

Town of Cromwell Zoning Board of Appeals

***PUBLIC HEARING AND MEETING
6:30 P.M. TUESDAY OCTOBER 10, 2017
ROOM 224/225 CROMWELL
TOWN HALL, 41 WEST STREET***

AGENDA

RECEIVED FOR FILING
10/4/2017 at 11:00AM.
TOWN CLERK'S OFFICE
CROMWELL, CONN.

Gloria Prendergast, Asst.
TOWN CLERK

1. Call to Order
2. Roll Call
3. Seating of Alternates
4. Approval of Agenda
5. Public Comments
6. New Business:
7. Public Hearing:
 - a. Application #17-12: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Minimum Lot Size) to allow for the creation of a new lot at 54 West Street. Brian A. DePerry is the Applicant and the Owner.
 - b. Application #17-13: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side Yard Setback) to allow for the construction of deck at 186 Evergreen Road. Dino F. Bonelli is the Applicant and Dino F. and Laura Bonelli are the Owners.
 - c. Application #17-14: Request for Variances from Section 2.2.B Bulk Requirements of the Zoning Regulations (Rear and Side Yard Setbacks) to allow for the construction of in ground pool at 6 Evensen Place. Linda M. Samuelson is Applicant and the Owner.
 - d. Application #17-15: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side Yard Setback) to allow for the construction of a shed adjacent to the existing garage at 3 Patricia Lane. Paul Dworak is the Applicant and Paula and Antonella Dworak are the Owners.
8. Approval of Minutes:
 - a. July 11, 2017
9. Adjourn

LEGAL NOTICE
PUBLIC HEARING
TOWN OF CROMWELL ZONING BOARD OF APPEALS

The Cromwell Zoning Board of Appeals will hold a Public Hearing and Meeting at 6:30 pm on Tuesday October 10, 2017 in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

1. Application #17-12: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Minimum Lot Size) to allow for the creation of a new non-conforming lot at 54 West Street. Brian A. DePerry is the Applicant and the Owner.
2. Application #17-13: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side Yard Setback) to allow for the construction of deck at 186 Evergreen Road. Dino F. Bonelli is the Applicant and Dino F. and Laura Bonelli are the Owners.
3. Application #17-14: Request for Variances from Section 2.2.B Bulk Requirements of the Zoning Regulations (Rear and Side Yard Setbacks) to allow for the construction of in ground pool at 6 Evensen Place. Linda M. Samuelson is Applicant and the Owner.
4. Application #17-15: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side Yard Setback) to allow for the construction of a shed adjacent to the existing garage at 3 Patricia Lane. Paul Dworak is the Applicant and Paula and Antonella Dworak are the Owners.

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

Joseph Morin
Chairman

Dated in Cromwell, Connecticut this 25th day of September 2017

Memo

To: Zoning Board of Appeals
From: Stuart B. Popper, AICP
Director of Planning and Development
Date: October 4, 2017
Re: Comments on the October 10, 2017 Meeting Agenda

7. Public Hearing:

a. Application #17-12: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Minimum Lot Size) to allow for the creation of a new lot at 54 West Street. Brian A. DePerry is the Applicant and the Owner. *The .68 acres (28,309 square feet) site contains the existing 2,199 square foot single family house and is located in the R-15 Zone District on the north side of West Street. The minimum lot size in the R-15 Zone District is 15,000 square feet. The plans call for creating Lot # 1 fronting on West Street containing the existing house on a 15,005 square feet. Lot #2 will contain a proposed house on 13,304 square feet. The applicant is requesting a variance to allow for creation of non-conforming Lot #2. I have asked the Town Attorney to review the request to create a non-conforming lot and below is her response.*

It is the basic premise of zoning regulations that you cannot approve something that does not conform to your regulations. They will have to prove a hardship arising out of the application of the regulations to the particular property, i.e. can't use the property without the variance for any permitted purpose. The personal desire to create another non-conforming lot for financial reasons is not a hardship.

b. Application #17-13: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side Yard Setback) to allow for the construction of deck at 186 Evergreen Road. Dino F. Bonelli is the Applicant and Dino F. and Laura Bonelli are the Owners. *The 2,010 square foot single family house is located on a .86 acre lot (37,461 square feet) on the north side of Evergreen Road in the R-25 Zone District. The house is non-conforming to the current minimum side yard in the R-25 Zone District rather than 20 feet the house is 16.5 feet. The applicant is requesting a variance to enclose the deck the back yard. The enclosed deck will extend 3.5 feet into the required 20 foot side yard thus matching the setback of the existing house. The hardship is that the existing house is non-conforming to the required 20 foot side yard setback.*

c. Application #17-14: Request for Variances from Section 2.2.B Bulk Requirements of the Zoning Regulations (Rear and Side Yard Setbacks) to allow for the construction of in ground pool at 6 Evensen Place. Linda M. Samuelson is Applicant and the Owner. *The 997 square foot single family house is located on a .15 acre lot (6,534 square feet) on the north side of*

Evensen Place in the R-15 Zone District. The lot is non-conforming to the current minimum lot size in the R-15 Zone District (15,000 square feet). The applicant is requesting a variance to install a pool in the back yard that would extend 5 feet into the required 10 foot pool setback from the rear and side yard property lines. The hardship is that the lot is non-conforming.

d. Application #17-15: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side Yard Setback) to allow for the construction of a shed adjacent to the existing garage at 3 Patricia Lane. Paul Dworak is the Applicant and Paula and Antonella Dworak are the Owners. *The 1,765 square foot single family house is located on a .34 acre lot (14,810 square feet) on the east side of Patricia Lane in the R-15 Zone District. The applicant is requesting a variance to construct a shed that would extend six feet (6') into the side yard setback which is currently non-conforming at 13 feet. The hardship is that the lot is non-conforming.*

2. RESIDENTIAL ZONES

2.1 PERMIT TYPES

Activities permitted in these regulations may require permits from the Planning and Zoning Commission or their administrative agent, the Zoning Enforcement Officer/Zoning Official. The following table identifies the permit types, issuing agency and the procedural requirements for these permits. Uses listed on the following pages are color coded to correspond with the permit type.

	ISSUING AGENCY	PROCEDURAL INFORMATION
NO PERMIT REQUIRED	N/A	N/A
USE PERMIT	Zoning Enforcement Officer or Planning and Zoning Commission	Section 8.2
SITE PLAN APPROVAL	Planning and Zoning Commission	Section 8.6
SPECIAL PERMIT	Planning and Zoning Commission	Section 8.7

2.2 SINGLE FAMILY RESIDENTIAL USE DISTRICTS

2.2.A Purpose.

1. R-15. Purpose: To cover the central core of Cromwell where availability of public utilities, proximity to schools, and existing patterns of development make this density appropriate.
2. R-25. Purpose: To cover those areas of Cromwell where development has occurred, and should continue to occur, at less intense densities, and where water and sewer may or may not be available.
3. R-40. Purpose: To cover those areas of Cromwell which are largely undeveloped or predominantly rural in character and which are least likely to have access to water and sewer lines.

2.2.B Bulk Requirements.

Zone	Minimum		Minimum Yards				Maximum	
	Lot Area	Frontage	Front	Side	Aggregate Side	Rear	Building Coverage	Building Height
R-15	15,000 SF	100 LF	35 LF	15 LF	35 LF	25 LF	15 LF	35 LF
R-25	25,000 SF	130 LF	40 LF	20 LF	50 LF	50 LF	15 LF	35 LF
R-40	40,000 SF	160 LF	40 LF	25 LF	60 LF	50 LF	15 LF	35 LF

2.2.C Principal Uses.

1. No Permit is Required

USE
•Open Space
•Single-family dwelling
•Farm
•Cultivation of land
•Public utility substations, pursuant to the Connecticut Siting Council.

2. Requires Use Permit Approval[Section 8.2]

HOUSING USES	ADDITIONAL CRITERIA (SEE SECTION)
•Two-family dwelling	

FARMING RELATED USES	ADDITIONAL CRITERIA (SEE SECTION)
•Large Domestic Pet	2.8
•Farm stand	
•Private greenhouse	
•Farm buildings. All farm buildings and residential accessory buildings housing livestock or poultry shall be located at least 100 feet from any street or lot line	

3. Requires Site Plan Approval (new construction) [Section 8.5] / Change of Use Permit (existing building / structure) [Section 8.3]

USE	ADDITIONAL CRITERIA (SEE SECTION)
•Cemetery	

10. ZONING BOARD OF APPEALS

10.1 POWERS AND DUTIES

The Board of Appeals shall have the following powers and duties all of which shall be exercised, subject to appropriate conditions and safeguards, in harmony with the purpose and intent of these regulations and in accordance with the public interest and the most appropriate development of the neighborhood:

1. To hear and decide appeals where it is alleged that there is an error in any order, requirement or decision made by the official charged with the enforcement of the Zoning Regulations.
2. To hear and decide all matters including Special Permits upon which it is required to pass by the specific terms of the Zoning Regulations.
3. To determine and vary the application of the Zoning Regulations in harmony with their general purpose and intent and with due consideration for conserving the public health, safety, convenience, welfare and property values solely with respect to a parcel of land, where, owing to conditions specially affecting such parcel not affecting generally the district in which it is situated, a literal enforcement of such regulations would result in exceptional difficulty or unusual hardship so that substantial justice will be done and the public safety and welfare secured. Establishment of a use otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of non-conforming uses in the zoning district or uses in an adjoining district.
4. To hear and decide requests any application for a change of non-conforming use. The current use must be legal non-conforming in that it must have lawfully existed prior to the zoning change that made it non-conforming and at the time of application (this requirement does not apply to subsequent ZBA-approved changes for the same property). The new non-conforming use must be no more non-conforming than the current non-conforming use.
5. To consider applications for, and determine the suitability of, location of any establishment which intends to deal in or repair motor vehicles under the provisions of the Connecticut General Statutes Section 14-54, as amended.
6. To consider applications for, and determine the suitability of, location of any establishment which intends to sell gasoline or any other product under the provisions of the Connecticut General Statutes Section 14-319, as amended.

