

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553
www.waterfordct.org

AGENDA

**Zoning Board of Appeals
Waterford Town Hall**

**April 2, 2025
5:30 PM**

1. CALL TO ORDER/APPOINTMENT OF ALTERNATES

2. APPROVAL OF THE March 12, 2024 MEETING MINUTES

3. PUBLIC HEARINGS

Application #ZBA-25-2 - Appeal of Russell & Martha Krebs, owners and applicants at 15 Division St, R-20 zone. Variances are requested from zoning regulations: Section 4.4.1, Front Yard Setback and Section 4.4.2, Side Yard Setback, as shown on plans titled "Zoning Location Survey, Property of Russell Krebs & Martha Krebs for property located at 15 Division Street" dated March 6, 2025.

Application #ZBA-25-3 - Appeal of Kevin Reilly, owner, Chris Ida, applicant at 6 Norman Street, R-20 zone. Variances are requested from zoning regulations: Section 4.4.1, Front Yard Setback, as shown on plans titled "Boundary Survey – Lot Line Modification" dated July 15, 2021.

4. OLD BUSINESS

Application #ZBA-25-1 - Appeal of A Beautiful Real Estate LLC, owner and applicant for property located at 14 Bella Vista Street, R-20 zone. Variances are requested from zoning regulations: Section 4.4.1 - front yard setback, 4.4.2 - side yard setback and 4.4.3 - rear yard setback as shown on plans titled "Zoning Location Survey" dated February 3, 2025.

5. CORRESPONDENCE

6. ADJOURNMENT

RECEIVED FOR RECORD
WATERFORD, CT
2025 MAR 28 A 8:58
ATTEST: *[Signature]*
TOWN CLERK

MINUTES RECEIVED FOR RECORD
WATERFORD, CT

Zoning Board of Appeals
Waterford Town Hall

2025 MAR 19 1A 9:37 March 12, 2025
5:30 PM

ATTEST: *David L. Campos*
TOWN CLERK

Members Present: Chairwoman Cathy Gonyo, Michelle Kripps (5:37), John Morgan, William Herzfeld
Members Absent: Anne Darling
Alternates Present: Greg Gallup, Jason Kohl
Staff Present: Jonathan Mullen, Planning Director; Wayne Scott, Zoning Official; Dawn Choisy, Recording Secretary
Also Present: Town Attorney Robert Avena

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chairwoman Gonyo called the meeting to order at 5:30. G. Gallup was appointed to sit for M. Kripps and J. Kohl was appointed to sit for A. Darling.

2. APPROVAL OF MINUTES

MOTION: Motion made by J. Morgan, seconded by W. Herzfeld, to approve the minutes of the December 4, 2024 meeting as written.

VOTE: 5-0

3. PUBLIC HEARING

Application #ZBA-25-1 - Appeal of A Beautiful Real Estate LLC, owner and applicant for property located at 14 Bella Vista Street, R-20 zone. Variances are requested from zoning regulations: Section 4.4.1 - front yard setback, 4.4.2 - side yard setback and 4.4.3 - rear yard setback as shown on plans titled "Zoning Location Survey" dated February 3, 2025.

The following exhibits were previously submitted:

EXHIBIT 1 - Application and support material
EXHIBIT 2 - Plan titled "Zoning Location Survey, Property of A Beautiful Real Estate LLC" dated February 3, 2025.
EXHIBIT 3 - Legal Notice of Public Hearing published in the Day newspaper on February 26, 2025 and March 5, 2025
EXHIBIT 4 - Hearing notification letter sent to applicant dated August 14, 2024
EXHIBIT 5 - Staff Report dated March 5, 2025

Chairwoman Gonyo opened the public hearing.

Land Surveyor James Bernardo, representing the applicant, addressed the Board. He reviewed the Staff Report (Exhibit 5) and site plan (Exhibit 2). He noted that there was a typo on the Zoning Compliance Chart on the site plan. The coverage should be 22%, not 23.5%.

J. Bernardo reviewed the differences between this application and the previous application, which was denied. He reviewed the plan for Harrison's Landing (included in Exhibit 1), noting that the site has been a valid building lot for 90 years. The applicant has paid a sewer assessment

fee on the property. He stated that the hardship being claimed is that the property is an existing residential building lot that existed since 1932, prior to the first effective Zoning Regulations in 1954. He reviewed the variances being requested, noting that the variances requested are the minimum necessary to allow for a reasonable use of the land.

J. Bernardo submitted into the record as Exhibit 6 e-mail correspondence from Fire Marshal Dubicki, and as Exhibit 7 a spreadsheet showing existing acreage, living area and gross area of properties in the area.

Board members had comments and questions regarding the size of the proposed house.

Attorney Avena asked for clarification regarding the difference in living area as shown in Exhibit 7 and that noted in the Staff Report (Exhibit 5). J. Bernardo clarified.

Chairwoman Gonyo asked if there was anyone in the audience who wished to speak regarding this application.

Bryan Saylor of 67 Benham Avenue read into the record a statement opposing the application. This was entered into the record as Exhibit 8.

Corlyn Webster of 18 Bella Vista Street spoke in opposition to the application.

Steve Logan of 73 Benham Avenue stated concerns that no setbacks are being met, and is against the proposal.

Sara Hart of 69 Benham Avenue spoke in opposition.

Erin Saylor of 67 Benham Avenue stated that she would welcome a smaller house.

Warren Avery of 12 Bella Vista Street spoke in opposition to the application.

J. Bernardo noted that the property owner had met with Town Staff prior to purchasing the property.

Warren Avery of 12 Bella Vista Street had concerns regarding the 1932 issue.

Erin Saylor of 67 Benham Avenue stated that a smaller house could be put on the lot.

MOTION: Motion made by W. Herzfeld, seconded by J. Morgan, to close the public hearing at 6:25.

VOTE: 5-0

4. NEW BUSINESS

There was no new business.

5. CORRESPONDENCE

No correspondence was received.

Chairwoman Gonyo excused herself from the next agenda item and left the meeting room.

MOTION: Motion made by W. Herzfeld, seconded by G. Gallup to enter Executive Session at 6:26.

