



AGENDA
AMENDED

Zoning Board of Appeals
Waterford Town Hall

October 2, 2024
5:30 PM

1. CALL TO ORDER/APPOINTMENT OF ALTERNATES

2. APPROVAL OF THE September 4, 2024 MEETING MINUTES

3. CONTINUED PUBLIC HEARING

Application #ZBA-24-4 - 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 July 15, 2024.

PUBLIC HEARING MUST CLOSE BY: 10/8/24

4. NEW BUSINESS

Appeal #ZBA-24-5 – Appeal of the Zoning Official's Order to Discontinue dated September 12, 2024 issued for the placement of an unauthorized Recreational Camping Vehicle and other unauthorized uses being conducted in violation of the Town of Waterford Zoning Regulations on property located at 10 Shore Drive, Waterford. Appeal is taken by Alex Mironovas.

5. CORRESPONDENCE

6. ADJOURNMENT

RECEIVED FOR RECORD
WATERFORD, CT
2024 SEP 27 A 11:54
ATTEST: *[Signature]*
TOWN CLERK

MINUTES

Zoning Board of Appeals
Waterford Town Hall

September 4, 2024
5:30 PM

Members Present: Anne Darling, Michelle Kripps, John Morgan
Members Absent: Cathy Gonyo, William Herzfeld
Alternates Absent: Greg Gallup, Jason Kohl
Staff Present: Jonathan Mullen, Planning Director; Wayne Scott, Zoning Official,
Dawn Choisy, Recording Secretary

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Acting Chairwoman Darling called the meeting to order at 5:35. No alternates were appointed.

2. APPROVAL OF MINUTES

MOTION: Motion made by J. Morgan, seconded by M. Kripps, to approve the minutes of the July 11, 2024 meeting as written.

VOTE: 3-0

3. PUBLIC HEARING

Application #ZBA-24-4 - 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 July 15, 2024.

Acting Chairwoman Darling opened the public hearing. There were only 3 Board members present. The applicant requested that the hearing be continued in order to allow for a full board to be present. The public hearing was continued to October 2, 2024.

4. OLD BUSINESS

There was no old business.

5. NEW BUSINESS

There was no new business.

6. CORRESPONDENCE

No correspondence was received.

7. ADJOURNMENT

MOTION: Motion made by A. Darling, seconded by M. Kripps, to adjourn the meeting at 5:44.

VOTE: 3-0

Respectfully Submitted,


Dawn Choisy
Recording Secretary

RECEIVED FOR RECORD
WATERFORD, CT
2024 SEP - 6 P 3:06
ATTEST: 
TOWN CLERK



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: 14 Bella Vista Street (Quaker Hill)

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: A Beautiful Real Estate LLC Telephone#: 860-235-8500
Address: 159 Boston Post Rd Cell Phone#: _____
City/State: East Lyme, CT 06333 Email: petritmarku@msn.com

3. Applicant Information

Name: A Beutiful Real Estate LLC Telephone#: 860-235-8500
Address: 159 Boston Post Rd Cell Phone#: _____
City/State: East Lyme, CT 06333 Email: petritmarku@msn.com

4. Agent Information

Name: James Bernardo, LS Telephone#: 860-447-0236
Address: 102A Spithead Rd Cell Phone#: 860-460-5871
City/State: Waterford, CT 06385 Email: jim@jbsurvey.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: 76 / / 247 76 / / 247 Street No. & Name: 14 Bella Vista Street
Approximate Size SF/AC: 5127 / 0.12 Date acquired: 6-21-2024 Zone(s): R-20
Deed recorded in Waterford Land Records Volume Number: 1798 Page(s): 3
Located on the side W of Bella Vista Street, 150 feet
(N, S, E, W) (STREET)
N from the intersection of Bella Vista Drive and Bella Vista Street
(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 sSF	5,127 SF	5,127 SF
MINIMUM FRONTAGE	85'	53.66'	53.66'
MINIMUM FRONT YARD	50'	N/A	30'
MINIMUM SIDE	20'	N/A	10'
MINIMUM REAR YARD	50'	N/A	23'
MAXIMUM BUILDING COVERAGE	25%	N/A	23.5%
MAXIMUM BUILDING HEIGHT	35'	N/A	22'
MINIMUM PARKING SPACES	2	2	2

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

Attach additional sheet if necessary

Section 4.4.1 Front Yard, Section 4.4.2 Side Yard (Both) & Section 4.4.3 Rear Yard

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

Attach additional sheet if necessary

A VARIANCE OF 20' IS REQUIRED FROM SECTION 4.4.1 TO ALLOW FOR A FRONT YARD SETBACK OF 30'.
A VARIANCE OF 10' IS REQUIRED FROM SECTION 4.4.2 TO ALLOW FOR A SIDE YARD SETBACK OF 10' ON THE EAST SIDE.
A VARIANCE OF 10' IS REQUIRED FROM SECTION 4.4.2 TO ALLOW FOR A SIDE YARD SETBACK OF 10' ON THE WEST SIDE.
A VARIANCE OF 27' IS REQUIRED FROM SECTION 4.4.3 TO ALLOW FOR A REAR YARD SETBACK OF 23'.