10.2 PROCEDURE

1. The Board of Appeals shall hold a public hearing on all applications and appeals, except applications under Section 10.5.D. The Board shall publish a notice in a newspaper of general circulation as required by the General Statutes.
2. Notification of abutting property owners shall be provided in accordance with Section 8.10.G.
3. On any parcel proposed for a variance, DMV location approval, special permit, appeal or other action by the Board, the applicant shall post a sign or signs as required in Section 8.10.H.

4. All applications and appeals shall be accompanied by a fee to cover the cost of advertising and processing.
5. Every application for variance from the Use District Requirements shall, on receipt thereof by the Town Planner, be transmitted to the Planning and Zoning Commission and to the Board of Appeals.
6. The Board shall adopt such procedures as may be necessary to carry out the provisions of this section.

10.3 AN APPEAL OF ORDER OR DECISION. (ZONING BOARD OF APPEALS)

10.3.A Authority.

In accordance with CGS 8-7, an appeal may be taken to the Board by any person aggrieved, where it is alleged that there is an error in any order, requirement or decision made by the Zoning Enforcement Officer.

10.3.B Application Requirements.

1. Any such appeal shall be taken by filing an application with the Zoning Board of Appeals and a notice of appeal specifying the grounds thereof.
2. An appeal shall be taken within ten (10) days of the issuance of the order by the Zoning Enforcement Officer.
3. The Zoning Enforcement Officer shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed from was taken.

10.3.C Effect of Appeal.

1. An appeal of an order, requirement or decision made by the Zoning Enforcement Officer which prohibits further construction or expansion of a use in violation of the Zoning Regulations shall not be cause for such construction or expansion to continue except to such extent that the Board may allow.
2. An appeal from any other order, requirement or decision made by the Zoning Enforcement Officer shall stop all enforcement and proceedings with regard to such order, requirement or decision unless the Commission or the Zoning Enforcement Officer certifies to the Board after the appeal has been filed that, by reason of facts stated in the certificate, a stay would cause imminent peril to life or property.
3. If the Commission or the Zoning Enforcement Officer certifies to the Board that a stay would cause imminent peril to life or property, enforcement and proceedings shall only be stayed by a Restraining Order granted by a court of record, on notice to the Commission or the Zoning Enforcement Officer and on due cause shown.

10.3.D Proceedings.

1. The date of receipt of the Appeal of Order shall be determined in accordance with Section 8.10.B.
2. The Board shall hold a public hearing on the Appeal of Order and:
 - (1) publish a legal notice in accordance with the requirements of Section 8.10.F of these Regulations, and

- (2) require that the applicant give notice to property owners in accordance with the requirements of Section 8.10.G of these Regulations.
3. At such hearing, any party may appear in person or may be represented by agent or by attorney.
4. Notification to adjoining municipalities may be required in accordance with the requirements of Section 8.10.I.
5. Notification to water companies may be required in accordance with the requirements of Section 8.10.J.
6. An incomplete Appeal of Order may be denied in accordance with Section 8.10.C.
7. The Board shall process the Appeal of Order within the period of time permitted under CGS 8-7d.
 - (1) The public hearing shall commence within 65 days after receipt of the appeal.
 - (2) The public hearing shall be completed within 35 days after such hearing commences.
 - (3) All decisions shall be rendered within 65 days after completion of such hearing.
 - (4) The applicant may consent to one or more extensions of any period specified herein provided the total extension of all such periods shall not be for longer than 65 days.
 - (5) The applicant may, at any time prior to action by the Board, withdraw such application.

10.3.E Decision Considerations.

1. The Board shall have all the powers of the officer from whom the appeal has been taken but only in accordance with the provisions of this Section.
2. The application of a regulation affirming a statute shall not be subject to an appeal of order.
3. The Board shall make such order, requirement, or decision as in its opinion should be made concerning the premises.
4. The Board may reverse or affirm wholly or partly or may modify any order, requirement or decision appealed from.
5. The concurring vote of four (4) members of the Board shall be necessary to reverse any order, requirement, or decision of the official charged with the enforcement of the Regulations.

10.3.F Action Documentation.

1. Whenever it grants or denies an Appeal of Order, the Board shall state the reason(s) for its decision upon the record.
2. Notice of the decision of the Board shall be sent by certified mail to any person who appeals to the Board within 15 days after such decision has been rendered.
3. Notice of the decision of the Board shall be published in a newspaper having a substantial circulation in Cromwell within 15 days after such decision has been rendered.
4. In any case in which such notice is not published within such 15 day period, the person

who took such appeal may provide for the publication of such notice within ten (10) days thereafter.

10.4 VARIANCE PROCEDURES (ZONING BOARD OF APPEALS)

10.4.A Authority.

In accordance with CGS 8-6, the Board shall have the power and duty to determine and vary the application of the Regulations solely with respect to a parcel of land where, owing to conditions especially affecting such parcel but not affecting generally the district in which it is situated, a literal enforcement of these Regulations would result in exceptional difficulty or unusual hardship.

10.4.B Application Requirements.

1. A Variance Application shall be accompanied by ten (10) copies of sufficiently detailed plans showing actual site conditions for review by the Board and its designees.
2. The Board shall require the filing of an up-to-date survey prepared by a Connecticut-licensed land surveyor when the variance is dimensional in nature or such survey is integral to the understanding of the application.
3. The Board may fix a reasonable fee to be paid by the applicant and may include therein the cost of any newspaper advertisement necessary in connection with such appeal.
4. The Board shall not be required to hear any application for the same variance or substantially the same variance for a period of six (6) months after a decision by the Board or by a court on an earlier such application.

10.4.C Proceedings.

1. The date of receipt for the Variance Application shall be determined in accordance with Section 8.10.B.
2. The Board shall hold a public hearing on the Variance Application and:
 - (1) Publish a legal notice in accordance with the requirements of Section 8.10.F. of these Regulations,
 - (2) Inform the applicant of the deadline to provide notice to property owners in accordance with the requirements of Section 8.10.G of these Regulations,
 - (3) Confirm that the applicant has mailed notice to property owners in accordance with these Regulations.
3. Notification to adjoining municipalities may be required in accordance with the requirements of Section 8.10.I.
4. Notification to water companies may be required in accordance with the requirements of Section 8.10.J.
5. Notification to a regional planning agency may be required in accordance with the requirements of Section 8.10.K.
6. The Board shall require that the applicant:
 - (1) post a sign in accordance with the requirements of Section 8.10.H of these

Regulations, and

(2) give notice to nearby property owners in accordance with the requirements of Section 8.10.G of these Regulations.

7. At such hearing, any party may appear in person or may be represented by agent or by attorney.
8. An incomplete Variance Application may be denied in accordance with Section 8.10.C.
9. The Board shall process the Variance Application within the period of time permitted under CGS 8-7d:
10. The public hearing shall commence within 65 days after receipt of the application.
11. The public hearing shall be completed within 35 days after such hearing commences.
12. All decisions shall be rendered within 65 days after completion of such hearing.
13. The applicant may consent to one (1) or more extensions of any period specified herein provided the total extension of all such periods shall not be for longer than 65 days.
14. The applicant may, at any time prior to action by the Board, withdraw such application.

10.4.D Decision Considerations.

1. Whenever a Variance Application is joined with an Appeal of Order Application, the Board shall first decide the issues presented by such Appeal of Order.
2. The application of a regulation affirming a statute shall not be subject to variance.
3. The Board shall find that a literal enforcement of these Regulations would result in exceptional difficulty or unusual hardship:
 - (1) solely with respect to the parcel of land that is the subject of the application,
 - (2) owing to conditions especially affecting such parcel but not affecting generally the district in which it is situated
4. The Board shall only grant the minimum variance necessary to alleviate the exceptional difficulty or unusual hardship:
 - (1) in harmony with the general purpose and intent of the Regulations.
 - (2) with due consideration for conserving the public health, safety, convenience, welfare and property values, and
 - (3) so that substantial justice shall be done and the public safety and welfare secured.
5. The concurring vote of four (4) members of the Board shall be necessary to vary the application of the Zoning Regulations.

10.4.E Additional Considerations for Use Variances.

1. No use variance shall be granted where a dimensional variance would relieve the exceptional difficulty or unusual hardship.
2. No use variance for a business use or an industrial use shall be granted in a Residential Zone.
3. No use variance shall be granted for an industrial use in any Business or Special Zone.

4. A use variance shall only be granted where, without the use variance, the private property would be rendered valueless.
5. For any Use Variance application, the Zoning Board of Appeals shall refer the application to the Planning and Zoning Commission. The Zoning Board shall provide the Planning and Zoning Commission with 35 days to review and comment on the application.

10.4.F Action Documentation.

1. Whenever it grants or denies a Variance Application, the Board shall state upon its records:
 - (1) the Regulation which is varied in its application, and
 - (2) a general description of the exceptional difficulty or unusual hardship on which its decision is based.
2. Notice of the decision of the Board shall be sent by certified mail to any person who appeals to the Board within 15 days after such decision has been rendered.
3. Such notice shall:
 - (1) state the name of the owner of record,
 - (2) contain a description of the premises to which it relates,
 - (3) state the nature of the hardship claimed, and
 - (4) specify the nature of such variance including the Regulation which is varied in its application.
4. Notice of the decision of the Board shall be published in a newspaper having a substantial circulation in Cromwell within 15 days after such decision has been rendered.
5. In any case in which such notice is not published within such 15 day period, the applicant may provide for the publication of such notice within ten (10) days thereafter.