VOTE: 5-0

6. EXECUTIVE SESSION

Discussion of the following pending litigation:

Maryse Callard, Trustee C/O (George Szdlowski) v. Zoning Board of Appeals of The Town of Waterford and the Town of Waterford; Docket Number KNL-CV-23-6063980-S

MOTION: Motion made by W. Herzfeld, seconded by J. Kohl, to exit Executive Session at 6:50.

VOTE: 5-0. No votes were taken during Executive Session.

7. ADJOURNMENT

MOTION: Motion made by J. Kohl, seconded by M. Kripps, to adjourn the meeting at 6:57.

VOTE: 5-0

Respectfully Submitted,


Dawn Choisy
Recording Secretary



Town of Waterford

Department of Planning and Development
www.waterfordct.org

Office Use Only

Date Submitted: _____

Processed By: _____

App. No.: _____

Total Fee: \$ _____

Variance Application to the Zoning Board of Appeals

Property Address: 15 DIVISION STREET

1. Type of Variance Application(s) (Check all that apply)



Residential



CAM Residential



Location of Approval DMV



Other Residential



CAM Non-Residential



Other: _____



Non-Residential

2. Owner(s) of Record (As listed on deed)

Name: RUSSELL and MARTHA KREBS

Telephone#: _____

Address: 15 DIVISION ST.

Cell Phone#: 860-995-8822

City/State: WATERFORD, CT 06385

Email: rok@snet.net

3. Applicant Information

Name: SAME AS OWNER

Telephone#: _____

Address: _____ Cell Phone#: _____

City/State: _____ Email: _____

4. Agent Information

Name: MATHEW H. GREENE, ESQ.

Telephone#: 860-442-2252

Address: 300 STATE ST., STE 209

Cell Phone#: _____

City/State: NEW LONDON, CT 06320

Email: matt@muellergreene.com

5. Application Request Type

I/We hereby apply for:

Variance from the Zoning Regulations ☒

Repairer's/Dealer's License ☐

6. Parcel Information

Map/Block/Lot: _____ / _____ / _____ Street No. & Name: 15 DIVISION ST.
Approximate Size SF/AC: 20,000 / .46 Date acquired: 7/13/22 Zone(s): R-20
Deed recorded in Waterford Land Records Volume Number: 1788 Page(s): 218
Located on the side W of DIVISION ST., 400 feet
(N, S, E, W) (STREET)
S from the intersection of SHORE RD. and DIVISION ST.
(N, S, E, W) (STREET) (STREET)

The variance relates to (please check one):

Use: ☐ Area: ☐ Frontage: ☐ Yards/Setbacks: ☒ Signs: ☐ Dealer/Repairer: ☐

7. Zone District

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	20,000	20,000	20,000
MINIMUM FRONTAGE	85	90.8	90.8
MINIMUM FRONT YARD	50	7	13
MINIMUM SIDE	20	7 L 26R	7 L 11 R
MINIMUM REAR YARD	50	150	140
MAXIMUM BUILDING COVERAGE	25	11	13
MAXIMUM BUILDING HEIGHT	35	28	28
MINIMUM PARKING SPACES	2	2	2

8. Under what section(s) of the Zoning Regulations is the appeal based?

Attach additional sheet if necessary

SECTIONS 4.4.1 FRONT YARD SETBACK; 4.4.2 SIDE YARD SETBACK

9. Specifically state amount of variance or action Board is requested to take:

Attach additional sheet if necessary

SEE ATTACHED

10. What is the hardship claimed? See Sections 27.4 and 27.5 of the Zoning Regulations

SEE ATTACHED

11. Has/Have any previous appeal(s) been filed in connection with these premises during the past ten calendar years?

Yes ☒ No ☐

If yes, MAY, 2023 and ZBA-23-2
Date(s) Appeal Number(s)

12. Coastal Area Management Boundary

Is the property within the Coastal Area Management Boundary? Yes ☒ No ☐
Is a CAM report required? Yes ☐ No ☒
If yes, is the report attached? Yes ☐ No ☐

If No, note the exempt section(s) of Zoning Regulations 25.4.2.a.4

13. Owner, Applicant and/or Agent Acknowledgement

By signing below, the Owner and Applicant hereby grant the Waterford Zoning Board of Appeals and its authorized agents, including the Zoning Enforcement Officer, and Town Public Works Staff, the right to enter the premises, subject of the application, to inspect and verify the information contained in the variance application.

I/We hereby depose and say that all the above statements and the statements contained in any papers submitted herewith are true to the best of my knowledge and belief.

Signature: Martha Krebs [Signature]
Martha Krebs (Mar 6, 2025 14:42 EST)
Email: mkrebs@ispnet.net
Signature of Owner
Date

Signature: [Signature] [Signature]
Russell Krebs (Mar 6, 2025 14:41 EST)
Email: rk@ispnet.net
Date 3/6/25
MATTHEW H GREENE, Applicant/Agent

Variance Application.KREBS

Final Audit Report

2025-03-06

Created:	2025-03-06
By:	Mueller Greene (office@muellergreene.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAASEsYuCg2H_QL7hacpKJ9n10PWbA0pWd

"Variance Application.KREBS" History

-  Document created by Mueller Greene (office@muellergreene.com)
2025-03-06 - 6:35:56 PM GMT
-  Document emailed to Martha Krebs (mkrebs@snet.net) for signature
2025-03-06 - 6:36:02 PM GMT
-  Document emailed to Russell Krebs (rok@snet.net) for signature
2025-03-06 - 6:36:02 PM GMT
-  Email viewed by Russell Krebs (rok@snet.net)
2025-03-06 - 7:41:01 PM GMT
-  Document e-signed by Russell Krebs (rok@snet.net)
Signature Date: 2025-03-06 - 7:41:48 PM GMT - Time Source: server
-  Email viewed by Martha Krebs (mkrebs@snet.net)
2025-03-06 - 7:42:10 PM GMT
-  Document e-signed by Martha Krebs (mkrebs@snet.net)
Signature Date: 2025-03-06 - 7:42:54 PM GMT - Time Source: server
-  Agreement completed.
2025-03-06 - 7:42:54 PM GMT

MUELLER GREENE

ATTORNEYS AT LAW

300 State Street, Suite 209, New London, CT 06320

Telephone: (860) 442-2252 Facsimile: (860) 442-2253

Mathew H. Greene, Esq.
matt@muellergreene.com

Victoria S. Mueller, Esq.
victoria@muellergreene.com

March 6, 2025

Cathy Gonyo, Chairperson
Zoning Board of Appeals
Town of Waterford
15 Rope Ferry Rd.
Waterford, CT 06385

Dear Madam Chair and Board Members:

The undersigned is writing as agent for Russell and Martha Krebs with respect to their application for variances as outlined below, for the premises at 15 Division St.