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

The property is an existing residential building lot that existed since 1932, prior to the first effective Zoning Regulations in 1954. The new house is a minimal size. Strict enforcement of the current zoning setback regulations leaves less than 1 square foot of legal building area on the property. The variances requested are the minimum necessary to allow a reasonable use of the land.

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

Yes ☒

No ☒

If yes, July 2024 and ZBA-24-3
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 Section 25.4.2.(5)

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.

Petlit Maule

Signature of Owner

6/21/2024

Date

James Bernardo

Signature of Applicant/Agent

6-21-2024

Date

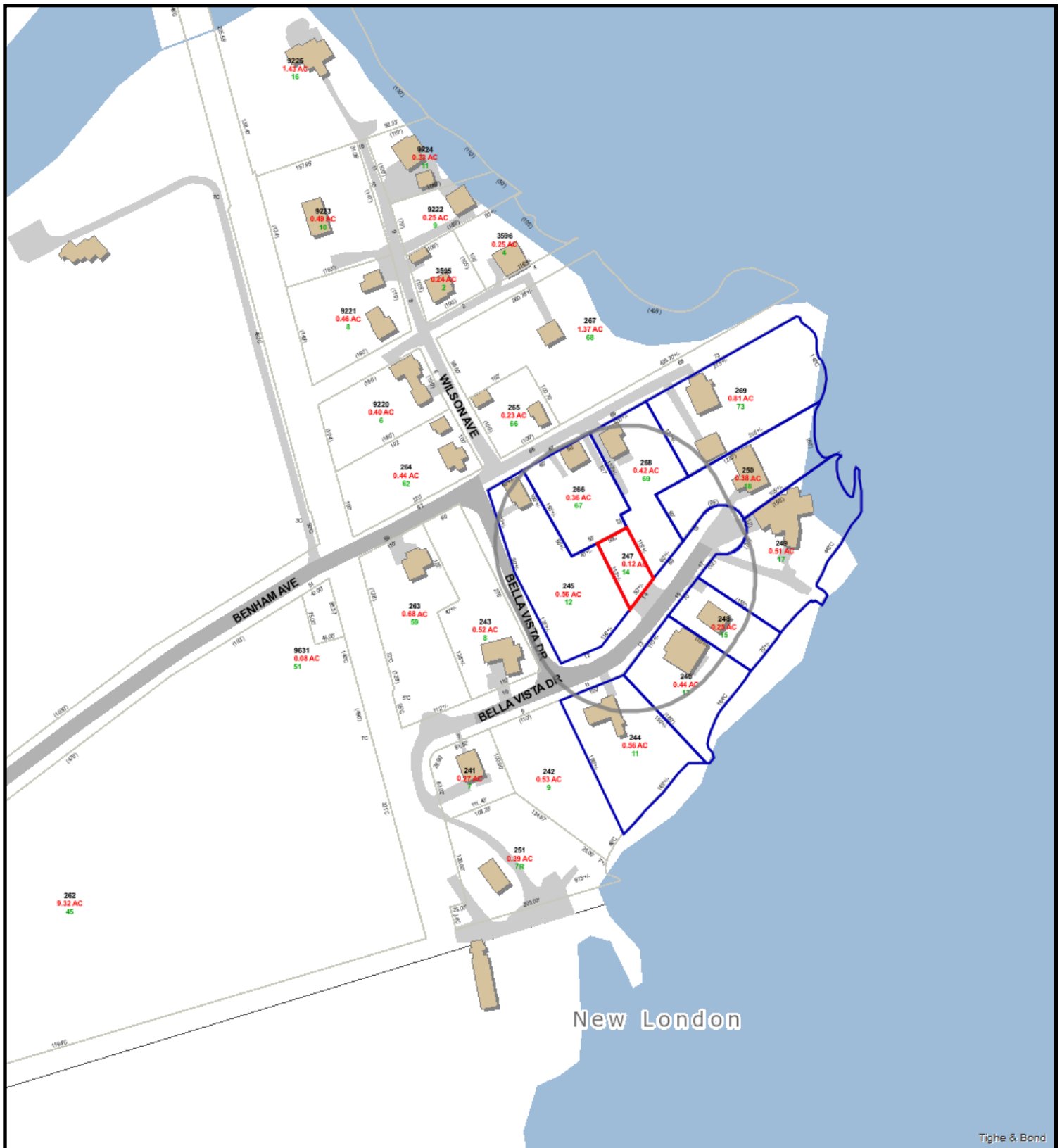


ZONING BOARD OF APPEALS APPLICATION CHECKLIST

Applications for the Zoning Board of Appeals must include the following:

- ☒ Fees
*Please note: Fees are determined by a standard process fee in addition per variances.
Cash or check is the accepted form of payment.*
- ☒ Submission of two sets of the following:
 - ☒ Application
 - ☒ Plot plans
 - ☒ Legal description (deed)
 - ☒ List of all property owners within 150 feet
 - ☒ Town of Waterford Assessor's map of property owners within 150 feet
 - ☒ Town of Waterford Assessor's street card

The Zoning Board of Appeals will require at least 10 additional copies after review of the application, depending on what variances are requested. The applicant will be notified by the Zoning Board of Appeals office on how many and when the additional copies are required.



6/3/2024 2:49:54 PM

Scale: 1"=200'

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.



23300
A BEAUTIFUL REAL ESTATE
335 MAIN STREET
NIANTIC, CT 06357

23100
BOULTON ANTOINETTE J
PO BOX 12
FRENCHTOWN, NJ 08825

25500
HART CRAIG W & SARA
69 BENHAM AVENUE
QUAKER HILL, CT 06375

23200
JORDAN GILBERT F &
13A BELLA VISTA ST
QUAKER HILL, CT 06375

25600
LOGAN STEVEN J
73 BENHAM AVE
QUAKER HILL, CT 06375-1704

23000
MESSINA JANET M
11 BELLA VISTA ST
QUAKER HILL, CT 06375

23400
RECORDS WAYNE K & JOANN
15 BELLA VISTA ST
QUAKER HILL, CT 06375

25300
SAYLOR BRYAN G & ERIN N
67 BENHAM AVE
QUAKER HILL, CT 06375

23500
SECCHIAROLI CRESCENTINO
17 BELLA VISTA STREET
QUAKER HILL, CT 06375

23600
WEBSTER COREY & CORLYN
18 BELLA VISTA ST
QUAKER HILL, CT 06375

22900
RODRIGUEZ MICHAEL
8 BELLA VISTA ST
QUAKER HILL, CT 06375

14 BELLA VISTA STREET

Location	14 BELLA VISTA STREET	Mblu	76 / / 247 / /
Acct#	00023300	Owner	A BEAUTIFUL REAL ESTATE LLC
Assessment	\$23,490	Appraisal	\$33,560
PID	247	Building Count	1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$0	\$33,560	\$33,560
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$0	\$23,490	\$23,490

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner	A BEAUTIFUL REAL ESTATE LLC	Sale Price	\$45,000
Co-Owner		Certificate	
		Book & Page	1798/3
		Sale Date	10/07/2022
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
A BEAUTIFUL REAL ESTATE LLC	\$45,000		1798/3	00	10/07/2022
GRISWOLD KAREN L	\$0		1478/0208		09/19/2016
GRISWOLD KAREN L	\$0		1392/0198		02/04/2015
LONERGAN OLGA C EST	\$0		1258/0295	25	08/01/2012
LONERGAN OLGA C	\$0		0157/0570	00	06/28/1965

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC %	
Total Bedrooms:	
Full Bthrms:	
Half Baths:	
Extra Fixtures	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Fireplace(s)	
Extra Opening(s)	
Gas Fireplace(s)	
% Attic Fin	
LF Dormer	
Foundation	
Bsmt Gar(s)	
Bsmt %	

Building Photo



(https://images.vgsi.com/photos/WaterfordCTPhotos//\00\00\77\63.JPG)

Building Layout

(https://images.vgsi.com/photos/WaterfordCTPhotos//Sketches/247_247.jpg)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

SF FBM	
SF Rec Rm	
Fin Bsmt Qual	
Bsmt Access	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	100	Size (Acres)	0.12
Description	Res Vacant	Frontage	50
Zone	R-20	Depth	0
Neighborhood	400	Assessed Value	\$23,490
Alt Land Appr Category	No	Appraised Value	\$33,560

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$0	\$33,560	\$33,560
2022	\$0	\$33,560	\$33,560

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$0	\$23,490	\$23,490
2022	\$0	\$23,490	\$23,490