10.4.G Following Approval.

1. A variance granted by the Board shall only become effective upon the filing of a copy, certified by the Board, in the land records of the Town in accordance with the provisions of CGS 8-3d.
2. A variance shall only authorize the particular activity specified in the Board's approval.

10.5 MOTOR VEHICLE LOCATION APPROVAL (BOARD)

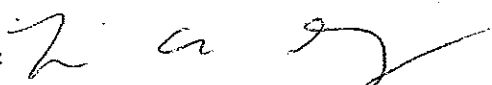
10.5.A Application Requirements Dealing and Repairing Motor Vehicles.

In accordance with CGS 14-54, an application for a Certificate of Location Approval shall be submitted to the Board by any person who desires to obtain a license for dealing in or repairing motor vehicles in Cromwell except that this requirement shall not apply to:

1. a transfer of ownership to a spouse, child, brother, sister or parent of a licensee;
2. a transfer of ownership to or from a corporation in which a spouse, child, brother, sister, or parent of a licensee has a controlling interest; or
3. a change in ownership involving the withdrawal of one (1) or more partners from a partnership.

TOWN OF CROMWELL
ZONING BOARD OF APPEALS

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

Address: 54 West Street	PIN #: 00303500
Zoning District: R-15	Volume/Page: 1481/99
Applicant: Brian DePerry c/o Michael Dowley	Property Owner: Brian DePerry
Home or Business Address: 116 Washington St. Middletown CT 06457	Home or Business Address: 54 West St. Cromwell, CT 06416
Phone #: 860-347-9987 Email: Michael.dowley@dowleylaw.com	Phone:
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: <u>See attached.</u>	

Justification for Request:

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

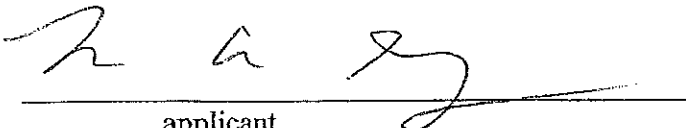
If Appealing a decision of the ZEO, explain why you feel the ZEO is wrong.

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).

See attached.

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

8/23/17


date

- 1) This request is to vary the zoning regulations in a manner which would permit a lot to exist in a nonconforming state with regard to a dimensional requirement. Section 2.2.B of the zoning regulations requires that a lot within the R-15 Zone be at a minimum 15,000 square feet. Respectfully, we request that the zoning board of appeals grants a variance for the above described property so that a new lot may be created. In doing so, the lot which will retain the current building shall consist of 13,304 square feet, while the new lot shall consist of 15,000 square feet. In all other respects, both new lots shall remain in compliance with the zoning regulations. Upon a granting of this variance, Mr. Deperry wishes to construct a new home on the newly created lot.

- 2) Mr. Deperry has recently received the news that he and his wife are expecting their first child. However, their current residence is not suitable for this addition to his family. Mr. Deperry loves his town and would prefer to stay in the neighborhood, hoping to build a new house off of Brooks lane. He wishes to create an additional lot off of the current lot he owns at 54 West Street. The neighborhood itself is full of nonconforming lots which do not meet the requirement of being at least 15,000 square feet. In granting the variance requested, the character of the neighborhood would not be negatively impacted as the two newly created lots would still remain two of the larger ones in the neighborhood. The current zoning regulation fails to adequately keep up with the realities of the neighborhoods it applies to; as the requirement of a 15,000 square foot lot ignores the reality of existing lots in the neighborhood. In granting this variance, two new lots which more adequately conform to the realities of the surrounding neighborhood would be created.



Property Information	
Property ID	00303500
Location	54 WEST STREET
Owner	DEPERRY BRIAN 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 10/1/2016
 Properties updated daily

CURRENT OWNER		UTILITIES		STRT./ROAD		LOCATION	
DEPERRY BRIAN A	4 Rolling	2 Public Water	1 Public				
54 WEST STREET		3 Public Sewer					
CROMWELL, CT 06416							
ADDITIONAL OWNERS:							
SUPPLEMENTAL DATA							
Census Tr.	5703	DV Map #					
Prior Zoning	A-15	DV Lot #					
Color	GREEN	Callback					
100 Yr Flood		I&E Penalty					
GIS ID:	00303500	ASSOC PID#	42/ 44/ 15/ 1				
BAA							
Prior Value	126170						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	qtu	w/	SALE PRICE	V.C.
DEPERRY BRIAN A	1481/ 99		11/27/2013	Q	I	231,000	
SMIGEL KIMBERLY	1481/ 98		11/27/2013	U	I		
SMIGEL KIMBERLY	1481/ 97		11/27/2013	U	I		
SMIGEL KIMBERLY	1131/ 122		01/06/2006	U	I	84,334	
SMIGEL KIMBERLY, ETAL	899/ 167		02/05/2003	Q			
MARINO CARL RET AL	563/ 312		07/27/1994	U	I		

PREVIOUS ASSESSMENTS (HISTORY)		Total	
Yr.	Code	Assessed Value	Yr. Code
2014	1-1	50,420	2012 1-1
2014	1-2	2,800	2012 1-2
2014	1-3	70,850	2012 1-3
2014	1-4	2,100	2012 1-4
Total:		126,170	Total:

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY 10-01-2012

Appraised Bldg. Value (Card) 101,210
 Appraised XF (B) Value (Bldg) 0
 Appraised OB (L) Value (Bldg) 3,000
 Appraised Land Value (Bldg) 76,030
 Special Land Value 0
 Total Appraised Parcel Value 180,240
 Valuation Method: C
 Adjustment: 0

Net Total Appraised Parcel Value 180,240

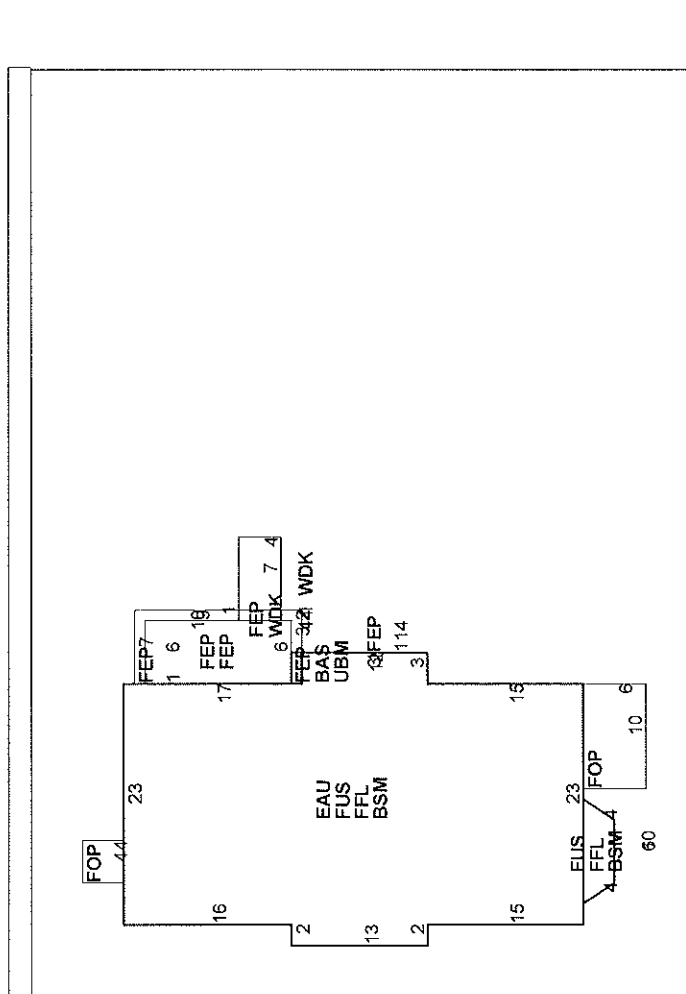
BUILDING PERMIT RECORD		Amount	Insp. Date	% Comp.	Date Of CO	Comments
23108	Plumbing	8,000	01/06/2015	99	12/02/2013	Install 2 Wall Hung Boilers
22175	Electric	2,000	12/02/2013	99	06/08/2007	Replace Fuse Box With Circuit Breakers
15840	Other	3,000	06/08/2007	100		replace boiler w/tankless coil 3 section

LAND LINE VALUATION SECTION		I.	Factor	S.A.	Disc	Acres	C.	SF.	Adj.
1	102 2 Family	15,000	SF 0.7000	3	1.0000	1.00	1000	1000	1000
00.	Famil 102		0.34	750.00	0.000				1000
Total Card Land Units:		0.68	AC	Parcel Total Land Area:		0.68		AC	Total Land Value:
									76,030

CURRENT ASSESSMENT		Code	Appraised Value	Assessed Value
RES LAND	1-1	72,030	50,420	
RES EXCES	1-2	4,000	2,800	
DWELLING	1-3	101,210	70,850	
RES OUTBL	1-4	3,000	2,100	
Total		180,240	126,170	