The Krebs purchased their property in July, 2022. The rear yard of the property abuts Jordon Cove. According to Town records, the house was built in 1850, more than a century prior to the Waterford Zoning Regulations being established.

This property is unique as the creation of the Waterford Zoning Regulations has caused the house to be a pre-existing non-conforming structure, as it sits entirely in the front yard setback as determined by the buildable area if there was no house on this lot. In reviewing the zoning regulations, the definition of Yard, Front is "An open space between the building and the front lot line extending the full length of the lot.....". Based on this definition, the front yard is the narrowest point from the street line to the building, which is about 7 feet and it runs parallel to the street line the full length of the property.

Yard, Rear is defined as "the open space between the building and the rear lot line, extending the full width of the lot..." An additional definition of Yard, Required Rear states, "The open space between the rear lot line and a line parallel to it at a distance equal to the minimum rear yard as set forth in the table applicable to the district in which the lot is situated." The required rear yard is 50 feet, and no part of any proposed structure is less than 50 feet from the rear property line. It should be noted, there is no definition of Yard, Front Required.

Based on the above, it is my opinion the regulations allow for additions to the house provided they do not exceed the current front yard setback of 7 feet and further allow additions extending from the rear of the house as it stands now.

I have presented this to the Town officials, and they differ in their opinion. While we have differing interpretations, we are filing this application for a variance to streamline the process to move forward. Accordingly, the following is provided in support of a variance request.

About one-third of the front of the house is approximately 7 feet from the property line at the street. The front door is set back to about 17-19 feet from the street property line, which runs on an angle. It is proposed to build an enclosed entrance over the front door, 9 ½ feet wide and 4 feet in depth. As such, the enclosure will be approximately 13-15 feet from the street. A variance request of 37 feet is requested. This proposed enclosed entrance would be further from the street than the existing one-third of the front of the house. It would not have any effect on neighboring properties.

It is proposed to build a deck in the rear of the house which would extend into the allowed building area on the lot. The rear of the house is approximately 45 feet from the street, which means the house sits entirely in the front yard setback. The proposed deck is approximately 5 feet from the allowed building area on the lot and as such a variance to build in the intervening 5 feet is sought.

The third request for a variance is to build a carport on the right side of the house. This would require a side yard variance of 9 feet and front yard variance of 30 feet.

Per the regulations, the Krebs could build a 24x20 garage in the allowed buildable area without seeking a variance. They could also build a garage as an accessory structure 12.5'x 20' only 10 feet from the side yard lot line. A garage in the allowable building area or an accessory structure as a garage only 10 feet from the side yard property line would have a greater adverse effect on water views to specific neighbors than a carport.

While views are not protected per the regulations, out of consideration for specific neighbors, the Krebs are willing to downscale their plans and seek a variance to build a carport. To the right side of the Krebs' property there exists three non-buildable lots; two with frontage of 20 feet each and one with 10 feet of frontage, which are not owned in succession by the same owner. If by happenstance these lots were combined, they would not meet the required minimum frontage of 85 feet for the zone to build. As such, a variance allowing the reduction of the side yard setback would not have an impact on the adjacent properties as there would still be at least 50 feet wide of open land providing non-obstructive views.

The specific variances requested, and their respective hardships are as follows:

A variance of Section 4.4.1 (front yard setback) of 37 feet is requested to build an enclosed entrance. This is necessary as the property is waterfront property and having an enclosed entrance provides the necessary protection from the differing elements of the weather. The hardship is this house was built in 1850, more than a century prior to the creation of zoning regulations and the house is a pre-existing non-conforming structure. The property is unique as the entire house sits in the front yard setback, which would mean the regulations would prevent

even minor renovations for safety. Again, it should be noted the requested variance is further from the street than more than one-third of the front of the house.

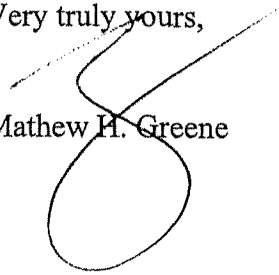
A variance of Section 4.4.1 (front yard setback) is requested seeking a variance of 5 feet to build a deck in the rear of the house. The proposed deck would extend into the allowable building area, making all but six feet of the deck conforming. The hardship is this house was built in 1850 and the creation of zoning regulations has placed the entire house in the front yard setback, which would mean the regulations would prevent any improvements in the rear of the house, even to bring a portion of the structure into conformity, as is the case here.

