



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
Nov 06:2018 03:02P
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT *JA*

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

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 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.

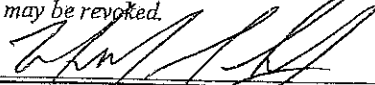
At this hearing interested parties may appear and be heard, and written testimony received. The application is on file in the office of the Town Planner at 41 West Street, Cromwell, Connecticut.

Joseph Morin
Chairman

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

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
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>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> Signature: 	<i>I hereby consent to the Applicant acting as my agent for the purpose of this application.</i> Signature:
Type of Application (check one): <input checked="" type="checkbox"/> Variance from Section 3.1.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: The applicant is requesting a variance from both the required minimum side yard and aggregate side yard. If the variances are granted, 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 requested are for a reduction of 2.00 feet on the side yard and 3.55 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

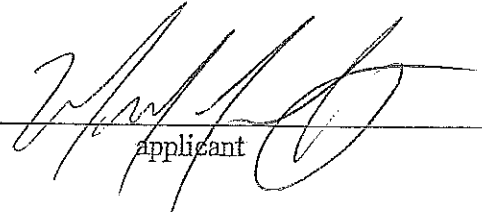
101 West Street, Cromwell, and to relocate it to this lot. Because the house is already constructed, the applicant cannot make any significant changes to its layout or

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 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

10/15/14

date



Property Information

Property ID 10405100
 Location 14 SOUTH STREET
 Owner TRICAN 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



Patriot Properties Inc.

Property Factors

Census 5703
 Flood: YES
 Topo: Level
 Street: Paved
 Dev. Map
 Dev. Map

Zoning Data

Desc. %
 DC 100.00

Utilities

4 Sewer Avail
 7 Water Avail

BAA

Parcel ID: 10405100 Location: 14 SOUTH STREET Map-Lot 53-025
 Current Value Information
 Use Code Land Value PA 490 Value Building Value Outbuildings Total Value Total Assessed
 200 54,500 0 0 0 54,500 38,150
 TOTAL 54,500 0 0 0 54,500 38,150

Current Owner
 TRICAN REALTY LLC
 Percent 34

0 136 NOOKS HILL ROAD
 CROMWELL CT 06416

Previous Value Information

Tax Yr	Land Value	Bldg Value	Outbuildings	Total Value	Total Assesmen
2018	54,500	0	0	54,500	38,150
2017	54,500	0	0	54,500	38,150
2016	82,690	0	0	82,690	57,880
2015	82,690	0	0	82,690	57,880
2014	82,690	0	0	82,690	57,880
2013	82,690	0	0	82,690	57,880

Previous Owner(s)
 CANNATA MICHAEL J

General Notes

Sales Information

Grantee	Vol-Page	Type	SaleDate	SalePrice	Sale Verif	GeneralNotes
TRICAN REALTY LLC	1272-169		10/14/2008	0	No Consideration	
CANNATA MICHAEL J	1272-167		10/14/2008	0	No Consideration	
CANNATA SEBASTIAN N	449-144		01/01/1900	0		

Activity Information

Date	Results	Visited By
12/27/2017	Informal Review Change	John Valente
09/13/2017	Change - Value Change Company	John Valente
05/17/2017	No Change - Field Review	Dave Stannard
07/13/2015	No Change- RE Listing Review	SHAWNA
09/20/2008	Vacant Land	

Building Permit Information

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

Land Data

Use	Description	Units	Type	Neigh
200	Commercial Vac	16,117	SF	CH
Total Area: 0.37				

Special Land Calc	Appraised Value	Asmt. Order	Notes
	54,500	0 5000	
Total Appraised: 54,500 Assessed Value: 38,150			

Exterior Information

Building Type:
 Story Ht:
 Living Units: 0
 Foundation:
 Prim. Ext. Wall:
 Sec. Ext. Wall:
 Roof Type:
 Roof Cover:
 Avg. Wall Ht:
 Color:

Condo Information

Name:
 Style:
 Location:
 Tot Units:
 Year Bilt:
 Grade:
 Remodeled Yr:
 Rem. Kitchen Yr:
 Rem. Bath Yr:

General Information

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

Interior Information

Prime Wall:
 Sec. Wall:
 Floor Type:
 Sec. Floor:
 Heat Fuel:
 Heat Type:
 Sec. Ht Type:
 % A/C:
 % Sprinkled:
 Bsmt. Gar:
 Kitchens: 0 Add. Kit: 0
 Fireplaces: 0 Gas:
 Int. Condition: Typical

Depreciation %

Phys Cond Average 0.00
 Func
 Econ
 Spec
 OV
 Total %Dep: 0.00

Calculation

Basic \$/SQ: 0.00
 Replacement Cost: 0
 Depreciation: 0
 Depreciated Value: 0
 Final Total (rounded): 0

Room Count

Total Rooms:
 Bedrooms:

Bath Features

Full Baths: 0
 Addl. Full Baths: 0
 Half Baths: 0
 Addl. Half Baths: 0
 Full Bths Below: 0
 Half Bths Below: 0
 Other Fixtures: 0
 Total Baths: 0 0


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

Code	Description	Qty	Size	Cond.	Year	Unit Price	Dep%	UndepValue	Appraised Value	Assessment
Total Sp. Features: Total Yard Items Total Appraised: Total Assessed Value										

Code	Desc.	Sub Area Detail	Living	Gross Area
Total				

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>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 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 both the required minimum side yard and aggregate side yard. If the variances are granted, the resulting side yard would be 8.29 feet to the west, instead of the required 10 feet and the aggregate side yard would be 21.01 feet instead of 25 feet. The variances being requested are for a reduction of 1.71 on the side yard and 3.99 feet from the aggregate side yard.

18-17

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

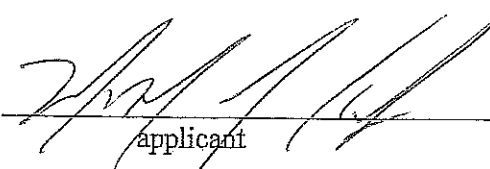
99 West Street, Cromwell, and to relocate it to this lot. Because the house is already constructed, the applicant cannot make any significant changes to its layout or

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 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

10/15/17

date



Property Information	
Property ID	10405200
Location	18 SOUTH STREET
Owner	TRICAN 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

1" = 92 ft

Exterior Information

Condo Information

Building Type:
 Story Ht:
 Living Units: 0
 Foundation:
 Prim. Ext. Wall:
 Sec. Ext. Wall:
 Roof Type:
 Roof Cover:
 Avg. Wall Ht:
 Color:

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

Interior Information

Depreciation %

Prime Wall:
 Sec. Wall:
 Floor Type:
 Sec. Floor:
 Heat Fuel:
 Heat Type:
 Sec. Ht Type:
 % A/C:
 % Sprinkled:
 Bsmt. Gar:
 Kitchens: 0 Add. Kit: 0
 Fireplaces: 0 Gas: 0
 Int. Condition: Typical

Phys Cond Average 0.00
 Func
 Econ
 Spec
 OV
 Total %Dep: 0.00

Room Count

Calculation

Total Rooms:
 Bedrooms:

Basic \$/SQ 0.00
 Replacement Cost 0
 Depreciation 0
 Depreciated Value 0
 Final Total (Rounded) 0

Bath Features

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

Full Baths: 0
 Addl. Full Baths: 0
 Half Baths: 0
 Addl. Half Baths: 0
 Full Bths Below: 0
 Half Bths Below: 0
 Other Fixtures: 0
 Total Baths: 00

Code	Description	Qty	Size	Cond.	Year	Unit Price	Dep%	Undep Value	Appraised Value	Assessment
Sub Area Detail										
	Living									
	Gross Area									

Total Sp. Features: Total Yard Items Total Appraised: Total Assessed Value

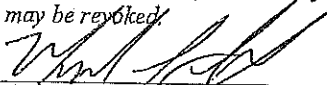
Disclaimer: This information is believed to be correct but is subject to change and is not warranted

