

Town of Cromwell Zoning Board of Appeals

REGULAR PUBLIC HEARING AND MEETING 6:30 P.M. TUESDAY NOVEMBER 13, 2018 ROOM 224/225 CROMWELL TOWN HALL, 41 WEST STREET

AGENDA

RECEIVED FOR RECORD HOV 06,2018 03:02P JOAN AHLOUIST 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:
 - a. Approval of 2019 Meeting Calendar
- 7. Public Hearing:
 - a. Application #18-16: Request for a Variance from Section 3.1..B Bulk Requirements of the Zoning Regulations (Minimum Sideyard and Aggregate Side Yard) to allow for the relocation of a single family home at 14 South Street. TriCan Realty LLC is the Applicant and the Owner.
 - b. Application #18-17: Request for a Variance from Section 3.1.B Bulk Requirements of the Zoning Regulations (Minimum Sideyard and Aggregate Side Yard) to allow for the relocation of a single family home at 18 South Street. TriCan Realty LLC is the Applicant and the Owner.
 - c. Application #18-18: Request for a Variance from Section 3.1.B Bulk Requirements of the Zoning Regulations (Minimum Sideyard and Aggregate Side Yard) to allow for the relocation of a single family home at 286 Main Street. TriCan Realty LLC is the Applicant and the Owner.
 - d. Application #18-19: Request for a Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Front and Side Yard Requirements) to allow for the installation of a shed in the front yard at 45 River Road. Cecunjanin Mubera is the Applicant and the Owner.
- 8. Approval of Minutes:
 - a. October 9, 2018
- 9. Adjourn

Town of Cromwell

Memo

To: ZBA Commission Members

From: Stuart B. Popper, Town Planner

Date: October 26, 2018

Re: ZBA Meeting Dates for 2019

Please approve the following meeting dates for 2019 at your next ZBA meeting on November 13, 2018.

January 8, 2019

February 12, 2019

March 12, 2019

April 9, 2019

May 14, 2019

June 11, 2019

July 9, 2019

August 13, 2019

September 10, 2019

October 10, 2019

November 12, 2019

December 10, 2019

The October 8, 2019 meeting is changed to Thursday, October 10, 2019 due to a religious holiday.

Memo

To: Zoning Board of Appeals

From: Stuart B. Popper, AICP

Director of Planning and Development

Date: November 6, 2018

Re: Comments on the November 13, 2018 Meeting Agenda

7. Public Hearing:

a. Application #18-16: Request for a Variance from Section 3.1.B Bulk Requirements of the Zoning. Regulations (Minimum Sideyard and Aggregate Side Yard) to allow for the relocation of a single family home at 14 South Street. TriCan Realty LLC is the Applicant and the Owner. The existing 16,117 square foot lot is located in the Downtown Cromwell Zone District on the north side of South Street. The Applicant is proposing to relocate an existing single family house to the site. The Variance is requested for Section Zoning 3.1.B Bulk Requirements of the Zoning Regulations (2' less the Minimum 10' Sideyard and 3.55' less the 25' Aggregate Side Yard)

b. Application #18-17: Request for a Variance from Section 3.1.B Bulk Requirements of the Zoning Regulations (Minimum Sideyard and Aggregate Side Yard) to allow for the relocation of a single family home at 18 South Street. TriCan Realty LLC is the Applicant and the Owner. The existing 15,246 square foot lot is located in the Downtown Cromwell Zone District on the north side of South Street. The Applicant is proposing to relocate an existing single family house to the site. The Variance is requested for Section Zoning 3.1.B Bulk Requirements of the Zoning Regulations (1.71' less the Minimum 10' Sideyard and 3.99' less the 25' Aggregate Side Yard)

c. Application #18-18: Request for a Variance from Section 3.1.B Bulk Requirements of the Zoning Regulations (Minimum Sideyard and Aggregate Side Yard) to allow for the relocation of a single family home at 286 Main Street. TriCan Realty LLC is the Applicant and the Owner. The existing 21,344 square foot lot is located in the Downtown Cromwell Zone District on the east side of Main Street. The Applicant is proposing to relocate an existing single family house to the site. The Variance is requested for Section Zoning 3.1.B Bulk Requirements of the Zoning Regulations (1.92' less the Minimum 10' Sideyard and 3.84' less the 25' Aggregate Side Yard)

d. Application #18-19: Request for a Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Front and Side Yard Requirements) to allow for the installation of a shed in the front yard at 45 River Road. Cecunjanin Mubera is the Applicant and the Owner.