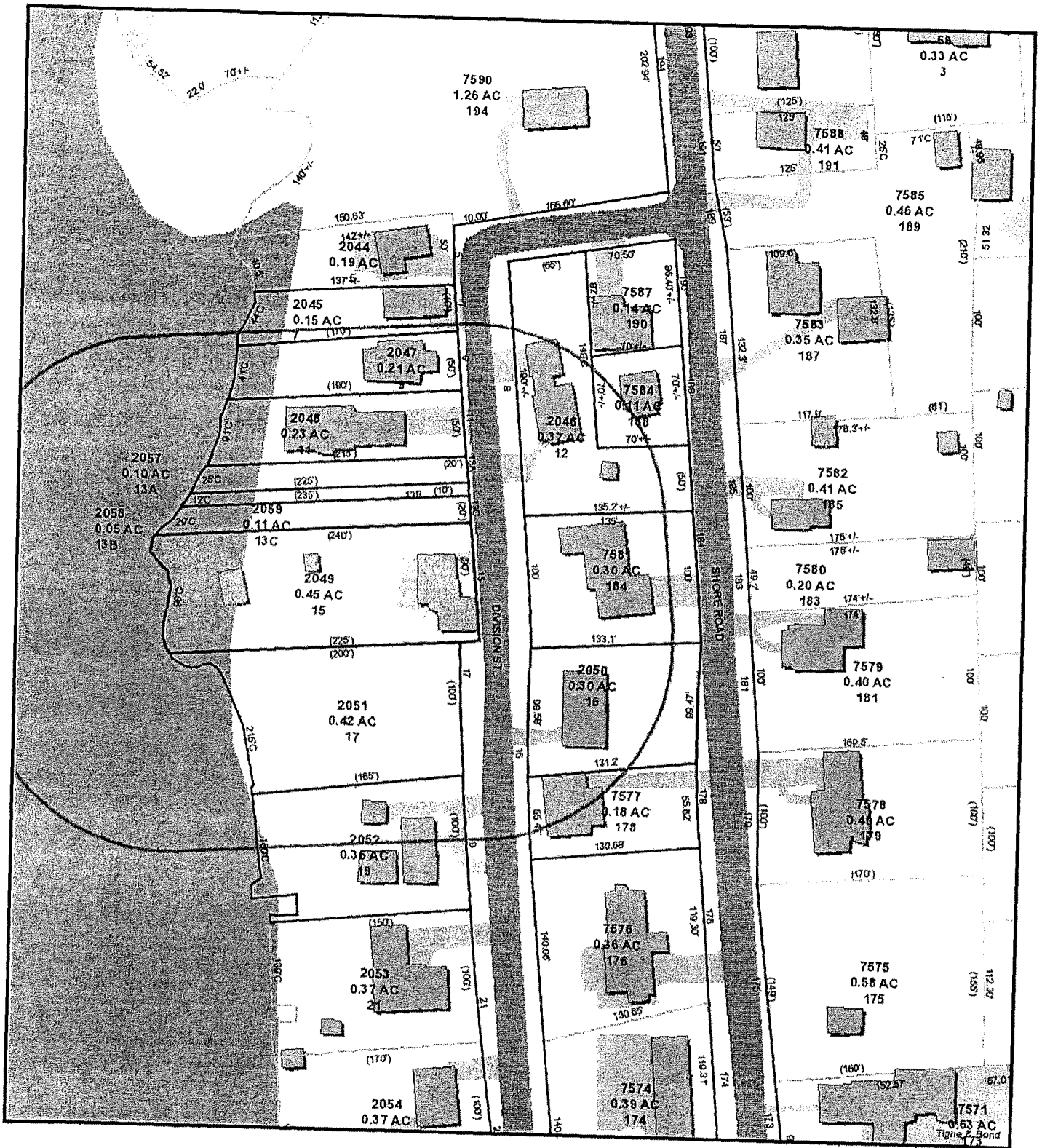
A variance of Section 4.4.2 (side yard setback) is requested to reduce the side yard setback from 20 feet to 11 feet, a variance of 9 feet and a variance of Section 4.4.1 (front yard setback) of 30 feet to build a carport. The hardship posed is the carport is necessary to protect vehicles from the elements and provide coverage for the users of the vehicle. A large two car garage could be built in the allowable building area, or an accessory structure only 10 feet from the side yard property line which would have a greater impact on the views of specific neighbors. The property at one time appears to have had a garage which was converted to a first-floor bedroom by a previous owner. As this property is located in an area of homes which attract generations of families (like the Krebs) for summer enjoyment of the water, a first-floor bedroom is a necessity for the aging population in the family. As this house was built a century prior to zoning, first floor bedrooms were not a consideration as they are now. Due to the age of this house, there was no other place to locate a first-floor bedroom, leaving the property with no covered protection for vehicles and their users. The shape of the lot, the location of the house prior to the zoning regulations being enacted and the limitations of the later enacted zoning regulations are contributing hardships.

Thank you for your attention to this application and look forward to presenting this to the Board.

Very truly yours,

Mathew H. Greene



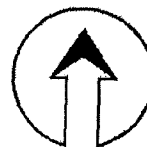


4/29/2023 1:46:28 PM

Scale: 1"=100'

Scale is approximate

The information depicted on this map is for planning purposes only.
It is not adequate for legal boundary definition, regulatory
interpretation, or parcel-level analyses.



Parcel ID	Owner	Mailing Address	Mailing City	State	Zip	Address
177000	ANDREOLI HARRIET E & MICHAEL R TRUSTEES	178 SHORE RD	WATERFORD	CT	06385	16 DIVISION STREET ✓
707800	ANDREOLI HARRIET E & MICHAEL R TRUSTEES	178 SHORE ROAD	WATERFORD	CT	06385	178 SHORE ROAD ✓
176500	DUPONT ROGER A	7 DIVISION ST	WATERFORD	CT	06385	7 DIVISION STREET ✓
177100	HICKEY CHARLES E & CLAUDETTE P	17 DIVISION ST	WATERFORD	CT	06385	17 DIVISION STREET ✓
176900	KREBS RUSSELL & MARTHA	15 DIVISION STREET	WATERFORD	CT	06385	15 DIVISION STREET ✓
708500	LARSEN ERIK WINTER & KARIN B	188 SHORE RD	WATERFORD	CT	06385	188 SHORE ROAD ✓
708200	OAKDELL MOTEL INCORPORATED	29 WINTERGREEN DR	QUAKER HILL	CT	06375	184 SHORE ROAD ✓
176800	ROGGERO PATRICIA A	11 DIVISION ST	WATERFORD	CT	06385	11 DIVISION STREET ✓
177700	ROGGERO PATRICIA A	11 DIVISION ST	WATERFORD	CT	06385	13A DIVISION STREET ✓
177900	ROGGERO PATRICIA A	11 DIVISION ST	WATERFORD	CT	06385	13C DIVISION STREET ✓
177200	SHORE ROAD REALTY ASSOC LLC	540 SILAS DEANE HWY	WETHERSFIELD	CT	06109	19 DIVISION STREET ✓
176600	STEVENS SYLVIA J & WILLIAM R	12 DIVISION ST	WATERFORD	CT	06385	12 DIVISION STREET ✓
177800	STEVENS SYLVIA J & WILLIAM R	12 DIVISION ST	WATERFORD	CT	06385	138 DIVISION STREET ✓
176700	STROLLO MARK F	9 DIVISION ST	WATERFORD	CT	06385	9 DIVISION STREET ✓