18-18

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: 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>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:
<u>Type of Application (check one):</u> <input checked="" type="checkbox"/> Variance from Section 3.1.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)	
<u>Description of Request:</u> The applicant is requesting a variance from both the required minimum side yard and aggregate side yard. If the variances are granted, the resulting side yard would be 8.08 feet to the south instead of the required 10 feet and the aggregate side yard would be 21.16 feet instead of 25 feet. The variances being requested are for a reduction of 1.92 feet on the side yard and 3.84 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

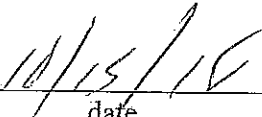
103 West Street, Cromwell, and to relocate it to this lot. Because the house is already constructed, the applicant cannot make any significant changes to its layout or

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 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



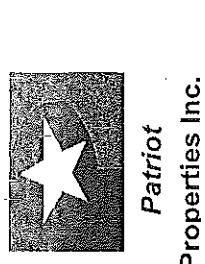
Property Information	
Property ID	10405700
Location	286 MAIN STREET
Owner	TRICAN REALTY LLC



**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



TOWN OF CROMWELL
Parcel ID: 10405700
Location: 286 MAIN STREET
Map-Lo# 53-031
Last Revaluation - October 1, 2017

Printed By: Shawna
U4/06/2018 11:34:04PM

Current Owner
TRICAN REALTY LLC
Percent 33
0 136 NOOKS HILL ROAD
CROMWELL CT 06416

Current Value Information
Use Code Land Value PA 490 Value Building Value Outbuildings Total Value Total Assessed
200 63,600 0 0 0 63,600 44,520
TOTAL 63,600 0 0 0 63,600 44,520

Previous Owner(s)
CANNATA MICHAEL J

General Notes

Property Factors
Census 5703
Flood: Level Paved
Topo: 44,520
Street: 44,520
Dev. Map: 51,110
Dev. Map: 51,110

Zoning Data
Desc. %
DC 100.00

Utilities
4 Sewer Avail
7 Water Avail
BAA

Tax Yr	Land Value	Blg Value	Outbuildings	Total Value	Total Assessment
2018	63,600	0	0	63,600	44,520
2017	63,600	0	0	63,600	44,520
2016	73,010	0	0	73,010	51,110
2015	73,010	0	0	73,010	51,110
2014	73,010	0	0	73,010	51,110
2013	73,010	0	0	73,010	51,110

Grantee	Vol-Page	Type	SaleDate	SalePrice	Sale Verif	GeneralNotes
TRICAN REALTY LLC	1272-169		10/14/2008	0	No Consideration	
CANNATA MICHAEL J	1272-167		10/14/2008	0	No Consideration	
CANNATA SEBASTIAN N	449-144		01/01/1900	0		

Date	Permit #	Description	Amount	% Comp	Visit Date	CO Date	GeneralNotes
12/27/2017		Informal Review Change					
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 Land					

Use	Description	Units	Type	Neigh	Unit	Special	Appraised Value	Land Calc	Asmt. Order	Notes
200	Commercial Vac	21,344	SF	CF			63,600		0 5000	
Total Area: 0.49										
PA 490 Use Asmt: 0										
Total Appraised: 63,600										
Assessed Value: 44,520										

Use Code	Land Value	PA 490 Value	Building Value	Outbuildings	Total Value	Total Assessed
200	63,600	0	0	0	63,600	44,520
TOTAL	63,600	0	0	0	63,600	44,520

Building Permit Information

Land Data

Activity Information

Visited By: John Valente
John Valente
Dave Stannard
SHAWNA

Disclaimers: This Information is believed to be correct but is subject to change and is not warranted

Exterior Information

Building Type:
 Story Ht:
 Living Units: 0
 Foundation:
 Prim. Ext. Wall:
 Sec. Ext. Wall:
 Roof Type:
 Roof Cover:
 Avg. Wall Ht:
 Color:

Condo Information

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

Interior Information

Prime Wall:
 Sec. Wall:
 Floor Type:
 Sec. Floor:
 Heat Fuel:
 Heat Type:
 Sec. Ht Type:
 % A/C:
 % Sprinkled:
 Bsmt. Gar:
 Kitchens: 0 Add. Klt: 0
 Fireplaces: 0 Gas:
 Int. Condition: Typical