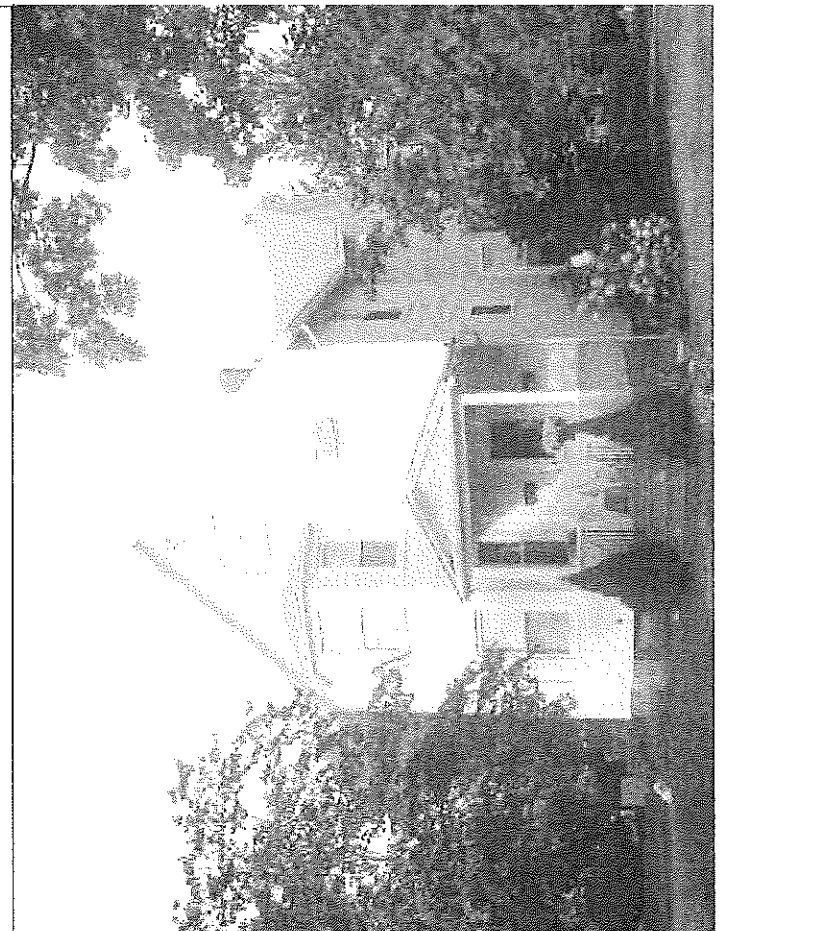
6033 CROMWELL, CT

VISION



CONSTRUCTION DETAIL			MIXED USE	
Element	Description	Attributes	Code	Percentage
Style	Multi Family	Bedrooms	102	100
Grade	C+	Full Baths	2 Family	
Exterior Wall 1	Asbest Shingle	Half Baths		
Exterior Wall 2		Total Rooms		
Roof Structure	Gable	Jet Tub		
Roof Cover	Asphalt Shingl	Full Baths below		
Interior Wall 1	Plastered	Half Baths below		
Interior Wall 2	Drywall	Fireplace	1870	
Interior Fir 1	Carpet	Fireplace Dtdl.	A	
Interior Fir 2	Hardwood	Gas Fireplace		
Heat Fuel	Oil	Fin Bsmt %	31	
Heat Type	Hot Water	Fin Bsmt Qual	2	
AC Type	None	Bsmt Garages		
			Building Appraised Value	101,210

BUILDING PERMIT INFO										
Issue Date	Type	% Comp.	Date of CO	Comments						
01/06/2015	PL	99		Install 2 Wall Hung Boilers						
12/02/2013	EL	100	12/02/2013	Replace Fuse Box With Circuit Breakers						
01/30/2006	OT	100	06/08/2007	replace boiler w/airless coil 3 section						
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)										
Code	Description	Sub	Unit Price	Yr	Code	Dp	Rt	Cnd	%Cnd	Apr Value
SHD1	Shed	FR	Frame	L	200	20.00	1992		75	3,000
BUILDING SUB-AREA SUMMARY SECTION										
Date	ID	Description	Code	Living Area	Gross Area					
05/20/2014	SB	No Change- RE Listing Review	BAS	3	3					
08/15/2012	AJ	Change - Field Review	BSM	0	1,098					
09/08/2011	DZ	Permit- Miscellaneous	EAU	0	1,074					
10/02/2006	ES	Meas. and List	FEP	0	196					
01/12/1998	MB	Meas. and List	FFL	1,098	1,098					
			FOP	0	76					
			FUS	1,098	1,098					
			UBM	0	5					
			WDK	0	32					
				Tot. Gross Liv/Lease Area:	4,678					



TOWN OF CROMWELL
ZONING BOARD OF APPEALS

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

Address: <u>186 Evergreen Rd.</u>	PIN #: <u>000452007</u>
Zoning District:	Volume/Page: <u>262-151</u>
Applicant: <u>Dino F Bonelli</u>	Property Owner: <u>Dino F Bonelli</u>
Home or Business Address: <u>186 Evergreen Rd</u>	Home or Business Address: <u>186 Evergreen Rd</u>
Phone #: <u>860-558-4730</u>	Phone: <u>860-558-4730</u>
Email:	
<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: <u>Dino F Bonelli</u>	Signature: <u>Dino F Bonelli</u>

Type of Application (check one):

Variance from Section 2.2.B of the Zoning Regulations.

Appeal from ZEO Decision dated _____.

Change of Non-Conforming Use Special Permit.

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

Description of Request:

Requesting permission to add on 7ft of deck to existing deck, which will end up 16.5 ft from property line,

Justification for Request:

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

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

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

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

because of the shape of the ~~property~~ property line,
adding on to the back ends up under the required
variance.

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.

Dino F. Banelli

applicant

9/6/2017

date

9/2/17

(date)

To the Owner of the Property Located at: 184 Evergreen Rd
(neighbor's address)

This is to inform you that I have applied to the Zoning Board of Appeals for a (check one):

- Variance
 Special Permit
 DMV Dealer's and Repairer's License
 Appeal from the ZEO's decision

for my property at 184 Evergreen Rd. A copy of my application is attached.
(address)

There will be a public hearing on my request, and you will have the opportunity to speak and ask questions. The public hearing will be in Room 224 of the Cromwell Town Hall at 6:30 p.m. on

(meeting date)

If you have any questions about the *application process*, please call Town Planner Stuart B. Popper (860) 632-3422 or email him at spopper@cromwellct.com. If you have questions about *my request*, call me at 860-558-4730.
(applicant's phone number)

Thank you.

Dino F Bonelli
(applicant's printed name)



Property Information

Property ID 00045200
Location 186 EVERGREEN ROAD
Owner BONELLI DINO F & LAURA



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.

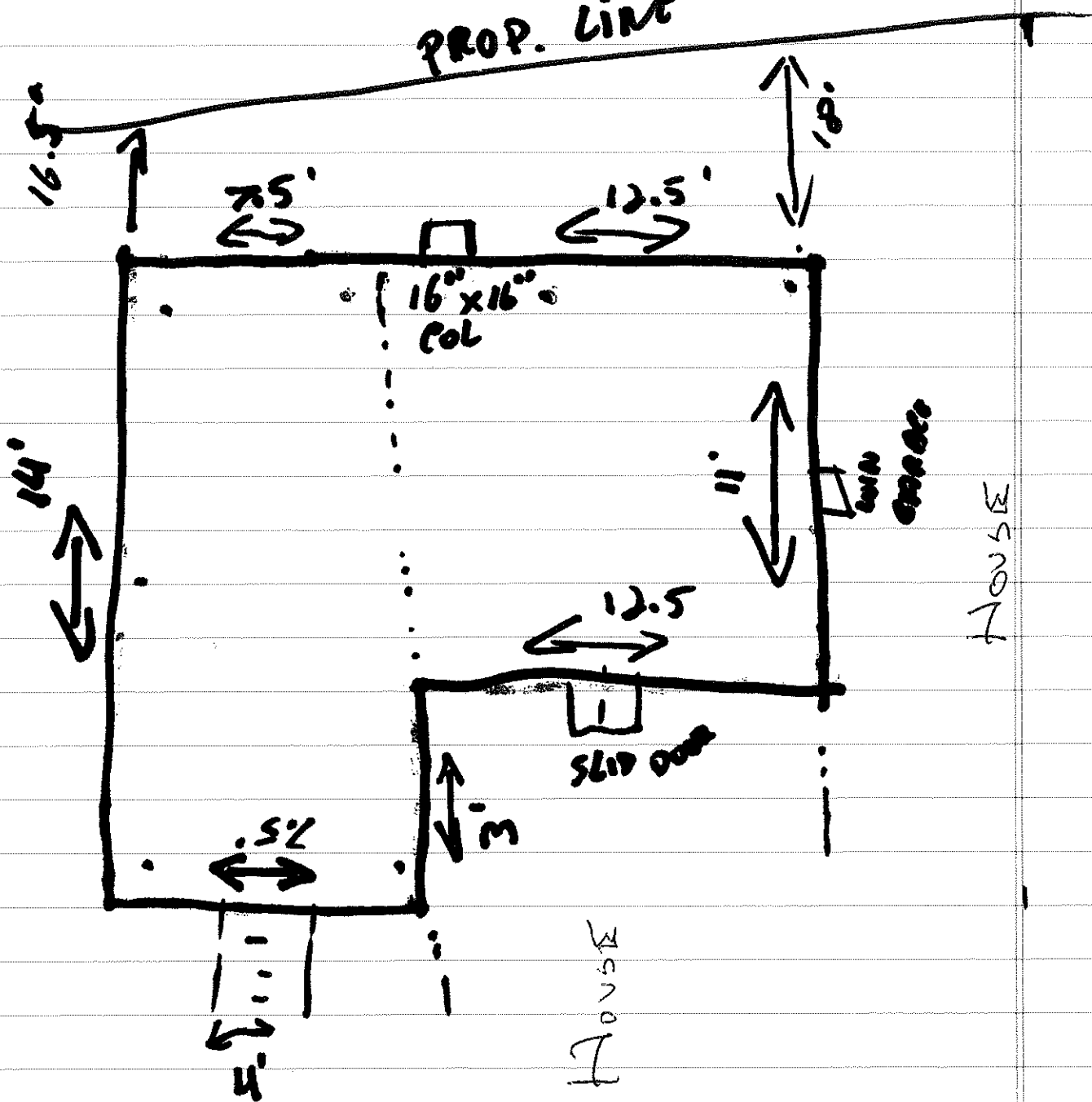
Parcels updated 10/1/2016
 Properties updated daily

2 x 10 BEAM

2 x 8 C.