The existing 18,730 square foot lot contains a two family 2,518 square foot house and is located in the

The existing 18,750 square jobi tot contains a two jamity 2,518 square foot house and is tocated in the R-15 Zone District on the west side of River Road. The Applicant is proposing to locate a shed in the front yard.

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 November 13, 2018 in Room 224 of the Cromwell Town Hall at 41 West Street on the following item:

- 1. Application #18-16: Request for a Variance from Section 3.1.B Bulk Requirements of the Zoning Regulations (Minimum Sideyard and Aggregate Side Yard) to allow for the relocation of a single family home at 14 South Street. TriCan Realty LLC is the Applicant and the Owner.
- 2. Application #18-17: Request for a Variance from Section 3.1.B Bulk Requirements of the Zoning Regulations (Minimum Sideyard and Aggregate Side Yard) to allow for the relocation of a single family home at 18 South Street. TriCan Realty LLC is the Applicant and the Owner.
- 3. Application #18-18: Request for a Variance from Section 3.1.B Bulk Requirements of the Zoning Regulations (Minimum Sideyard and Aggregate Side Yard) to allow for the relocation of a single family home at 286 Main Street. TriCan Realty LLC is the Applicant and the Owner.
- 4. Application #18-19: Request for a Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Front and Side Yard Requirements) to allow for the installation of a shed in the front yard at 45 River Road. Cecunjanin Mubera 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 office of the Town Planner at 41 West Street, Cromwell, Connecticut.

Joseph Morin Chairman

Dated in Cromwell, Connecticut this 30th day of October 2018

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: 14 South Street	PIN#: 10405100
. II Journ office	10405100
Zoning District: DC	Volume/Page: 1272/169
Applicant: TriCan Realty, LLC	Property Owner: same
Home or Business Address: . 136 Nooks Hill Road Cromwell, CT 06416	Home or Business Address:
Phone#: 860-983-4912	Phone:
Email: cannata-const@msn.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 (checkone):	
X Variance from Section 3.1.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: The applicant is requesting a variance from bo	th the required minimum side yard and
aggregate side yard. If the variances are grant	ted, the resulting side yard would be 8.00 feet
to the west instead of the required 10 feet and	the aggregate side yard would be 21.45 feet
instead of 25 feet. The variances being request	ed are for a reduction of 2.00 feet on the side
yard and 3.55 feet from the aggregate side yard	1

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).
The applicant is proposing to remove a fully constructed single family home from
101 West Street, Cromwell, and to relocate it to this lot. Because the house is already
constructed, the applicant cannot make any significant changes to its layout or
configuration. This house would likely be demolished otherwise.

- 1. I will send written notice of this application to the owners of property within 100' of the site <u>not less than 14 days</u> 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 <u>not less than 14 days</u> 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 <u>prepared by a surveyor</u> in accordance with Sec. 10.4.B.2 of the Cromwell Zoning Regulations.

applicant

date

TRÌCAN REALTY LLC



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 7/1/2018 Properties updated 11/05/2018

OF CROMWELL	
NMOL	

Outbuildings Total Value Total Assessed 54,500 38,150 Last Revaluation - October 1, 2017 Building Value Mkt Adj Cost Map-Lot 53-025 PA 490 Value Current Value Information 54,500 54,500 Land Value Location: 14 SOUTH STREET Use Code 200 TOTAL Percent 06416 136 NOOKS HILL ROAD 5 Parcel ID: 10405100 Current Owner TRICAN REALTY LLC CROMWELL

Previous Value Information Tax Yr Land Value

54,500 54,500 82,690 82,690 82,690 82,690

2018 2017 2016 2015 2014 2013

Previous Owner(s)

CANNATA MICHAEL J

General Notes



04/06/2018

Shawna

Printed By:

Properties Inc.	Property Factors	5703	YES	Level	Paved				Zoning Data	100.00			Utilities	Sewer Avail	Water Avail
Pro	Pro	Census	Flood:	Topo:	Street	Dev. Man	, or	יייייייייייייייייייייייייייייייייייייי	Ň	Desc.				4	7
38,150			Total Assessmen	38,150 Topo:	38,150	57,880	57,880	57,880	57,880						
54,500			Total Value Total	54,500	54,500	82,690	82,690	82,690	82,690		GeneralNotes	The commence of the second sec			
0				7	47	ω	~	~	*		Sale Verif	No Consideration	No Consideration		
o			Outbuildings	0	0		0	0	0		SalePrice	Ž	Ž	Ö	
			lue	0	0	٥	0	0	0		SaleDate	10/14/2008	10/14/2008	01/01/1900	
.			Bldg Value								Туре				

Vol-Page

Sales Information Grantee

TRICAN REALTY LLC

CANNATA MICHAEL J CANNATA SEBASTIAN N

1272-169 1272-167 449-144

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A CONTRACTOR TO SERVICE AND ADDRESS.	