Depreciation %

Pllys Cond Average 0.00
 Func
 Econ
 Spec
 OV
 Total %Dep: 0.00
Calculation
 Basic \$/SQ 0.00
 Replacement Cost 0
 Depreciation 0
 Depreciated Value 0
 Final Total (rounded) 0

Room Count

Total Rooms:
 Bedrooms:

Bath Features

Full Baths: 0
 Addl. Full Baths: 0
 Half Baths: 0
 Addl. Half Baths: 0
 Full Bths Below: 0
 Half Bths Below: 0
 Other Fixtures: 0
 Total Baths: 0 0

Extra Features / Yard Items (1st 10 Lines Displayed)										
Code	Description	Qty	Size	Cond.	Year	Unit Price	Dep%	UndepValue	Appraised Value	Assessment

Sub Area Detail		
Code	Desc.	Gross Area

Total Sp. Features: Total Yard Items Total Appraised: Total Assessed Value


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

#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: R75	Volume/Page: 1556/57
Applicant: Same →	Property Owner: (Alec) Muhera Cecunjanin
Home or Business Address: 45 River Road Cromwell, CT 06416	Home or Business Address: Same
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 revoked.	I hereby consent to the Applicant acting as my agent for the purpose of this application.
Signature: 	Signature:

Type of Application (check one):

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)

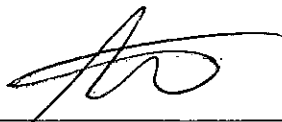
Description of Request:

Requesting a variance from front yard setback 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).

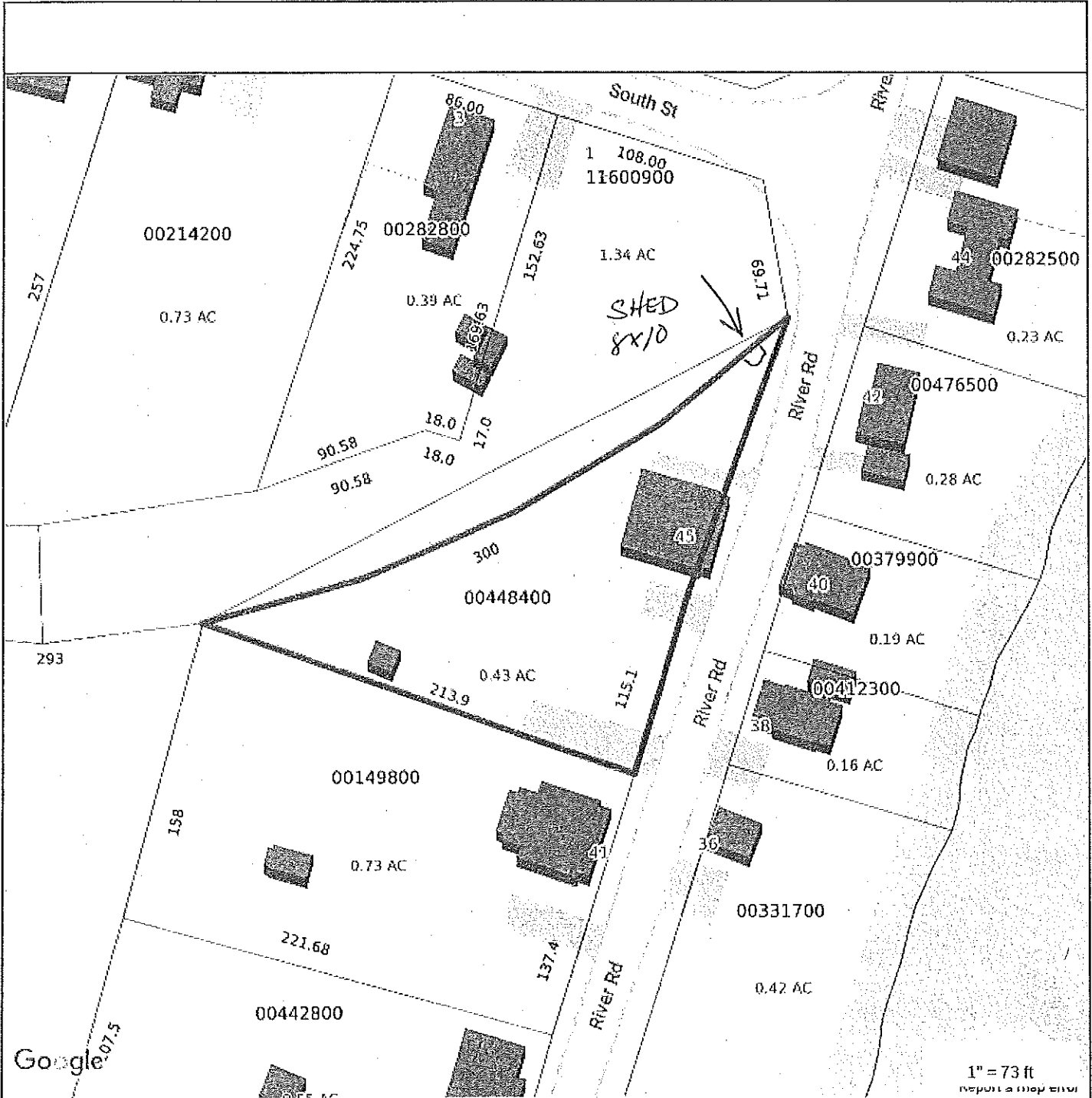
1. I will send written notice of this application to the owners of property within 100' of the site not less than 14 days before the public hearing. I will submit the "certificate of mailing" not less than 10 days before the hearing.
2. I will post a sign on the property not less than 14 days before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

