 Econ 0.00
 Spec 0.00
 CV 0.00
 Total %Dep: 40.00

Calculation

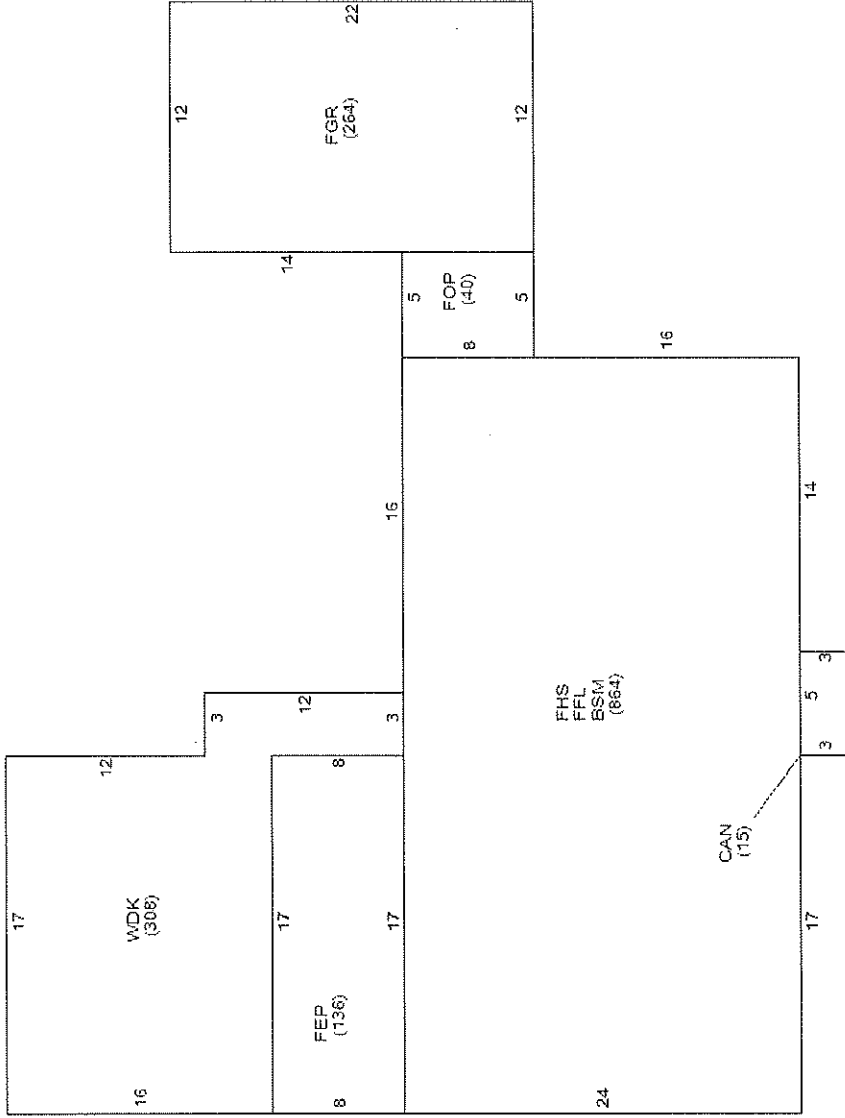
Basic \$SQ 70.50
 Replacement Cost 161,314
 Depreciation 64,526
 Depreciated Value 96,788
 Final Total (Rounded) 96,800

Room Count

Total Rooms: 7
 Bedrooms: 4

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: 20



Extra Features / Yard Items (1st 10 Lines Displayed)

Code	Description	Qty	Size	Cond.	Year	Unit Price	Dep%	UndepValue	Appraised Value	Assessment	
PA1B	Patio Brick	1	180	GD	2007	700	4	756	700	490	
Total Yard Items							700		700		490
Total Sp. Features:									700	Total Assessed Value	

Sub Area Detail

Code	Desc.	Living	Gross Area
FFL	First Floor	864	864
FHS	Finished Hl	562	562
FEP	Enclosed Por	0	136
FOP	Framed Open	0	40
FGR	Garage	0	264
WDK	Wood Deck	0	308
CAN	Canopy	0	15
BSM	Basement	0	864
Total		1,426	3,053

**TOWN OF CROMWELL
ZONING BOARD OF APPEALS
REGULAR PUBLIC HEARING AND MEETING
6:30 PM TUESDAY MAY 8, 2018
ROOM 224/225 CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES**

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

Absent: John Keithan

Also Present: Director of Planning and Development Stuart Popper, Zoning Enforcement Officer Bruce Driska, Town Council Liaison Samantha Slade

1. Call To Order

The meeting was called to order by Chairman Morin at 6:30 p.m.

2. Roll Call

The presence of the above members was noted. Steven Wygonowski was not present for roll call, but arrived prior to the start of the public hearing.

3. Seating of Alternates

Mark Zampino made a motion to seat Brian Fisk; Seconded by Daniel Delisle. *All in favor; motion passed.*

4. Approval of Agenda

Mark Zampino made a motion to approve the agenda, Seconded by Daniel Delisle. *All in favor; motion passed.*

5. Public Comments: None

6. New Business: None

7. Public Hearing:

- a. Application #18-06: Request for Variance from Sections 4.2.X and 4.2.AA of the Zoning Regulations to allow for the repair of a structure located in the Special Flood Hazard Area. The Cromwell Outboard Association is the Applicant and the Town of Cromwell is the Owner.

Chairman Morin read the legal notice.

Mr. Popper read his memo dated May 1, 2018 to provide background information. He stated that this is a 3.77 acre site on the east side of River Road. There is a 400 square foot concrete block building known as the Cromwell Outboard Association Boathouse. The boathouse had been damaged by iceflows and the applicant was requesting a variance to made repairs. The building is non-conforming.

Mark Bonacquisto, 7 Patricia Lane, Cromwell, spoke as Commodore of the Outboard Association. He said that during January or February, iceflows pushed through the back of the building, damaging a 14 to 16 foot section of cinder blocks. The building is used for the storage of maintenance equipment and houses bathrooms. It is currently empty, as it is normally underwater during winter.

Steve Wygonowski asked the applicant if he considered moving the building. Mr. Popper said that the building was owned by the Town of Cromwell and only leased by the Outboard Association, who is responsible for repairs per their lease. The applicant said about 80 to 120 blocks needed replacing.

Mr. Driska had no comments on the application.

There were no public comments.

Brian Fisk made a motion to close the public hearing; Seconded by Daniel Delisle. *All in favor; motion passed.*

Brian Fisk made a motion to approve Application #18-06: Request for Variance from Sections 4.2.X and 4.2.AA of the Zoning Regulations to allow for the repair of a structure located in the Special Flood Hazard Area; Seconded by Mark Zampino.

Chairman Morin said that he would not normally favor such an application, but that this is an existing structure damaged by weather and relocating it is not cost effective. He said it is a small structure and not taking up too much in terms of flood storage.

All were in favor; motion passed.

Chairman Morin advised the applicant to wait for the legal notice to be published before beginning the repair work.

8. Approval of Minutes:

- a. April 10, 2018: Brian Fisk made a motion to approve the minutes as presented; Seconded by Daniel Delisle.

Chairman Morin asked Brian Fisk to verify that his motion to approve Application #18-05 was correct as written, which he confirmed.

All in favor; motion passed. (Mark Zampino abstained).

9. **Adjourn:** Motion to adjourn at 6 :40 p.m. by John Whitney.

Respectfully Submitted,



Julie C. Petrella
Recording Clerk