Activity Information

GeneralNotes

BAA

Date	Date Results Visited By Date Permit # Description Amount % Comp Visit Date CO Date	Visited By	Date	Permit #	Permit # Description	Amount	Amount % Comp Visit Date	Visit Date	CO Date
12/27/2017	12/27/2017 Informal Review Change	John Valente							
09/13/2017	09/13/2017 Change - Value Change Company	John Valente							
05/17/2017	05/17/2017 No Change - Field Review	Dave Stannard				•			
07/13/2015	07/13/2015 No Change- RE Listing Review	SHAWNA	·						t
09/20/2006)9/20/2006 Vacant Land								

		Use Description Units Type Neigh Land Adjustments		Total Area: 0.37 PA 490 Use Asmt: 0 Total Appraised: 54,500 Assessed Value: 38,150
	PA 490 Neigh	Asmt Order	0 2000	
	Appraised	Value	54,500	,
Land Data	Special Appraised PA 490 Neigh	Land Calc		Assessed Value: 38,150
Lan		S		Total Appraised: 54,500
		Land Adjustments	Wet/Topo -50%	PA 490 Use Asmt: 0
		Neigh	16,117 SF CH	
	Unit	S TVD	17 SF	a: 0.37
	4	Unit	16,11	Total Area: 0.37
	The second of th	Description	200 Commercial Vac	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	1 1 2 2	Use	200	1

ParcellD: 10405100

Location: 14 SOUTH STREET

Condo Information

Name:

11:33:33PM

04/06/2018

Shawna

Printed By:

Bldg Seq 1 Of

Exterior Information

Building Type: Story Ht.

Living Units: Foundation:

Location:

Tot Units:

Prim. Ext. Wall:

General Information

Sec. Ext. Wall: Roof Type: Roof Cover: Avg. Wall Ht:

Interior Information

Floor Type: Sec. Floor: Prime Wall: Sec. Wall;

Average

Phys Cond

Depreciation

Rem. Kitchen Yr: Rem. Bath Yr:

Grade: Remodeled Yr:

Year Bit:

Heat Fuel: Heat Type: Sec. Ht Type:

0.00

Total %Dep:

% A/C: % Sprinkled: Bsmt. Gar:

Basic \$/SQ Replacement Cost Calculation

Depreciated Value Final Total (Rounded)

Depreciation

Add. Kit: Gas; Typical Kitchens: 0 Fireplaces: 0 Int. Condition: T

Room Count

Total Rooms: Bedrooms: Bath Features

Full Baths: Addl, Full Baths: Half Baths:

Addl. Half Baths: Full Bths Below:

Half Bths Below: Other Fixtures: Total Baths:

Total Sp. Features:

Total Yard Items

Total Appraised:

Total Assessed Value

Gross Area Sub Area Detail Living Code Desc.

Assessment

Appraised Value

UndepValue

Unit Price Dep%

Cond. Year

Size

Code Description Qty

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

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: 18 South Street	PIN#: 10405200
Zoning District: DC	Volume/Page: 1272/169
Applicant: TriCan Realty, LLC	Property Owner: same
Home or Business Address: . 136 Nooks Hill Road Cromwell, CT 06416	Home or Business Address:
Phone#: 860-983-4912	Phone:
Email: cannata-const@msn.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):	
X Variance from Section 3.1.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:	
The applicant is requesting a variance from bo	oth the required minimum side yard and
aggregate side yard. If the variances are gran	ted, the resulting side yard would be 8.29 feet to
the west, instead of the required 10 feet and the	ne aggregate side yard would be 21.01 feet
instead of 25 feet. The variances being reques	ted are for a reduction of 1.71 on the side yard
and 3.99 feet from the aggregate side yard.	