10-30-18

date



Property Information

Property ID 00448400
 Location 45 RIVER ROAD
 Owner CECUNJANIN MUBERA



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 10/24/2018



Parcel ID: 00448400 Location: 45 RIVER ROAD Map Lot 52-9 Mkt Adj Cost
 Current Value Information PA 490 Value Building Value Outbuildings Total Value Total Assessed
 Use Code Land Value Building Value Outbuildings Total Value Total Assessed
 102 109,000 123,700 0 232,700 162,890
 TOTAL 109,000 123,700 0 232,700 162,890

Current Owner
 CECUNJANIN MUBERA
 0 45 RIVER ROAD CT 06416

Previous Owner(s)
 CECUNJANIN MUBERA
 SEFRET

General Notes
 IMP
 NO INTERMEDERIZATION
 VIEWED 1 UNIT ONLY, LEFT SIDE
 WET & LOW BSMT - FUNG
 EXT - PROX TO RO
 SIDEBY SIDE

Property Factors
 Census 5703
 Flood: YES
 Topo: Level
 Street: Paved
 Dev. Map
 Dev. Map

Zoning Data
 Desc. %
 R-15 100.00

Utilities
 2 Public Water
 3 Public Sewer
 BAA
 13G

Sales Information

Grantee	Vol-Page	Type	SaleDate	SalePrice	Sale Verif	GeneralNotes
CECUNJANIN MUBERA	1556-57		05/13/2016	0		
CECUNJANIN MUBERA	1512-81		12/31/2014	0		
CECUNJANIN MUBERA	1486-56		01/31/2014	55,000		
SYC LEONA W	197-237		12/18/1980	0	Other	
WADE FLORENCE	114-327		01/02/1974	0		

Building Permit Information

Date	Permit #	Description	Amount	% Comp	Visit Date	CO Date	GeneralNotes
07/31/2015	23582	Electric	2,000	100	09/14/2015	12/10/2015	Change from Single Meter
06/16/2015	23460	Int. Alteration	900	100	06/16/2015	12/10/2015	Wall & Fire Door in Basem
04/01/2015	23251	Solar Panels	22,172	100	04/01/2015	07/09/2015	37 Solar Panels
09/19/2014	22859	Solar Panels	19,176	100	09/19/2014	01/20/2015	32 RF mounted panels
04/09/2014	22420	Remodel	23,000	100	04/09/2014	11/12/2014	
02/19/2014	22317	Int. Alteration	35,000	100	09/14/2015		Int Renov, Elec, Plumbin