TOWN OF WATERFORD ZONING BOARD OF APPEALS

LIST OF PROPERTIES WITHIN 150'
OF PROPERTY LOCATED AT:

15 Division Street

SUBMIT THIS FORM WITH APPLICATION

OWNER		UNIQUE ID	PROPERTY ADDRESS	MAILING ADDRESS
Last Name	Andreoili, Trustees	177000	16 Division Street	178 Shore Road
First Name	Harriet E. & Michael R.		Waterford, CT 06385	Waterford, CT 06385
	Andreoili, Trustees	707800	178 Shore Road	178 Shore Road
	Harriet E. & Michael R.		Waterford, CT 06385	Waterford, CT 06385
	Dupont	176500	7 Division Street	7 Division Street
	Roger A.		Waterford, CT 06385	Waterford, CT 06385
	Hickey	177100	17 Division Street	17 Division Street
	Charles E. & Claudette P.		Waterford, CT 06385	Waterford, CT 06385
	Krebs	176900	15 Division Street	15 Division Street
	Russel & Martha		Waterford, CT 06385	Waterford, CT 06385
	Larsen	708500	188 Shore Road	188 Shore Road
	Erik Winter & Karin B.		Waterford, CT 06385	Waterford, CT 06385
	Oakdeil Motel Inc.	708200	184 Shore Road	29 Wintergreen Drive
			Waterford, CT 06385	Quaker Hill, CT 06375
	Roggero	176800	11 Division Street	11 Division Street
	Patricia A.		Waterford, CT 06385	Waterford, CT 06385
	Roggero	177700	13 A Division Street	11 Division Street
	Patricia A.		Waterford, CT 06385	Waterford, CT 06385
	Roggero	177900	13 C Division Street	11 Division Street
	Patricia A.		Waterford, CT 06385	Waterford, CT 06385

LIST OF PROPERTIES WITHIN 150'
OF PROPERTY LOCATED AT:

15 Division Street

SUBMIT THIS FORM WITH APPLICATION

[illegible]

Return to:
Russell and Marth Krebs
15 Division Street
Waterford, CT 06385

WARRANTY DEED-STATUTORY FORM

ROBERT E. KELLY, JR. and LESLIE A. KELLY of the Town of Waterford, County of New London and State of Connecticut

For consideration of EIGHT HUNDRED EIGHTY THOUSAND AND 00/100 (\$880,000.00) Dollars paid, grant to RUSSELL KREBS and MARTHA KREBS, of the Town of Glastonbury, County of Hartford and State of Connecticut

With WARRANTY COVENANTS, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

A certain tract or parcel of land and the improvements thereon, known as 15 Division Street, located in the Town of Waterford, County of New London and State of Connecticut more particularly described on Schedule A attached hereto and made a part hereof by this reference.

Said premises are conveyed subject to any and all provisions of any ordinance, municipal regulation or public or private law, including planning and zoning.

Said premises are conveyed subject to municipal and utility easements as of record may appear.

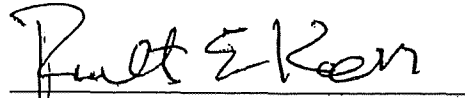
The Grantee herein assumes and agrees to pay any and all taxes and/or assessments on the property being conveyed by this deed and hereinafter coming due.

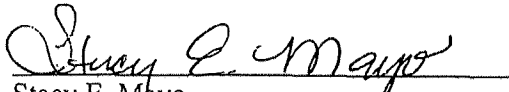
CONVEYANCE TAX RECEIVED
STATE \$ 7000.00
LOCAL \$ 2200.00
DAVID L. CAMPO, CCTC
WATERFORD TOWN CLERK

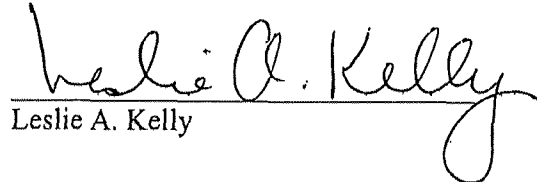
Signed this 13th day of July, 2022.

WITNESSED BY:


Theodore A. Harris

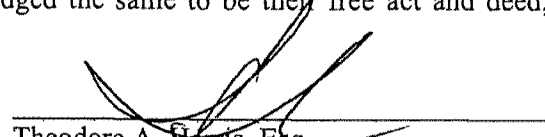

Robert E. Kelly, Jr.


Stacy E. Mayo


Leslie A. Kelly

STATE OF CONNECTICUT)
) ss: Niantic
COUNTY OF NEW LONDON)

Personally appeared, Robert E. Kelly, Jr. and Leslie A. Kelly, signers and sealers of the foregoing instrument, and acknowledged the same to be their free act and deed, before me.


Theodore A. Harris, Esq.
Commissioner of the Superior Court

Latest Mailing Address of Grantee:
97 Uconn Avenue
Glastonbury, CT 06033

SCHEDULE A

A certain piece or parcel of land located in the Town of Waterford, County of New London and State of Connecticut, located at Pleasure Beach and bounded and described as follows:

Commencing at a point on the westerly side of Division Street where the northeasterly corner of the within described tract joins with the southeasterly corner of land now or formerly of Mariana H. Elliot and James F. Watrous; thence southerly by and along Division Street ninety and nine-tenths (90.9) feet by and along land now or formerly of Marian Chamberlain; thence westerly by and along land now or formerly of said Chamberlain land to the shore of Jordan Cove; thence northerly by and along the shore of Jordan Cove ninety (90) feet, more or less, to land now or formerly of said Mariana H. Elliot and James F. Waltrous; thence easterly by and along land now or formerly of said Elliot and Waltrous land to the point of beginning.