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 applicant is proposing to remove a fully constructed single family home from
99 West Street, Cromwell, and to relocate it to this lot. Because the house is already
constructed, the applicant cannot make any significant changes to its layout or
configuration. This house would likely be demolished otherwise.
,

- 1. I will send written notice of this application to the owners of property within 100' of the site <u>not less than 14 days</u> 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 <u>not less than 14 days</u> 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

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 7/1/2018 Properties updated 11/05/2018

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	Last Revaluation - October 1, 2017	Total Assessed	37,030 37,030			Total Assessmen	37,630	37,030	57,680	57,680	57,680	57,680			otes							
	evaluation - O	Total Value	52,900 52,900			Total Value	52,900	52,900	82,400	82,400	82,400	82,400			f GeneralNotes		_				The state of the s	ıtion
	Last Re	Outbuildings	00				0	0	0	0	0	0			Sale Verif	g	 No Consideration 					Building Permit Information
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	Map	PA 490 Value			uc	Bldg Value								The second secon	age Type	169	167	44				
	L L	Current Value Information Use Code Land Value	52,900 52,900		Previous Value Information	Land Value	52,900	52,900	82,400	82,400	82,400	82,400		ation			EL J 1272-167	TIAN N 449-144			The state of the s	
	Location: 18 SOUTH STREET	Current Valu	200 TOTAL		Previous Va	Tax Yr	2018	2017	2016	2015	2014	2013		Sales Information	Grantee	TRICAN REALTY	CANNATA MICHAEL J	CANNATA SEBASTIAN N				
	Location:	Percent	;	16						V : : : : : : : : : : : : : : : : : : :							•					=
-	Parcel ID: 10405200	Current Owner TRICAN REALTY LLC	0 136 NOOKS HILL ROAD	CROMWELL CT 06416			CANNATA MICHAEL 1			Conord Metod	General Notes										Activity Information	Acuvity infolliance

Property Factors Properties Inc.

Census 5703 Flood: YES

Flood: Topo:

Patriot

Zoning Data

Dev. Map

Dev. Map Street

Paved

Level

100.00

Desc.

Utilities Sewer Avail Water Avail

BAA

	лірtion Amount % Comp Visit Date CO Date GeneralNotes						
	CO Date						
	Visit Date		٠				
	Amount % Comp Visit Date						
	Amount						
	Description						
	Permit# Desc						
	Date						
	Visited By Date Permit # Desc	John Valente	John Valente	John Hocking	SHAWNA		
	Date Results V		39/13/2017 Change - Value Change Company	No Change - Field Review	No Change- RE Listing Review	Vacant Land	
••	Date	12/27/2017	09/13/2017	06/01/2017	07/13/2015	09/20/2006	

		Special Appraised PA 490 Neigh	Use Description Units Type Neigh Land Adjustments Land Calc Value Asmt Order Notes		Total Appraised: 52,900 Assessed Value: 37,030
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		PA 490 Neigh	Asmt	0	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
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Company of Substitute Company of the		become an extra processor of any expression of a responsible of a special contract of the cont	Land Adjustments	Wet/Topo -50%	Total Area: 0.35 PA 490 Use Asmt: 0
		More and the second	Neigh	ᆼ	PA
		Unit	Tvoe	15,246 SF CH	0.35
** ** ** ** ** ** ** ** ** ** ** ** **		and the second second	Units	15,246	Total Area: 0.35
			Description	200 Commercial Vac	
1			Se	8	:

Location: 18 SOUTH STREET ParcellD: 10405200

04/06/2018 11:33:35PM

Printed By: Shawna

Bldg Seq 1 Of

Condo Information

Name: Style:

Exterior Information Building Type:

Living Units: Story Ht:

Foundation:

Prim. Ext. Wall:

General Information

Location: Tot Units:

> Sec. Ext. Wall: Roof Type: Roof Cover: Avg. Wall Ht:

Color:

Interior Information

Floor Type: Sec. Floor: Prime Wall: Sec. Wall:

Average

Phys Cond Func

Econ Spec

Depreciation

Rem, Kitchen Yr. Rem, Bath Yr.

Grade: Remodeled Yr:

Year Bit;

Heat Fuel: Heat Type: Sec. Ht Type:

0.00

Calculation

Total %Dep:

Replacement Cost Depreciated Value Final Total (Rounded)

Depreciation Basic \$/SQ

% A/C; % Sprinkled; Bsmt. Gar:

Add. Kit: ⁰ Gas: Typical Kitchens: 0 Fireplaces: 0 Int. Condition:

Room Count

Bath Features

Total Rooms: Bedrooms:

Full Baths: Addl. Full Baths: Haif Baths:

Addl. Half Baths: Full 8ths Below:

Half Bths Below: Other Fixtures:

Fotal Baths:

Total Yard Items

Total Sp. Features:

Total Appraised:

Total Assessed Value

Gross Area Sub Area Detail Living Code Desc.