1/2"

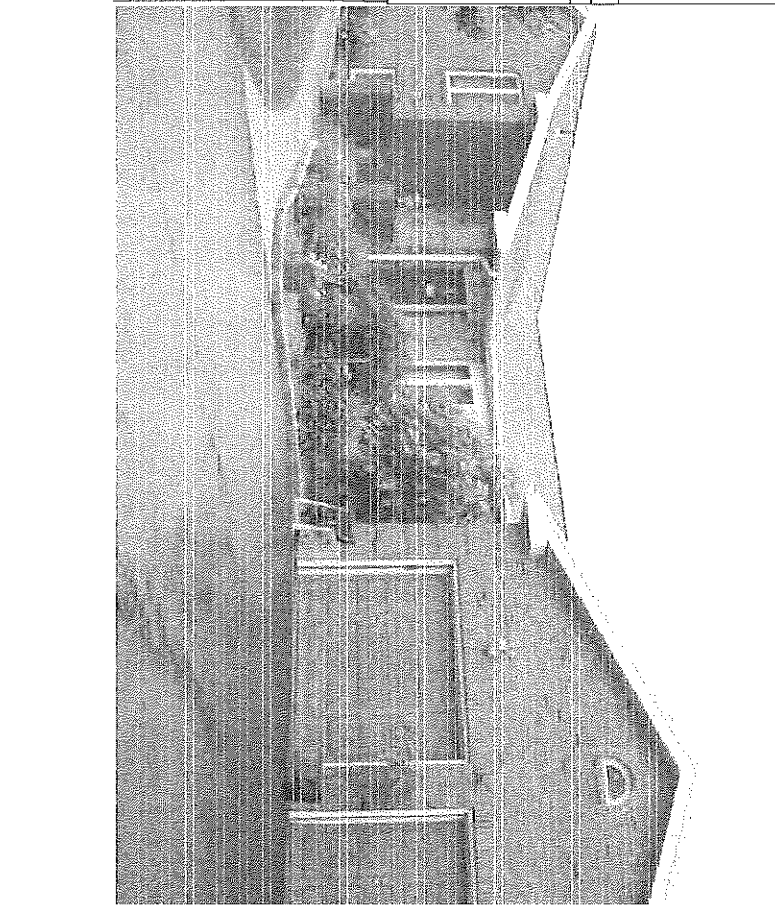
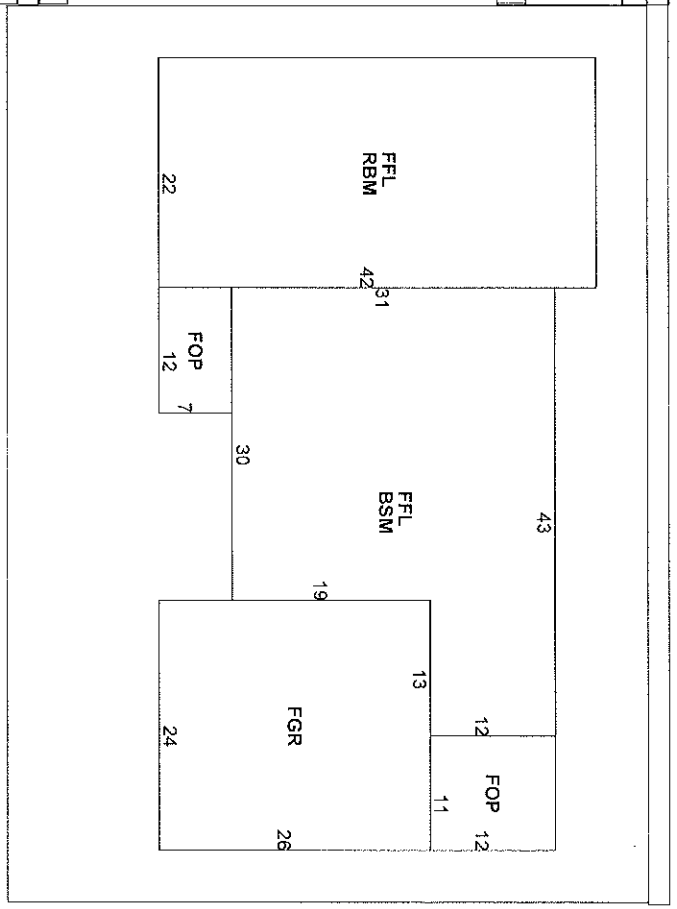
PROP. LINE



CONSTRUCTION DETAIL			MIXED USE		
Element	Description	Attributes	Code	Description	Percentage
Style	Split Level	Bedrooms	107	Single Fam w In-law	100
Grade	B-	Full Baths			
Exterior Wall 1	Brick/Masonry	Half Baths			
Exterior Wall 2	Stone/Masonry	Total Rooms			
Roof Structure	Gable	Jet Tub			
Roof Cover	Arch. Shingles	Full Baths below			
Interior Wall 1	Drywall	Fireplace		Year Built	1985
Interior Wall 2	Hardwood	Fireplace Dtd		Physical Depreciation Code	A
Interior Fir 1	Carpet	Gas Fireplace		Remodel Rating	Year Remodeled
Interior Fir 2	Oil	Fin Bsmt %		Physical Depreciation	19
Heat Fuel	Forced Air	Fin Bsmt Qual		Functional Depreciation	
Heat Type	Central	Bsmt Garages		External Obstnc	
AC Type	Central			Adjustment	
BUILDING PERMIT INFO					
Issue Date	Type	% Comp.	Date of CO	Comments	
				Override Reason	
				Building Appraised Value	
				235,440	

OB-OUTBUILDING & YARD ITEMS(L) /XF-BUILDING EXTRA FEATURES(B)										
Code	Description	Sub	Sub Description	U/B Units	Unit Price	Gr	Gr	Cond	%Cnd	Mar Value
PATI	Patio	CR	Concrete	L	836	2.50	2002	0	75	1,570
SPL2	Pool AG Rnd	L		L	1	0.00	2007	0	60	0
PDK	Pool Deck	L		L	96	10.00	2007	0	40	380
KIT	Kitchen	B		B	1	9,000.00	1990	1	100	7,020

VISIT/ CHANGE HISTORY				BUILDING SUB-AREA SUMMARY SECTION			
Date	ID	Purpose/Result	Code	Description	Living Area	Gross Area	
05/30/2012	AJ	No Change - Field Review	BSM	Basement	0	1,086	
11/27/2007	SO	Change - Value Change Town	FFL	First Floor	2,010	2,010	
01/15/2007	SM	Interior Inspect	FGR	Garage	0	624	
12/02/2006	FW	Callback	FOP	Framed Open Porch	0	216	
08/07/2006	MT	QC - Visual	RBM	Raised Basement	0	924	



Ttl. Gross Liv/Pass Area: 2,010 4,860

17-14

rev. 6/20/2011

TOWN OF CROMWELL ZONING BOARD OF APPEALS

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

Address: 6 Evensen Place	PIN #: 004064007
Zoning District: A-15 _{re}	Volume/Page: 754/105
Applicant:	Property Owner: Linda Samuelson
Home or Business Address:	Home or Business Address: 6 Evensen Place Cromwell, CT 06416
Phone #:	Phone: 860-635-1093
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: Linda M. Samuelson	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: Install a 14' x 28' in-ground swimming pool.	

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).

Maintaining a 10' setback makes it impossible to install even a very small in-ground pool at a reasonable distance from the house.

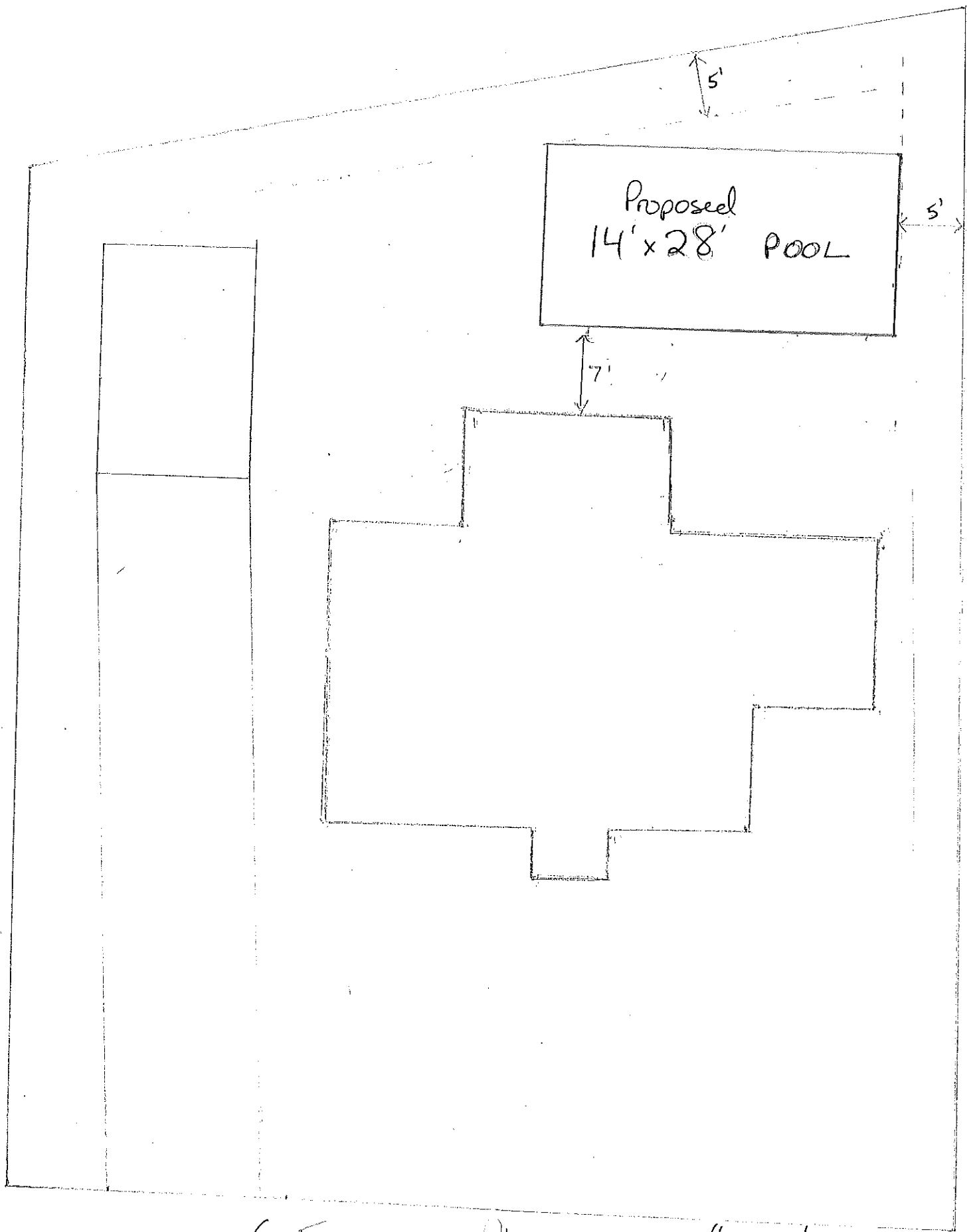
1. I will send written notice of this application to the owners of property within 100' of the site not less than 14 days before the public hearing. I will submit the "certificate of mailing" not less than 10 days before the hearing.