RECEIVED FOR RECORD
Jul 18, 2022 01:36P
DAVID L. CAMPO
TOWN CLERK
WATERFORD, CT

15 DIVISION STREET

Location 15 DIVISION STREET

Mblu 172 / 2049 /

Acct# 00176900

Owner KREBS RUSSELL & MARTHA

Assessment \$580,210

Appraisal \$828,850

PID 2049

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$284,570	\$544,280	\$828,850
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$199,210	\$381,000	\$580,210

Parcel Addresses

Additional Addresses	
No Additional Addresses available for this parcel	

Owner of Record

Owner KREBS RUSSELL & MARTHA

Co-Owner

Sale Price \$880,000

Certificate

Book & Page 1788/218

Sale Date 07/18/2022

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KREBS RUSSELL & MARTHA	\$880,000		1788/218	00	07/18/2022
KELLY ROBERT E JR & LESLIE A	\$265,000		0460/0330	00	10/11/1996

Building Information

Building 1 : Section 1

Year Built: 1850
Living Area: 1,951
Replacement Cost: \$370,891
Building Percent Good: 72

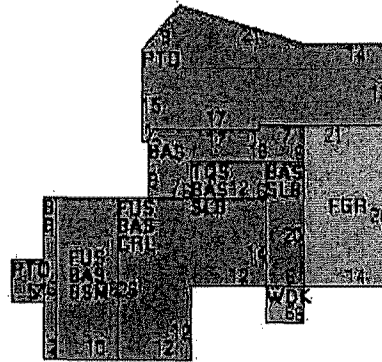
Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	B
Stories	2
Occupancy	1
Exterior Wall 1	Vinyl Shakes
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Arch Shingles
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Vinyl
Heat Fuel	Oil
Heat Type:	Forced Hot Air
AC %	100
Total Bedrooms:	3
Full Bthrms:	3
Half Baths:	1
Extra Fixtures	1
Total Rooms:	8
Bath Style:	Modern
Kitchen Style:	Modern
Num Kitchens	1
Fireplace(s)	1
Extra Opening(s)	0
Gas Fireplace(s)	0
% Attic Fin	0
LF Dormer	0
Foundation	Conc Block
Bsmt Gar(s)	0
Bsmt %	100
SF FBM	0.00
SF Rec Rm	0

Building Photo



(<https://images.vgsi.com/photos/WaterfordCTPhotos/\00\01\70\92.jpg>)

Building Layout



(https://images.vgsi.com/photos/WaterfordCTPhotos/Sketches/2049_2049)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,157	1,157
FUS	Finished Upper Story	740	740
TQS	Three Quarter Story	72	54
BSM	Basement	312	0
CRL	Crawl Space	480	0
FGR	Garage	364	0
PTO	Patio	652	0
SLB	Slab	192	0
WDK	Deck	36	0
		4,005	1,951

Fin Bsmt Qual	
Bsmt Access	Int & Ext

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 101
 Description Res Dwelling
 Zone R-20W
 Neighborhood 900
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.45
 Frontage 0
 Depth 0
 Assessed Value \$381,000
 Appraised Value \$544,280

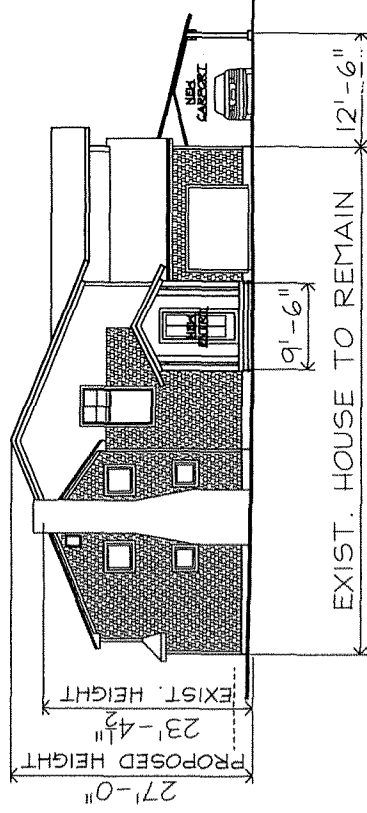
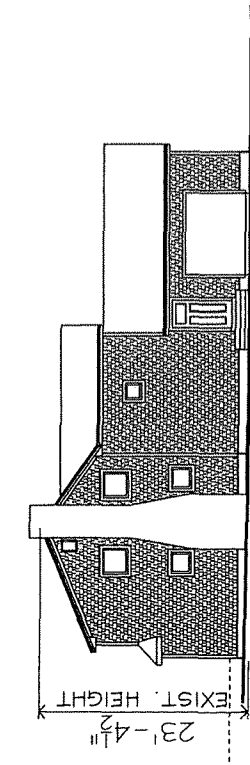
Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PTO	Patio	MS	Masonry	384.00 S.F.	\$2,350	1
SHD1	Shed	MS	Masonry	294.00 S.F.	\$3,240	1
DCK1	Residential Dock			224.00 S.F.	\$5,040	1
DCK3	Comm. Dock			160.00 S.F.	\$6,000	1
SHD1	Shed	FR	Frame	120.00 S.F.	\$900	1

Valuation History

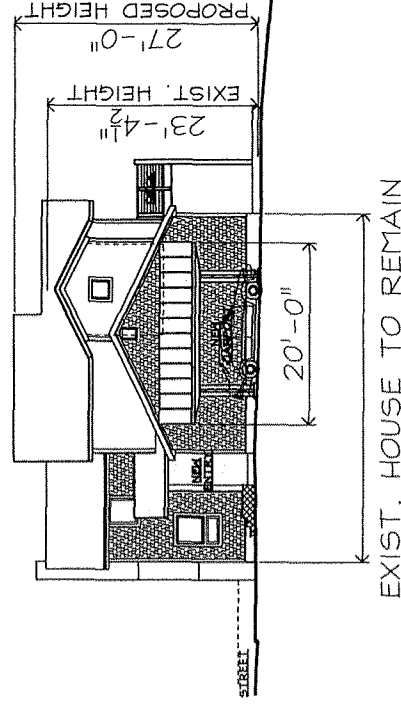
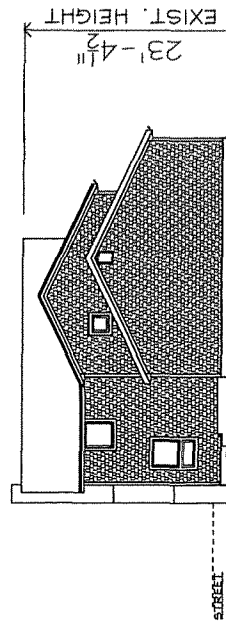
Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$284,570	\$544,280	\$828,850
2022	\$284,570	\$544,280	\$828,850