Assessment

Appraised Value

UndepValue

Unit Price Dep%

Year

Cond.

Size

Code Description Qty

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

rev. 6/20/2011

TOWN OF CROMWELL ZONING BOARD OF APPEALS

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

Address: 286 Main Street	PIN#: 10405700
Zoning District: DC	Volume/Page: 1272/169
Applicant: TriCan Realty, LLC	Property Owner: same
Home or Business Address: . 136 Nooks Hill Road Cromwell, CT 06416	Home or Business Address:
Phone #: 860-983-4912	Phone:
Email: cannata-const@msn.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: Wall	Signature:
Type of Application (check one): X Variance from Section 3.1.B of Appeal from ZEO Decision dated Change of Non-Conforming Use Special Permit.	f the Zoning Regulations.
Application for Motor Vehicle Location Approval	(attach copy of your completed DMV.Form K-7)
<u>Description of Request:</u> The applicant is requesting a variance from both	the required minimum side yard and aggregate lting side yard would be 8.08 feet to the south
The variances being requested are for a reduction	n of 1.92 feet on the side yard and 3.84 from the
aggregate side yard.	· · · · · · · · · · · · · · · · · · ·
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Instification 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 applicant is proposing to remove a fully constructed single family home from	
103 West Street, Cromwell, and to relocate it to this lot. Because the house is already	
constructed, the applicant cannot make any significant changes to its layout or	,
configuration. This house would likely be demolished otherwise.	

- 1. I will send written notice of this application to the owners of property within 100' of the site <u>not</u> <u>less than 14 days</u> 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.

	11 20-1 00 53-031
	ocation: 286 MAIN STREET
	l ocation.
TOWN OF CROMWELL	Parcel ID: 10405700

11:34:U4FM

04/06/2018

Shawna

Printed By:

			Patriot	Properties Inc.	Property Factors	Census 5703	Flood:	Topo: Level	Street: Paved	2		Dev. Wap	Zoning Data
Last Revaluation - October 1, 2017		Total Assessed	44,520	44,520	V		Total Assessmen	44,520 Topo:	44,520		51,110		51,110
evaluation - Oc		Total Value	63,600	63,600			Total Value	63,600	63,600	73,010	73,010	73,010	73,010
Last Re		Outbuildings	0	0			Outbuildings	0	0	0	0	0	0
Map-Lot 53-031	Mkt Adj Cost	Building Value	0	0			Outb	A					
	¦ ≱,	PA 490 Value	0	0			Bldg Value	0	0	0	0	0	0
Location: 286 MAIN STREET	alue Information	Land Value	63,600	63,600		Previous Value Information	Land Value	63,600	63,600	73,010	73,010	73,010	73,010
	Current V	Use Code	200	TOTAL		Previous	Tax Yr	2018	2017	2016	2015	2014	2013
Location:	Boroont	r er cenn	S		9								
Parcel ID: 10405700				0 136 NOOKS HILL ROAD	CROMWELL CT 06416			Previous Owner(s)	CANNALA MICHAEL J		The second of the second contract of the second of the sec	General Notes	

		Utilities	Sewer Avail	Wafer Avail	BAA	
\			4	2 .		•
	TRICAN REALTY LLC 1272-169 10/14/2008 0 No Consideration	0 Na Consideration	0			
	10/14/2008	10/14/2008	01/01/1900			
	1272-169	1272-167	449-144			
	TRICAN REALTY LLC	CANNATA MICHAEL J	CANNATA SEBASTIAN N			4

GeneralNotes

CO Date

Visit Date

% Comp

Amount

Permit# Description

Date

John Valente

12/27/2017 Informal Review Change Results

Date

Visited By

Activity Information

Building Permit Information

100.00

Desc.