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

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

Linda M. Samuelson
applicant

9/14/17
date




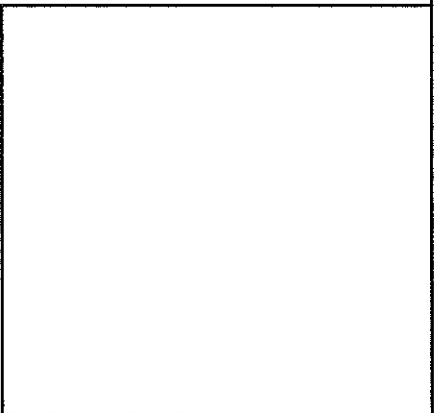
6 EVENSEN PLACE

1" = 10'



Property Information
 Property ID: 00406400
 Location: 6 EVENSEN PLACE
 Owner: SAMUELSON, JINDA 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 11/1/2016
 Properties updated daily



CONSTRUCTION DETAIL

Element	Description	Attributes	Code	Description	Percentage
Style	Ranch		02	101 Single Family	100
Grade	C		2		
Exterior Wall 1	Vinyl Siding	Bedrooms Full Baths Half Baths	0		
Exterior Wall 2	Gable	Total Rooms Jet Tub	7		
Roof Structure	Arch. Shingles	Full Baths below		COST/MARKET VALUATION	
Roof Cover	Plastered	Fireplace		Year Built	1939
Interior Wall 1	Hardwood	Fireplace Dtd.		Physical Depreciation Code	VG
Interior Wall 2	Pine/Soft Wood	Gas Fireplace	1	Remodel Rating	
Interior Fir 1	Oil	Fin Bsmt %	40	Year Remodeled	
Interior Fir 2	Hot Water	Fin Bsmt Qual	Fair	Physical Depreciation	23
Heat Fuel	Central	Bsmt. Garages	0	Functional Obsinc	
Heat Type				External Obsinc	
AC Type				Adjustment	
				Adjustment %	
				Overall % Cond	77
				Override %	0
				Override Reason	
				Building Appraised Value	88,490

BUILDING PERMIT INFO

Issue Date	Type	% Comp.	Date of CO	Comments
08/02/2011	FP	100	09/26/2011	Gas directed, Inst 1 50gal PR

OB-OUTBUILDING & YARD ITEMS(D) /XF-BUILDING EXTRA FEATURES(B)

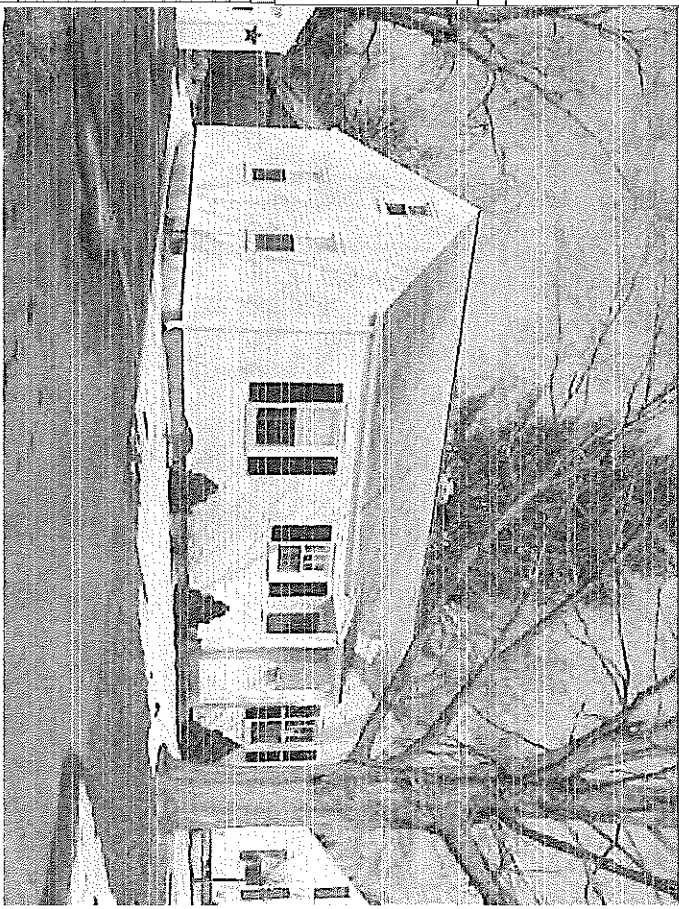
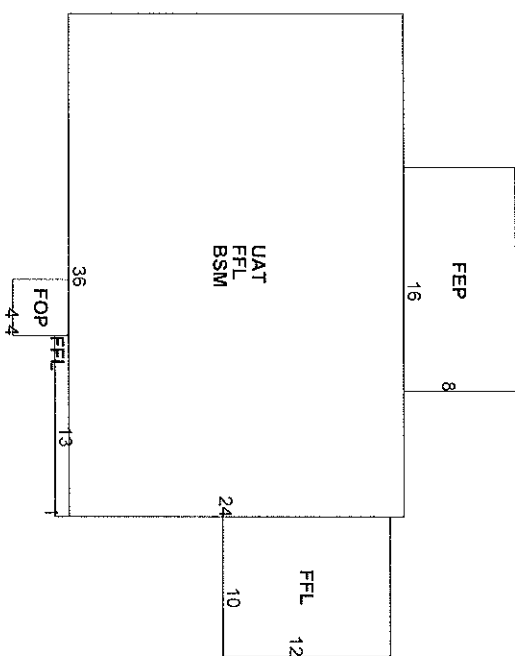
Code	Description	Sub	Sub Description	U/B Units	Unit Price	Qty	Code	Description	Code	U/B	Ra	Cond	%Cond	Appr Value
GARI	Garage	FR	Frame	L	216	25,500	1939					75		4,050

VISIT/ CHANGE HISTORY

Date	ID	Purpose/Result
08/01/2012	AJ	Change - Field Review
09/12/2011	DZ	Permit- Drive By
01/20/2007	MK	Interior Inspect
01/07/2007	DW	Callback
11/22/2006	ES	Measured

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area
BSM	Basement	0	864
FEP	Enclosed Porch	0	128
FFL	First Floor	997	997
FOP	Framed Open Porch	0	16
UAT	Unfinished Attic	0	864
Ttl. Gross Liv/Pass Area:		997	2,869



Property Location: 6 EVENSEN PLACE
 Vision ID: 3822

Account #00406400

MAP ID: 47/19/42/1

Bldg #: 1 of 1 Sec #: 1 of 1

Card 1 of 1

State Use: 101
 Print Date: 01/07/2013 20:25

CURRENT OWNER		TOPO	UTILITIES	STRT. ROAD	LOCATION
LYONS LINDA		2		1	
6 EVENSEN PLACE		3		3	
CROMWELL, CT 06416				7	

SUPPLEMENTAL DATA		CURRENT ASSESSMENT	
Census Tr. 5702	DV Map #	Code	Appraised Value
Prior Zoning A-1S	DV Lot #	1-1	99,600
Color WHITE	Callback	1-3	88,490
100 Yr Flood	I&E Penalty	1-4	4,050
GIS ID: 00406400	ASSOC PID#47/19/42/1		
BAA			
Prior Value 134500			

6033
 CROMWELL, CT
VISION

RECORD OF OWNERSHIP			
LYONS LINDA	BK-VOL/PAGE	SALE DATE	q/h v/f SALE PRICE V.C.
	754 105	10/13/2000	Q 0

PREVIOUS ASSESSMENTS (HISTORY)			
Yr.	Code	Assessed Value	Yr. Code
2011	1-1	72,240	2010
2011	1-3	68,600	2010
2011	1-4	1,510	2010
Total:		142,350	Total:

APPRAISED VALUE SUMMARY 10-01-2012

Appraised Bldg. Value (Card) 88,490
 Appraised XF (B) Value (Bldg) 0
 Appraised OB (L) Value (Bldg) 4,050
 Appraised Land Value (Bldg) 99,600
 Special Land Value 0
 Total Appraised Parcel Value 192,140
 Valuation Method: C
 Adjustment: 0
 Net Total Appraised Parcel Value 192,140



BUILDING PERMIT RECORD			
Permit ID	Issue Date	Type	Description
20044	08/02/2011	FP	Fireplace
		Amount	Insp. Date
		5,900	09/12/2011
		% Comp.	Date Of CO
		100	09/26/2011

LAND LINE VALUATION SECTION			
B Use #	Use Description	Zone	D Frontage
1	101 Single Family	R-15	
		Depth	Units
			6,534
		Factor	SF
		1.0000	1,0000
		Disc	Factor
		1.00	1.00
		ST	Adj.
		4000	1.00
Total Card Land Units:		0.15 AC	Parcel Total Land Area:
		0.15 AC	0.15 AC
			Total Land Value:
			99,600

BUILDING PERMIT RECORD			
Permit ID	Issue Date	Type	Description
20044	08/02/2011	FP	Fireplace
		Amount	Insp. Date
		5,900	09/12/2011
		% Comp.	Date Of CO
		100	09/26/2011
Comments: Gas directed, inst I 50gal PR			

TOWN OF CROMWELL ZONING BOARD OF APPEALS

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

Address: 3 Patricia Lane	PIN #: 00058400
Zoning District: A-15	Volume/Page: 1366 / 297 p
Applicant: Paul Dworak	Property Owner: Paul Dworak
Home or Business Address: 3 Patricia Lane Cromwell, CT 06416	Home or Business Address: 3 Patricia Lane Cromwell, CT 06416
Phone #: (860) 788 3003	Phone: (860) 788-3003
Email: pdworak6@gmail.com	
<i>I hereby certify that the information presented is to the best of my knowledge true and accurate, and that should such information be proved to be inaccurate or misleading, any permit issued on the basis of this information may be revoked.</i>	<i>I hereby consent to the Applicant acting as my agent for the purpose of this application.</i>
Signature: 	Signature: 

Type of Application (check one):

Variance from Section 2.2 B p 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:

Build an attached shed on the left side of the garage which would extend 6.5 ft out from the exterior of the house toward lot 29 (S Windward).

Justification for Request:

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

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

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

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

The hardship with the current zoning legislation is that it does not allow for me to extend my storage space in the form of an attached shed. A variance would allow me to legally add sufficient space as currently the space I have is not sufficient. The unusual situation with my property is that the side is up against the back yard of 5 Windwood which is not side by side.

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

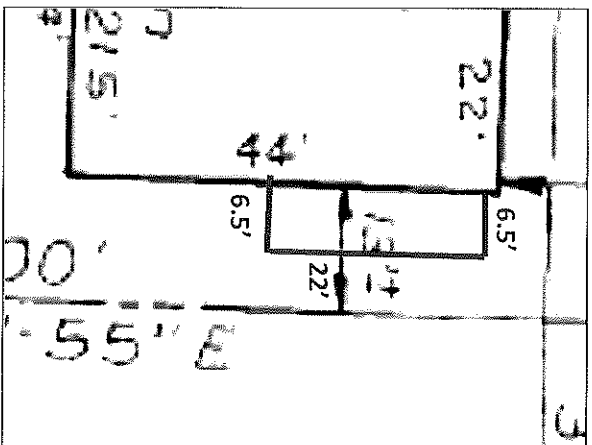
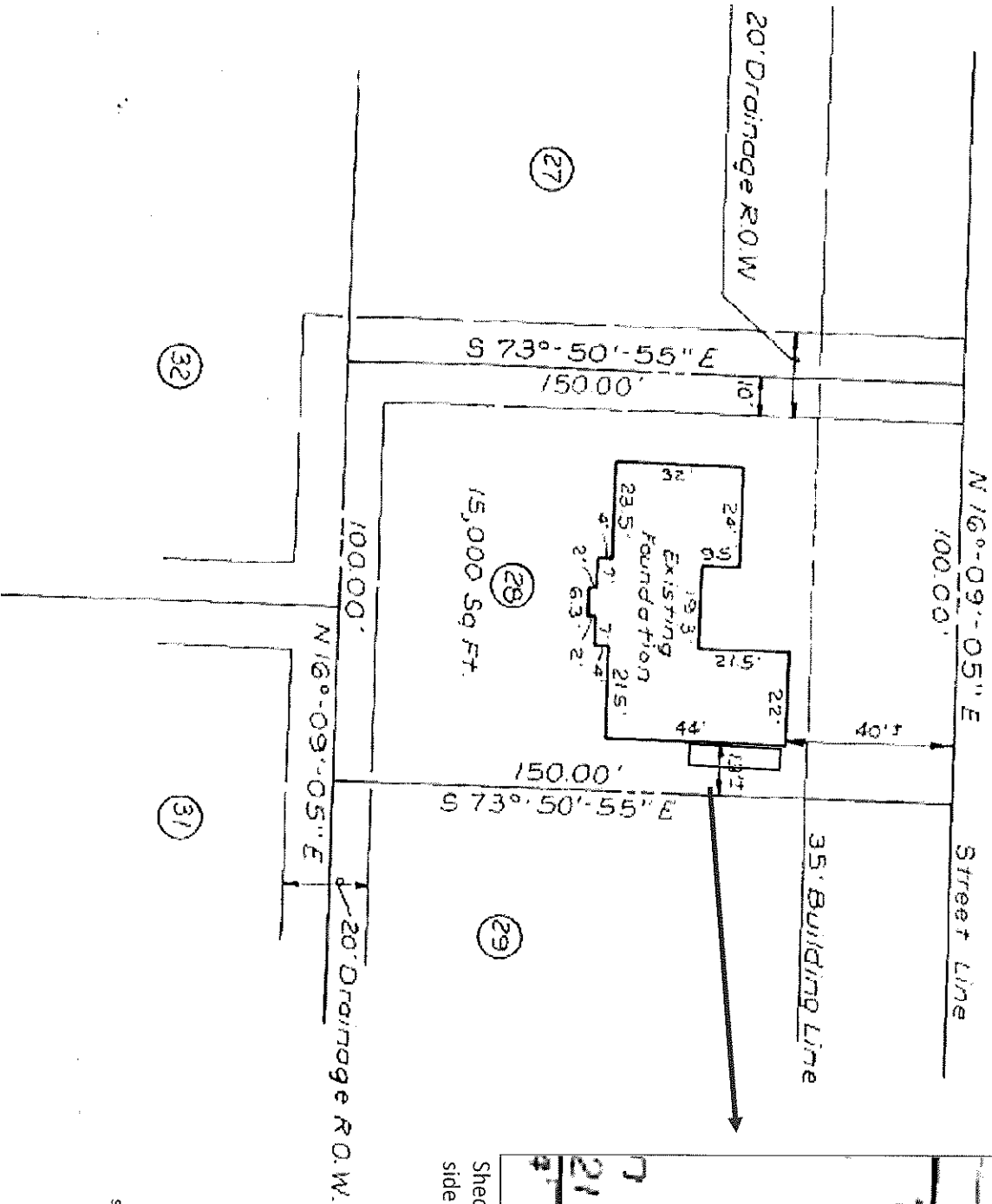
9/15/17

date

PATRICIA

LANE

Variance Area



Shed extension 6.5' x 22' on the left side of garage.

PROPERTY AT
LOT NO. 28

PATRICIA LANE
CROWMELL, CONNECTICUT

MARCH 1986

ZONE A-15

SCALE 1" = 40'

PREPARED BY
LUZZI
ENGINEERING & SURVEYING
312 WEST AVON ROAD
AVON, CONNECTICUT

CONSTRUCTION DETAIL

Element	Description	Attributes	Code	Description	Percentage
Style	Ranch	Bedrooms	101	Single Family	100
Grade	C+	Full Baths	COST/MARKET VALUATION		
Exterior Wall 1	Clapboard	Half Baths			
Exterior Wall 2	Cable	Total Rooms			
Roof Structure	Arch. Shingles	Jet Tub			
Roof Cover	Drywall	Full Baths below			
Interior Wall 1	Hardwood	Fireplace			
Interior Wall 2	Hardwood	Fireplace Dtd			
Interior Fir 1	Carpet	Gas Fireplace			
Interior Fir 2	Gas	Fin Bsmt %			
Heat Fuel	Forced Air	Fin Bsmt Qual			
Heat Type	Central	Bsmt Garages			
AC Type					

BUILDING PERMIT INFO

Issue Date	Type	% Comp.	Date of CO	Comments
10/02/2003	RF	101		re-roof

OB-OUTBUILDING & YARD ITEMS(L) /XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Description	U/B Units	Unit Price	Yr	Code	Dsp	Ri	Chd	%Cnd	Apr Value
PATI	Patio	BR	Brick	L	560	3.50	2012	0	0	75	1.470	
SHDI	Shed	FR	Frame	L	80	20.00	2000	0	0	60	960	
LNT	Lean-To	FR	Frame	L	40	10.00	2012	0	0	60	240	