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$199,210	\$381,000	\$580,210
2022	\$199,210	\$381,000	\$580,210



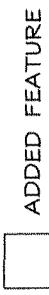
EXISTING FRONT(EAST) ELEVATION

PROPOSED FRONT(EAST) ELEVATION



EXISTING SIDE(NORTH) ELEVATION

PROPOSED SIDE(NORTH) ELEVATION



KREBS RESIDENCE
15 DIVISION STREET



- NOTES:
- THIS PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-20, "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS A PROPERTY SURVEY, THE BOUNDARY DETERMINATION CATEGORY IS A RESURVEY AND THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2.
 - NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS THE PRINT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW OR THEREON.
 - REFERENCE IS MADE TO TOWN OF WATERFORD LAND EVIDENCE RECORDS VOLUME 1788 AT PAGE 218 FOR A WARRANTY DEED DATED JULY 13, 2022 REGARDING RECORD TITLE TO THE SUBJECT PROPERTY.
 - THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE R-20 ZONE DISTRICT.
 - BY GRAPHICAL DEPICTION ONLY, THIS PARCEL LIES WITHIN FLOOD HAZARD ZONES: VE (EL 15), AE (EL 12) & X (0.2% ANNUAL CHANCE) & X AS SHOWN ON "NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NEW LONDON COUNTY, CONNECTICUT PANEL 492 OF 554, COMMUNITY: WATERFORD, TOWN OF, MAP NUMBER:0901100492J" EFFECTIVE REVISED: AUGUST 5, 2013, FEDERAL EMERGENCY MANAGEMENT AGENCY."
 - THE BASIS FOR BEARINGS IS CONNECTICUT GRID NORTH BASED ON THE FOLLOWING TOWN OF WATERFORD SURVEY STATIONS:

243-W	244-W
X=1165651.174	X=1165769.806
Y=676475.838	Y=675613.502
ELEV=20.874 (MSL)	ELEV=23.321 (MSL)

ELEVATIONS ARE BASED ON THE TOWN SURVEY STATIONS AND SOFTWARE CONVERTED TO THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD88)
 - THIS PLAN REPRESENTS THE LOCATION OF THE BOUNDS AND SITE CONDITIONS DETERMINED BY FIELD SURVEY ON OCTOBER 30, 2022. RECORD TITLE AND ADJOINER INFORMATION WAS OBTAINED FROM TAX ASSESSOR AND LAND EVIDENCE RECORDS ON OCTOBER 26, 2022.
 - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO JAMES BERNARDO LAND SURVEYING, LLC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
 - TIDAL ELEVATIONS ARE AS FOLLOWS BASED ON THE TIDAL EPOCH 83-01

CH: 2.1 FEET
MHW: 0.9 FEET
NAVD88: 0.0 FEET
MLW: -1.6 FEET

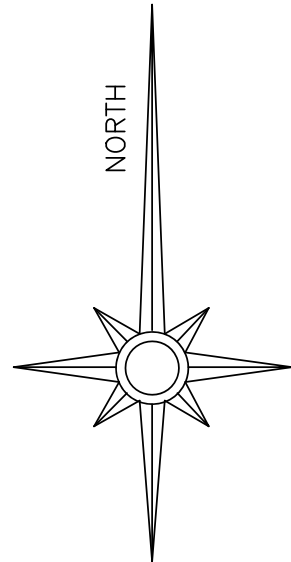
- MAP REFERENCES:
- PLAN OF DIVISION ST. WATERFORD, CONN. SHOWING PROPOSED WIDENING MAY 1958 SHEET 1 OF 2 SCALE 1"=40' BY KENNETH HOLMES.
 - PLAN OF DIVISION ST. WATERFORD, CONN SHOWING PROPOSED WIDENING MAY 1958 SHEET 1 OF 2 SCALE: 1"=40.
 - CAM SITE PLAN PROPERTY BELONGING TO EDWARD G. & JUDITH L. MARKOWITZ 17 DIVISION STREET WATERFORD, CONNECTICUT ZONE: R-20 AREA = 16,990 S.F. SCALE: 1"=20' NOVEMBER 6, 2008 REVISED: APRIL 4, 2009 REVISE: APRIL 13, 2009 BY WILLIAM F. KENT LAND SURVEYOR.
 - REVISED PLAN OF ROGGERO-THOMPSON DIVISION ST. WATERFORD, CONNECTICUT DATE: AUGUST 1974 SCALE: 1"=20' BY W.A. MORSE CIVIL ENGINEER & LAND SURVEYOR.
- SITE DEVELOPMENT NOTES:
- AN EXCAVATION PERMIT WILL BE REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE TOWN RIGHT-OF-WAY.
 - ADDITIONAL STOCKPILE AREAS (IF NEEDED) SHALL BE LOCATED IN APPROVED AREAS OFF-SITE. TEMPORARY STOCKPILES MAY BE PLACED WITHIN HOUSE FOOTPRINT.
 - NO WORK TO TAKE PLACE BELOW THE CT-DEEP COASTAL JURISDICTION LINE (EL=2.1 NAVD88) WITHOUT ADDITIONAL PERMITS FROM THE CT-DEEP.
 - VARIANCES ARE REQUIRED FROM THE FOLLOWING TOWN OF WATERFORD ZONING REGULATIONS:

4.4.1 - A VARIANCE OF 5' IS REQUIRED TO ALLOW FOR A FRONT YARD SETBACK OF 45' FOR THE CONSTRUCTION OF THE NEW ELEVATED REAR DECK.
4.4.1 - A VARIANCE OF 30' IS REQUIRED TO ALLOW FOR A FRONT YARD SETBACK OF 20' FOR THE CONSTRUCTION OF THE NEW CARPORT.
4.4.1 - A VARIANCE OF 35' IS REQUIRED TO ALLOW FOR A FRONT YARD SETBACK OF 15' FOR THE CONSTRUCTION OF NEW COVERED ENTRY.
4.4.2 - A VARIANCE OF 9' IS REQUIRED TO ALLOW FOR A SIDE YARD SETBACK OF 11' FOR THE CONSTRUCTION OF THE NEW CARPORT.
 - THE LOT COVERAGE BASED ON THE SIZE OF THE FOOTPRINT OF THE PROPOSED STRUCTURE, DECK & SHED (IE: BUILDING AS DEFINED BY THE WATERFORD ZONING REGULATIONS) IS CALCULATED AS FOLLOWS:

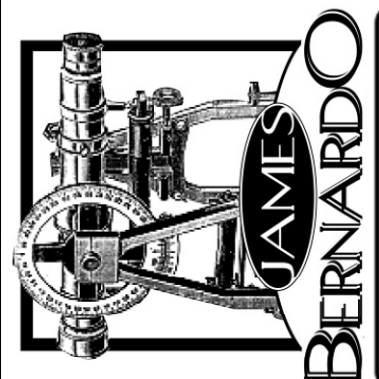
CALCULATION OF BUILDING COVERAGE	
MAIN HOUSE & ELEVATED DECK ENCLOSED BY THE WALLS & ROOF	= 2000 SF
SHEDS	= 410 SF
TOTAL BUILDING COVERAGE	= 2410 SF
PARCEL AREA	= 20,000 SF
THEREFORE; COVERAGE = 12%	

ZONE R-20 ZONING COMPLIANCE CHART		
	REQUIRED	PROVIDED
MINIMUM LOT AREA	20,000 SQ FT	20,000 SQ FT
MINIMUM FRONTAGE	85'	90.80'
MINIMUM WIDTH	100'	90'
MAXIMUM LOT COVERAGE	25%	13%
MINIMUM FRONT YARD	50'	⊖ 12'
MINIMUM SIDE YARD	20'	⊖ 11'
MINIMUM REAR YARD	50'	150±'
MAXIMUM HEIGHT	35'	28±'

ALL SETBACKS ARE MEASURED TO THE ROOF OVERHANG, CHIMNEY, CORNICE, OR OTHER SIMILAR ARCHITECTURAL FEATURE.
⊖ VARIANCE REQUIRED. SEE SITE DEVELOPMENT NOTE #4.



JAMES BERNARDO
LAND SURVEYING, LLC
102A SPITHEAD ROAD
WATERFORD, CONNECTICUT 06385
(860) 447-0236
WWW.JBSURVEY.COM



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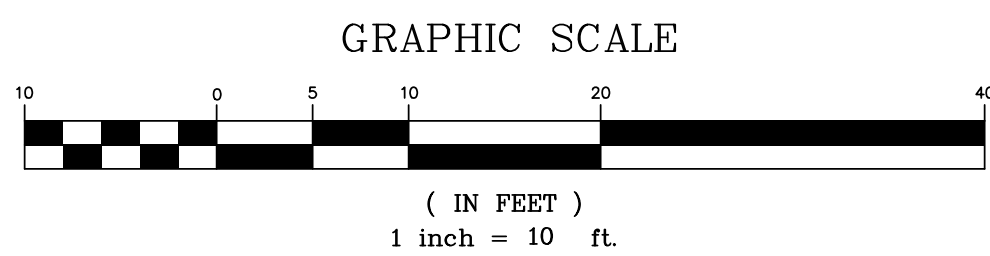
LTR	DESCRIPTION	DATE
REVISIONS		

ZONING LOCATION SURVEY
PROPERTY OF
RUSSELL KREBS & MARTHA KREBS
FOR PROPERTY LOCATED AT
15 DIVISION STREET
TOWN OF WATERFORD - COUNTY OF NEW LONDON - CONNECTICUT

Sheet No.
S-01
SHEET 1 OF 1
Scale:
1"=10'
Date
MARCH 6, 2025
Project No.
22087-2

LEGEND
THE FOLLOWING SYMBOLS/ABBREVIATIONS MAY APPEAR ON THIS DRAWING

AC BT BCLC CONC DIA DB EOP ELEV FT L L (MIN) W/L N/F PVC SCH40 S-4 SF TR HTB SP SA TR TH TW WF P-5	ACRES BASEMENT FLOOR BITUMINOUS BITUMINOUS CONCRETE LIP CURBING CONCRETE DIAMETER DISTRIBUTION BOX EDGE OF PAVEMENT ELEVATION FINISHED FIRST FLOOR LINEAR FOOT MINIMUM MORE OR LESS NOW OR FORMERLY POLY VINYL CHLORIDE SCHEDULE 40 SPOT ELEVATION SQUARE FEET TO REMAIN HIGH TIDE BUSH SPARTINA PATENS SPARTINA ALTERNIFLORA TO BE REMOVED TYPICAL TOP OF WALL ELEVATION VERIFY IN FIELD SOIL PERC TEST LOCATION	THB WELL HYDRANT TREE BUILDING SETBACK LINE CLEARING LIMIT LINE EXISTING TREELINE EXISTING CONTOUR NEW CONTOUR SEDIMENT FENCE STORM DRAIN PIPE STONE WALL SANITARY SEWER WATER	SOIL DEEP TEST LOCATION
---	---	---	-------------------------



AREA = 20,000 SQ. FT. M/L
0.46 ACRE M/L



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
preliminary 3-6-25
JAMES BERNARDO LICENSE #70121 DATE

Zoning Board of Appeals
Town of Waterford
15 Rope Ferry Road
Waterford, CT. 06385

March 26, 2025



Dear Board Members,

We are addressing Attorney Greene's letter dated March 6, 2025, to the Zoning Board of Appeals, with regards to application ZBA-25-2. The request for variances of Section 4.4.1 Front yard setback and Section 4.4.2 side yard setback, would be applied to a non-conforming structure as stated by Attorney Greene.

We are opposed to their request for these variances and look upon the application as an expansion of the non-conforming use.

We attended the Zoning Board of Appeals meeting held June 7, 2023, which revealed there was a buildable area behind the existing structure, which Attorney Greene's letter confirmed. Maybe this area could be utilized.

It is our sentiment that this hardship as mentioned in Attorney Greene's letter was a direct result of the Krebs purchase in July 2022 and was self-created due to the fact it was non-conforming.

Respectfully,

Gail P. Googins, Kimberly Googins and

Kevin Johnson- Please note who was not present at June 7, 2023 meeting.

29 Wintergreen Drive
Quaker Hill, CT. 06375

RE: 184 Shore Rd.
Waterford, CT. 06385

#ZBA-25-2
15 Division St
Exhibit 6