Sale Verif GeneralNotes

SalePrice

Vol-Page Type SaleDate

Sales Information

	:	1000		:
		Notes		
09/09/2017 Change - Value Change Company John Valente 05/16/2017 No Change - Field Review Dave Stannard 07/13/2015 No Change- RE Listing Review SHAWNA 12/08/2006 Vacant Lahd		Special Appraised PA 490 Neigh Land Calc Value Asmt Order	0 5000	07
		Appraised Value	63,600	
	Land Data	Special Land Calc		Assessed Value: 44,520
	Lan	, and the second se		Total Appraised: 63,600
		: :	Wet/Tapo -50%	PA 490 Use Asmt: 0
John Valente Dave Stannard SHAWNA		_	21,344 SF CF	PA 4
John Valente Dave Stannar SHAWINA		Unit	R	0.49
09/09/2017 Change - Value Change Company 05/16/2017 No Change - Field Review 07/13/2015 No Change - RE Listing Review 12/08/2006 Vacant Lahd				Total Area: 0.49
Change - Val		Use Description	Commercial Vac	
09/09/2017 05/16/2017 07/13/2015 12/08/2006	··· ·· ·	Use	200	

ParcellD; 10405700

Location: 286 MAIN STREET

Condo Information

Name: Style:

04/06/2018 11:34:04FM

Shawna

Printed By:

Bldg Seq 1 Of

Exterior Information

Building Type;

Story Ht: Living Units:

Foundation:

General Information

Year Bit:

Location: Tot Units:

> Prim. Ext. Wall: Sec. Ext. Wall:

Roof Type: Roof Cover: Avg. Wall Ht:

Interior Information

Sec. Walt: Floor Type: Sec. Floor: Prime Wall:

Average

Phys Cond Func

Depreciation

Grade: Remodeled Yr: Rem. Kitchen Yr: Rem. Bath Yr:

Heat Fuel: Heat Type:

0.00

Calculation

Sec. Ht Type:

Total %Dep:

Replacement Cost Depreciated Value Final Total (Rounded)

Basic \$/SQ

Depreciation

% A/C:
% Sprinkled:
% Sprinkled:
BSmt. Gar.
Kitchens:
Fireplaces:
0
Fireplaces:

Add. Kit: Gas:

Typical

Room Count Total Rooms:

Bedrooms:

Bath Features

Full Baths: Addl. Full Baths: Half Baths:

Addl. Half Baths: Full Bths Below: Half Bths Below:

Other Fixtures: Total Baths:

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

Total Yard Items

Total Sp. Features:

Total Appraised:

Total Assessed Value

Assessment

Appraised Value

UndepValue

Unit Price Dep%

Year

Cond.

Size

Description Qty

Code

Gross Area Sub Area Detail Living Code Desc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed

#18-19

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: 45 River Rd	PIN#:
Zoning District: R 15	Volume/Page: 1556/57
Applicant: Same	Property Owner: Muhera Cecunjanin
Home or Business Address: US River Road Cromwell, CT 06416	Home or Business Address:
Phone#: 860.759-5770	Phone:
Email:	
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 revoket!	I hereby consent to the Applicant acting as my agent for the purpose of this application.
Signature: y	Signature:
Type of Application (check one): Variance from Section 3.1. 6 of Appeal from ZEO Decision dated Change of Non-Conforming Use Special Permit. Application for Motor Vehicle Location Approval	the Zoning Regulations. (attach copy of your completed DMV.Form K-7)
Description of Request: Requesting a variance sethock to install	a shed
· · · · · · · · · · · · · · · · · · ·	

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).	
	,

- 1. I will send written notice of this application to the owners of property within 100' of the site <u>not less than 14 days</u> 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 <u>not less than 14 days</u> 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 <u>prepared by a surveyor</u> in accordance with Sec. 10.4.B.2 of the Cromwell Zoning Regulations.

10-30-18
applicant date

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Property Factors Zoning Data Utilities Public Water Public Sewer BAA 100.00 Paved Level YES Dev. Map Dev. Map Desc. R-15 13G Census Flood: Street Topo: 0 0 Total Assessed 125,420 141,540 162,890 162,890 141,540 162,890 106,830 162,890 9:24.38PM Total Assessmen Last Revaluation - October 1, 2017 GeneralNotes GeneralNotes 04/06/2018 Total Value 232,700 232,700 202,200 152,610 232,700 202,200 179,170 232,700 Total Value **Suilding Permit Information** CO Date Sale Verif Shawna Outbuildings 0 Other Visit Date Outbuildings 0 000 Printed By: SalePrice 55,000 Building Value 123,700 123,700 % Comp Mkt Adj Cost Map-Lot 52-9 05/13/2016 12/31/2014 01/31/2014 12/18/1980 01/02/1974 SaleDate Amount 123,700 122,570 122,570 72,980 Bldg Value 64,400 123,700 PA 490 Value Type Vol-Page Previous Value Information 1556-57 1486-56 1512-81 197-237 114-327 Current Value Information Description 109,000 79,630 79,630 114,770 79,630 109,000 Land Value 109,000 109,000 Land Value Sales Information CECUNJANIN MUBERA Permit # CECUNJANIN MUBERA **CECUNJANIN MUBERA** WADE FLORENCE Location: 45 RIVER ROAD SYC LEONA W Use Code Date TOTAL Tax Yr Grantee 2018 2016 2015 2014 2013 2017 2 Percent Visited By Activity Information 06416 ر ان 45 RIVER ROAD Parcel ID: 00448400 Previous Owner(s) CECUNJANIN MUBERA VIEWED 1 UNIT ONLY, LEFT SIDE CECUNJANIN MUBERA Current Owner NO INTERMOGRAZATION, WET & LOW BSMT - FUNC Resuits General Notes EXT. PROX TO RO CROMWELL SIDE BY SIDE SEFRET Date 0