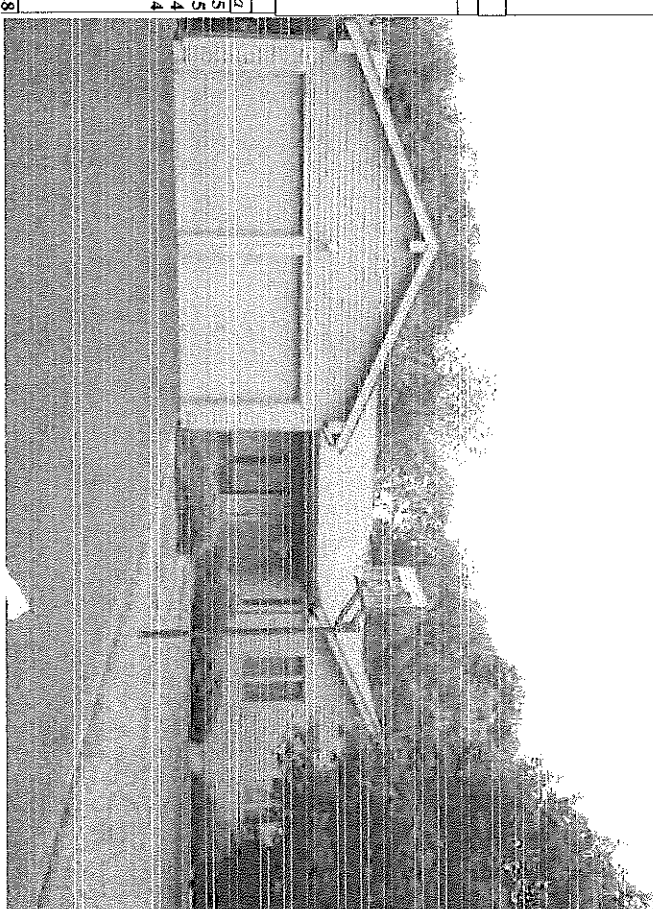
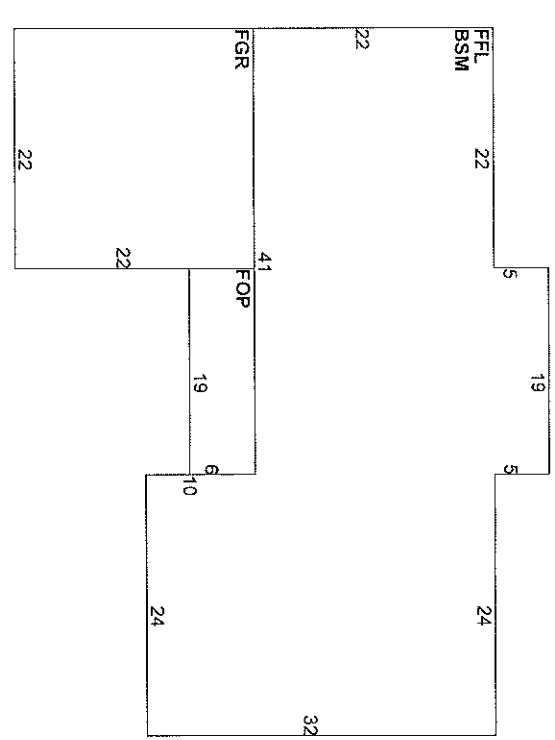
VISIT/ CHANGE HISTORY

Date	ID	Purpose/Result	Code	Description	Living Area	Gross Area
07/11/2012	AJ	No Change - Field Review	BSM	Basement	0	1,765
02/18/2012	EE	Meas Into taken at door	FFL	First Floor	1,765	1,765
02/07/2012	EE	Measured	FGR	Garage	0	484
05/26/2011	DZ	Sale Verification Ltr Rcvd	FOP	Framed Open Porch	0	114
03/07/2011	DZ	Sale Verification Ltr Sent				

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area
BSM	Basement	0	1,765
FFL	First Floor	1,765	1,765
FGR	Garage	0	484
FOP	Framed Open Porch	0	114

Th. Gross Liv/Grass Area: 1,765 4,128



Property Location: 3 PATRICIA LANE
 Vision ID: 530

Account #00058400

MAP ID: 32/17/28/1

Bldg #: 1 of 1 Sec #: 1 of 1

Card 1 of 1

State Use: 101
 Print Date: 01/07/2013 16:55

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION
DWORAK PAULA & ANTONELLA	1	2	1		
3 PATRICIA LANE		3	3		
CROMWELL, CT 06416			7		
Additional Owners:					

SUPPLEMENTAL DATA		CURRENT ASSESSMENT	
Census Tr.	5702	Code	Appraised Value
Prior Zoning	A-15	1-1	133,770
Color	BROWN	1-3	150,010
100 Yr Flood		1-4	2,670
GIS ID:	00058400		
BAA	02G		
Prior Value	200520		
DV Map #	X-89		
DV Lot #	28		
Callback			
L&E Penalty			
ASSOC PID#	32/17/28/1		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/W	SALE PRICE	V.C.
DWORAK PAULA & ANTONELLA	1366/293	02/03/2011	Q	1	335,000	00
RAU GREGORY J & KERRY W	1118/40	10/12/2005	U	1	320,000	29
RAU GREGORY J & WHITE KERRY R	1052/131	10/21/2004				

PREVIOUS ASSESSMENTS (HISTORY)		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		2011	1-1	90,920	2010	1-1	90,920
		2011	1-3	125,290	2010	1-3	125,290
Total:				216,210			216,210

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date OFCO	Comments
13817	10/02/2003	RF	Roofing	2,000	10/02/2003	101		reeroof

BUILDING PERMIT RECORD		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		2011	1-1	90,920	2010	1-1	90,920
		2011	1-3	125,290	2010	1-3	125,290
Total:				216,210			216,210

IA
 OB 2 + 3 ATTCH
 PER M.L.S. -4TH BR. 3RD BA=BSM 2/2012

APPRAISED VALUE SUMMARY 10-01-2012		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		2011	1-1	90,920	2010	1-1	90,920
		2011	1-3	125,290	2010	1-3	125,290
Total:				216,210			216,210

LAND LINE VALUATION SECTION		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		2011	1-1	90,920	2010	1-1	90,920
		2011	1-3	125,290	2010	1-3	125,290
Total:				216,210			216,210

B Use #	Code	Description	Zone	D Frontage	Depth	Units	SF	Factor	S.A.	Disc	Factor	Adj.	Notes-Adj	Special Pricing	Land Value		
1	101	Single Family	R-15			15,000	1,300	7	1,000	1,000	1,000	3,100	1,00		133,770		
1	101	Single Family	R-15			0.00	AC	1,000	0	1,000	1,00	3,100	1,00		0		
Total Card Land Units:													0.34 AC	Parcel Total Land Area:	0.34 AC	Total Land Value:	133,770





Property Information

Property ID 00058400
Location 3 PATRICIA LANE
Owner DWORAK PAULA & ANTONELLA



**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 10/1/2016
 Properties updated daily

RECEIVED FOR FILING
7-14 20 17 at 2:48 PM
TOWN CLERK'S OFFICE
CROMWELL, CONN.

**TOWN OF CROMWELL
ZONING BOARD OF APPEALS
PUBLIC HEARING AND MEETING
6:30 PM TUESDAY JULY 11, 2017**

Lu Caracoglia
TOWN CLERK

**ROOM 224/225 CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES**

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

Absent: NONE

Also Present: Director of Planning and Development Stuart Popper

1. Call To Order

The meeting was called to order by Chairman Morin at 6:29 p.m.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

NONE

4. Approval of Agenda

A motion to amend the agenda to include Commissioner Comments after Public Hearing was made by Mark Zampino and Seconded by John Keithan. *All in favor; motion passed.*

5. Public Comments

NONE

6. New Business:

NONE

7. Public Hearing:

a. Application #17-09: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Lot Coverage Ratio) to allow for the construction of a two car garage at 4 Allen Road. Giulio Caracoglia is the Applicant and Susan Lu L. Grillo ET AL is the Owner.

Giulio Caracoglia of 6 Allen Road presented the application. He began by stating that he was requesting a 2.1% increase over the allotted 15% lot coverage ratio. There was a brief discussion among the Commissioners, the applicant, and Mr. Popper regarding the exact nature of the applicant's request and the previous variance granted to the applicant by the

Commission. It was clarified that the applicant had received a variance to construct a 24 X 30 foot garage so there was no additional encroachment into the setbacks than had been approved previously. David Cox of 1 Allen Road spoke in support of the application.

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

8. Commissioner Comments

Chairman Morin asked Mr. Popper about the status of the former Mortensen's property and if the newly constructed building was encroaching on the car wash property. Mr. Popper stated that only a ten foot side yard setback was required in that zone.

Mr. Popper stated for the record that the applicant had withdrawn Application #17-10.

There was a brief discussion regarding the questions proposed by Steve Wygonowski in his email dated July 10, 2017. Mr. Popper passed out copies of the ZBA bylaws and the governing state statutes. He stated that agendas and supplemental packet materials are available on the town's website.

There was a discussion about the possibility of imposing time limits on presenters but there was some concern over limiting public participation in the meetings. Mr. Popper offered to write a "comments" memo to assist in clarifying the issue in front of the board, to provide applicants with a checklist to ensure all necessary information is included in the applications, and to assist with the preparation of graphics and photographs as necessary. There was a brief discussion about the specific parameters of legal advertisements and meeting schedules.

Mark Zampino asked about conducting visual inspections of the subject properties. Chairman Morin advised him not to engage in discussion regarding the specifics of an application outside of the meetings. Mr. Popper stated that he could encourage applicants to stake out the affected area.

John Whitney asked if rental notice signs could be made available to applicants. Mr. Popper stated that he could revisit that idea but that those types of signs are generic in nature and do not include date, time or application information, requiring parties to contact the town for specific information.


9. Approval of Minutes:

a. June 13, 2017:

A motion to approve the minutes was made by John Keithan; Seconded by Daniel Delisle. *All in favor; motion passed.*

10. Adjourn: Motion to adjourn at 7:12 p.m. by John Keithan; Seconded by John Whitney. *All were in favor; the motion passed.*

Respectfully Submitted,


Julie C. Petrella
Recording Clerk