Land Data

Use	Description	Units	Type	Neigh	Special	Appraised	PA 490	Neigh	Notes
102	2 Family	15,000	SF	R4		107,800		5000	
102	2 Family	0.080	AC	R4		1,200		5000	
		Total Area: 0.43				Total Appraised: 109,000		Assessed Value: 76,300	

Activity Information

Date	Results	Visited By
09/30/2017	No Change - Field Review	Dave Stannard
06/01/2017	Change - Field Review	John Hocking
09/14/2015	Permit - Miscellaneous	AO
09/14/2015	Permit - Measure Exterior	MM
09/14/2015	Permit - Miscellaneous	AO
06/16/2015	Permit - Miscellaneous	AO
04/01/2015	Permit - Miscellaneous	AO
11/12/2014	Permit - Int Inspect	MM
09/19/2014	Permit - Int & Ext Inspect	MM
09/19/2014	Permit - Miscellaneous	AO

Exterior Information

Building Type: Family Duplex
 Story Ht: 2 Att Upr
 Living Units: 2
 Foundation:
 Prim. Ext. Wall: Vinyl Siding
 Sec. Ext. Wall:
 Roof Type: Cable
 Roof Cover: Asphalt Shn
 Avg. Wall Ht:
 Color: GREEN

Interior Information

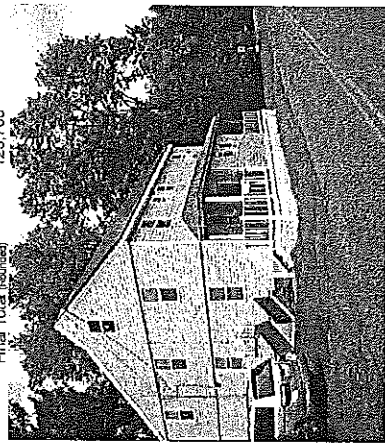
Prime Wall: Drywall
 Sec. Wall:
 Floor Type: Carpet 50%
 Sec. Floor: Hardwood 50%
 Heat Fuel: Electric
 Heat Type: Electr Baseb
 Sec. H Type:
 %A/C: 25
 %Sprinkled: 0
 Bsmt. Gar: 0
 Kitchens: 2 Add. KIt: 0
 Fireplaces: 0 Gas: 0
 Int. Condition: Average

Condo Information

Name:
 Style:
 Location:
 Tot. Units:
 Year Blt: 1980
 Grade: C
 Remodeled Yr:
 Rem. Kitchen Yr:
 Rem. Bath Yr:

Calculation

Total %Dep: 28.93
 Basic \$/SQ: 50.00
 Replacement Cost: 174,012
 Depreciation: 50,342
 Depreciated Value: 123,670
 Final Total (revised): 123,700



Room Count

Total Rooms: 9
 Bedrooms: 5

Bath Features

Full Baths: 3
 Addl. Full Baths: 0
 Half Baths: 1
 Addl. Half Baths: 0
 Full Bths Below: 0
 Half Bths Below: 0
 Other Fixtures: 0
 Total Baths: 31

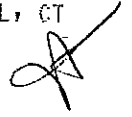
7	FUS FFL (259)	7
37		
27	UAT FUS FFL BSM (999)	27

5	WDK (30)	6	FOP (60)	10	10	16	FEP (56)	6	FOP (56)	11	11	6	WDK (36)	6
6														
5														

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

Code	Description	Qty	Size	Cond.	Year	Unit Price	Dep%	Appraised Value	Undep Value	Assessment
SOL	Solar Panels	1	32	VG	2015	0.00	29	0	0	0
Total Sp. Features: 0 Total Appraised: 0 Total Assessed Value 0										

Code	Desc.	Living	Gross Area
FFL	First Floor	1,258	1,258
FUS	Finished Upp	1,258	1,258
FEP	Exclosed Por	0	96
UAT	Unfinished A	0	200
FOP	Framed Open	0	126
WDK	Wood Deck	0	66
BSM	Basement	0	999
Total		2,516	4,003



**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

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,


Julie C. Petrella
Recording Clerk