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09/30/2017	7 No Change - Field Review	Seview	Dave Stannard	07/31/2015	23582		2,000	100	09/14/2015	12/10/2015		
06/01/2017	7 Change - Field Review	ew	John Hocking	06/16/2015	23460	Int. Alteration	006	160	06/16/2015	12/10/2015	Wall & Fire Door in Basem	
09/14/2015		Sn	AO	04/01/2015	23251	Solar Panels	22,172	100	04/01/2015	07/09/2015	37 Solar Panels	
09/14/2015	5 Permit - Measure Exterior	xterior	MM C	09/19/2014	22859	Solar Panels	19,176	100	09/19/2014	01/20/2015	32 RF mounted panels	
06/16/2015		s sn	Q Q	04/09/2014	22420	Remodel	23,000	100	04/09/2014	11/12/2014		
04/01/2015		sn	YO Y	02/19/2014	22317	Int. Alteration	35,000	100	09/14/2015		Int Renov, Elec, Plumbin	
11/12/2014	4 Permit - Int Inspect		MM									
09/19/2014	4 Permit - Int & Ext Inspect	spect	MM									
09/19/201	09/19/2014 Permit-Miscellaneous	sn	AO									
	:						Land Data					
: : : : :			Unit					Spec	Special Appra	ised PA 49	Appraised PA 490 Neigh	
(Ise	Description	Units	Type Neigh	,	_	Land Adjustments	į	Land Calc	- 4	ue Asn	t Order	
102	102 2 Family 15,000 SF R4	15,000	₩ ₩					82		107,800 0 5000	0 5000	
102	102 2 Family	0:030	8 8					× 83,		1,200	0 5000	
))))))	Total Area: 0.43	· · · · · · · · · · · · · · · · · · ·	PA 490 Use Asmt: 0		Total Appraised: 109,000	Assesse	Assessed Value: 76,300	00			

45 RIVER ROAD	
Location:	
	•
00448400	1 Of
ParcellD:	N. PPIE

04/06/2018 9:24:38PM

Printed By: Shawna

	Condo Information	Name	Style:	Location:	Tot Units:	General Information	Year Bit: 1860	Grade:	Remodeled Yr.	Rem. Kitchen Yr.	Netti Delli II.
-											
- -	formation	Family Duple	2 At Ur	2		Vinyl Siding		Cable	Asphalt Shin	XH XH XH XH	
Blag Sed	Exterior Information	Building Type;	Spory H	Living Units:	Foundation;	Prim. Ext. Wall:	Sec. Ext. Wall:	Roof Type:	Roof Cover:	Avg. Wall Ht. Color	5

FUS FFL (259)

			% & &			
						00
	Interior Information	Drywali	Carpet Hardwood	Blechic Electr Basseb	0 0 0	Add. Kit:
	틸					N 0
3	Interior	Prime Wall: Sec. Wall:	Roor Type: Sec. Roor:	Heat Fuel: Heat Type: Sec. H. Type:	%A/C: %Sprinkled: Bsmt. Gar.	Mtchens: Freolaces:

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Phys Cond Func Econ Spec OV

Depreciation

28.93

Calculation Total %Dep:

				0	0		
	25	0	0	Add. Kit:	S	Average	
				cs:	0		
•	%A/C:	%Sprinkled:	Bsmt. Gar.	Atchens:	Freplaces:	Int. Condition:	

Room Count	Total Rooms; 9 Bedrooms; 5	

Se	8	0	-	0	0	0	ા	31
Bath Features	Full Baths:	Addi, Full Baths;	Half Baths:	Addl. Haif Baths:	Full Biths Below;	Haff Bths Below:	Other Fixtures:	Total Baths:

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	Basic \$50	Replacement Cost	Depreciation	Depreciated Value	Final Total (Roun	•	80	1			4	N			
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UAT FUS FFL BSM (999)

		Sub Area Detail	
Code	Code Desc.	Living	Gross Area
표	First Floor	1,258	1,258
3 <u>5</u>	Finished Upp	1,258	1,258
£	Enclosed Por	0	88
LA)	Unfinished A	0	- 20
ဦ	Framed Open	0	126
ΧOΧ	Wbod Deck	0	88
88W	Basement	0	866
Total		2,516	4,003

	The second secon			Extra	Featur	es / Yard II	ems (1st	Extra Features / Yard Items (1st 10 Lines Displayed)	Extra Features / Yard Items (1st 10 Lines Displayed)	The second secon
Code	Code Description Qty Size Cond. Year Unit Price Dep%	Qty	Size	Cond.	Year	Unit Price	Dep%	UndepValue	UndepValue Appraised Value	Assessment
S	Solar Panels	τ-	83	32 VG	2015	0.00	æ	0	0	0
Total Sp	Total Sp. Features:	0	Tota	Total Yard Items	ns		Total Appraised:	praised:	0 Total Assessed Value	alue 0

RECEIVED-FOR RECORD Det 15,2018 01:58P JOAN AHLQUIST TOWN CLERK CROMWELL, CT

TOWN OF CROMWELL ZONING BOARD OF APPEALS REGULAR PUBLIC HEARING AND MEETING 6:30 PM TUESDAY, OCTOBER 9, 2018 ROOM 224/225 CROMWELL TOWN HALL 41 WEST STREET MINUTES AND RECORD OF VOTES

Present: Chairman Joseph Morin, Vice Chairman Daniel Delisle, John Keithan, Mark Zampino, Steven Wygonowski (alternate)

Absent: John Whitney, Brian Fisk (alternate)

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 Chairman Morin at 6:30 p.m.

2. Roll Call

3

The presence of the above members was noted.

3. Seating of Alternates

John Keithan made a motion to seat 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 Mark Zampino; Seconded by Steven Wygonowski. *All in favor; motion passed*.

5. Public Comments: NONE

6. New Business: NONE

7. Public Hearing:

a. Application #18-15: Request for a Variance from Section 7.1.A.3 (1) Non-Conforming Uses and Structures of the Zoning Regulations to allow for the construction of a shed that increases the existing non-conforming residential use in the Local Business Zone District at 4 Fairview Heights. Joseph Incontro is the Applicant and Aldo and Connie Incontro are the Owners.

John Keithan read the legal notice.

Dan Delisle made a motion to open the public hearing; Seconded by Mark Zampino. All in favor; motion passed.

Mr. Popper read his Memo dated October 1, 2018 and said the hardship was the residential use within the Local Business Zone.

Joseph Incontro, 4 Fairview Heights, said he was looking to install a storage shed, and in response to Chairman Morin's questions, said that the shed would increase the coverage ratio from the maximum 20% to 21% and that the lot was created prior to the zoning regulations being in effect.

The hearing was opened to public comment.

Tony Varricchio, 6 Kowal Drive, asked about the property's ownership and the applicant said that his parents were the owners.

Chairman Morin asked about the status of the Eversource property behind the applicant's property and where the shed would be located in relation to the property line. Mr. Incontro said that he was locating the shed five feet off the property line.

John Keithan made a motion to close the public hearing; Seconded by Mark Zampino. *All in favor; motion passed.*

John Keithan made a motion to approve Application #18-15; Request for a Variance from Section 7.1.aA.3 (1) Non-Conforming Uses and Structures of the Zoning Regulations to allow for the construction of a shed that increases the existing non-conforming residential use in the Local Business Zone District at 4 Fairview Heights; Seconded by Mark Zampino. *All were in favor; motion passed.*

Chairman Morin advised the applicant to wait the fourteen days from publication for the appeal period to expire before installing the shed.

8. Approval of Minutes:

- a. September 11, 2018: A motion to table the approval of the minutes was made by Mark Zampino; Seconded by Dan Delisle. *All were in favor; motion passed.*
- 9. Adjourn: Motion to adjourn at 6:43 p.m. by John Keithan; Seconded by Daniel Delisle. All in favor; motion passed.

Respectfully Submitted,

wen (20)

Julie C. Petrella Recording Clerk