Return to: STEVENS, HARRIS & GUERNSEY, P.C.
ATTORNEYS AND COUNSELORS AT LAW
351 MAIN STREET
NANTIC, CONNECTICUT 06357

WARRANTY DEED - STATUTORY

KNOW YE, THAT I, KAREN L. GRISWOLD, of Groton, Connecticut, for the consideration of \$45,000.00 received to my full satisfaction of A BEAUTIFUL REAL ESTATE LLC, of East Lyme, Connecticut, do give, grant, bargain, sell and confirm unto the said A BEAUTIFUL REAL ESTATE LLC

WITH WARRANTY COVENANTS, all that certain piece or parcel of land described as follows:

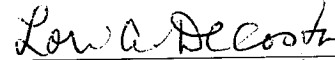
SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF

Being the same premises conveyed to the Grantor herein by deed at Volume 1392, Page 198, and Volume 1478, Page 208.

CONVEYANCE TAX RECEIVED
STATE \$ 337.50
LOCAL \$ 112.50
DAVID L. CAMPO, CCTC
WATERFORD TOWN CLERK

Signed this 21st day of September, 2022.

Signed and delivered in the presence of:

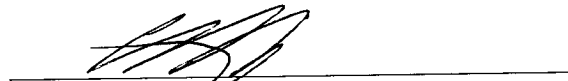

Lora A. DeCosta


KAREN L. GRISWOLD


Brendan P. McKeever

STATE OF CONNECTICUT :
: ss: East Lyme September 21, 2022
COUNTY OF NEW LONDON :

Personally appeared KAREN L. GRISWOLD, Signer of the foregoing instrument, and acknowledged the same to be her free act and deed, before me.


BRENDAN P. MCKEEVER
COMMISSIONER OF THE SUPERIOR COURT

Grantees' Mailing Address:
335 Main Street
Niantic, CT 06357

SCHEDULE A

The land referred to herein below is situated in the County of New London, State of Connecticut, and described as follows:

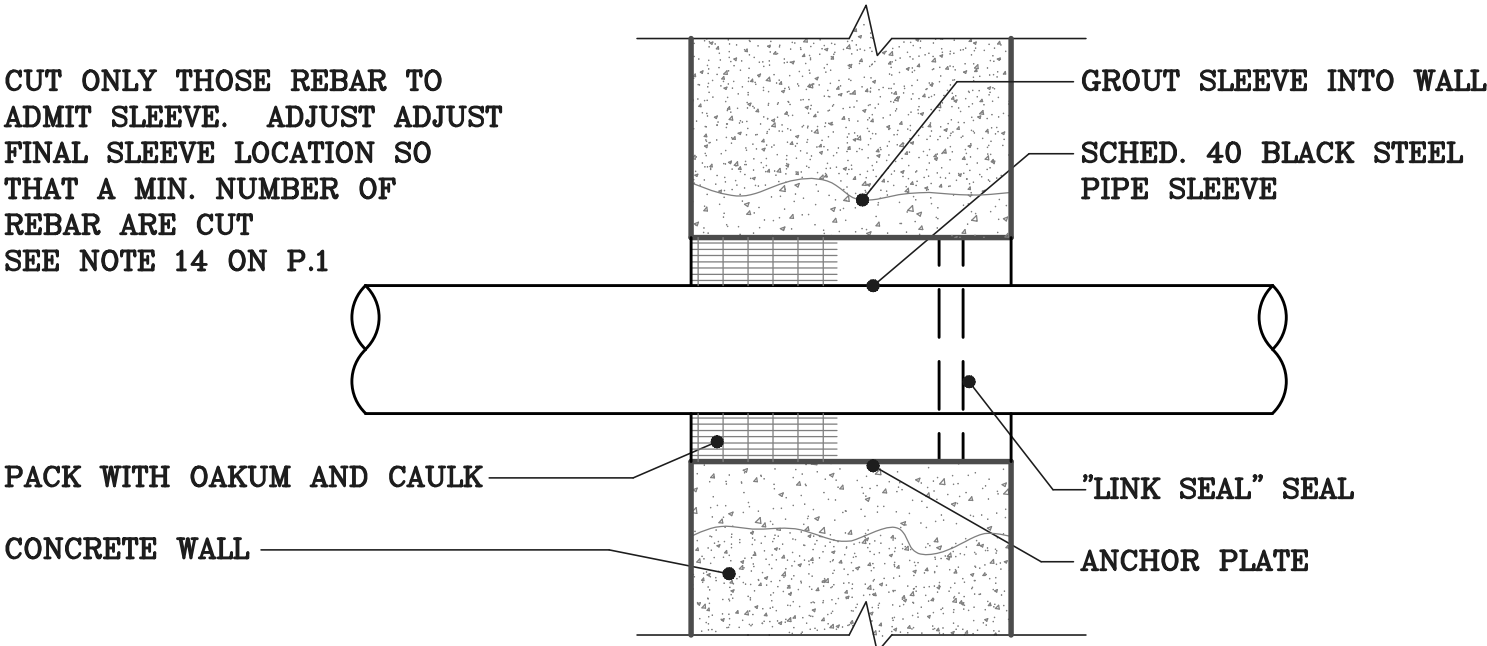
All that certain piece or parcel of land situated on the northerly side of Bella Vista Drive, known as 14 Bella Vista Drive, Waterford, Ct 06385, and shown as Lot #13 on a map entitled "Boundary Survey Property of Karen Griswold Location: 14 Bella Vista Drive Waterford Ct, Sheet Number 1 of 1, Scale 1"= 90' J. Robert Pfanner & Associates, P.C. Civil Engineers & Land Surveyors, 10/28/15", which map is filed in the Office of the Waterford Town Clerk and being more particularly bounded as follows:

Beginning at an iron pin set at the southeasterly corner of said Lot #13 and the southwesterly corner of land N/F of Craig W. & Sara Hart, as shown on said map; thence S 54°59'58" W, 54.27 feet along the northerly line of Bella Vista Drive to an iron pin set at land N/F of Antoinette J. Boulton as shown on said map; thence N 13°56'45" W, 112.37 feet to an iron pin set at land N/F of Bryan G. & Erin N. Saylor as shown on said map; thence N 78°14'16" E, 50.68 feet to an iron pin set in the westerly line of said Hart land; thence S 13°56'45" E, 90.94 feet along said Hart land to the iron pin set in the northerly line of Bella Vista Drive which marks the point or place of beginning.

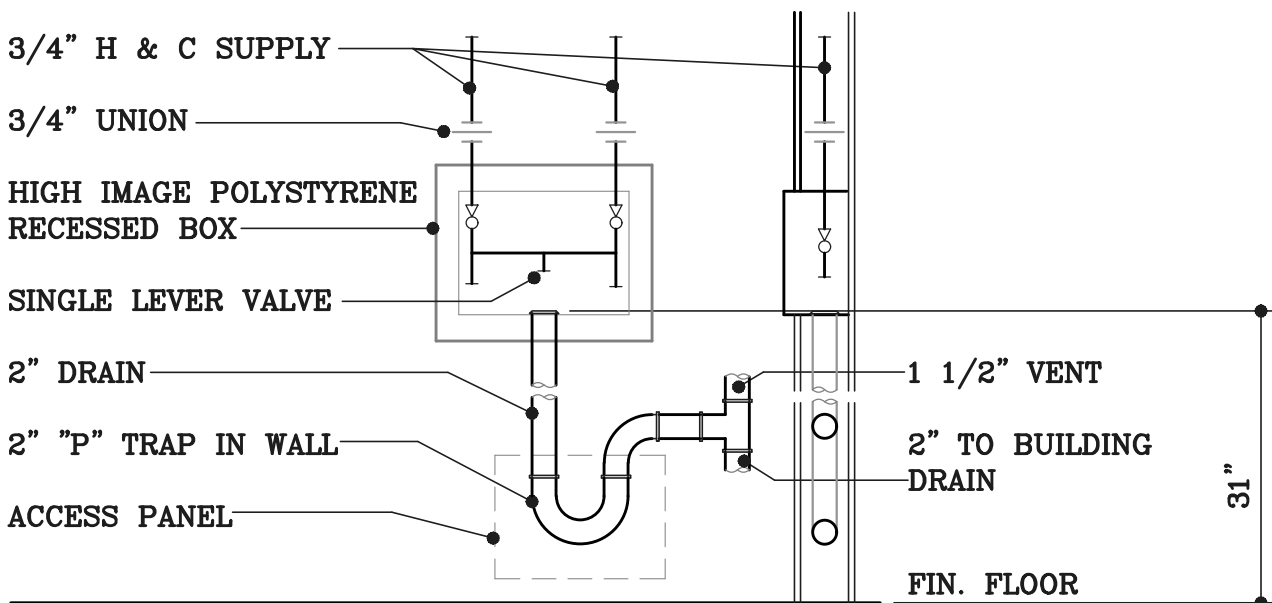
RECEIVED FOR RECORD
Oct 07, 2022 11:09A
DAVID L. CAMPO
TOWN CLERK
WATERFORD, CT

GENERAL NOTES :

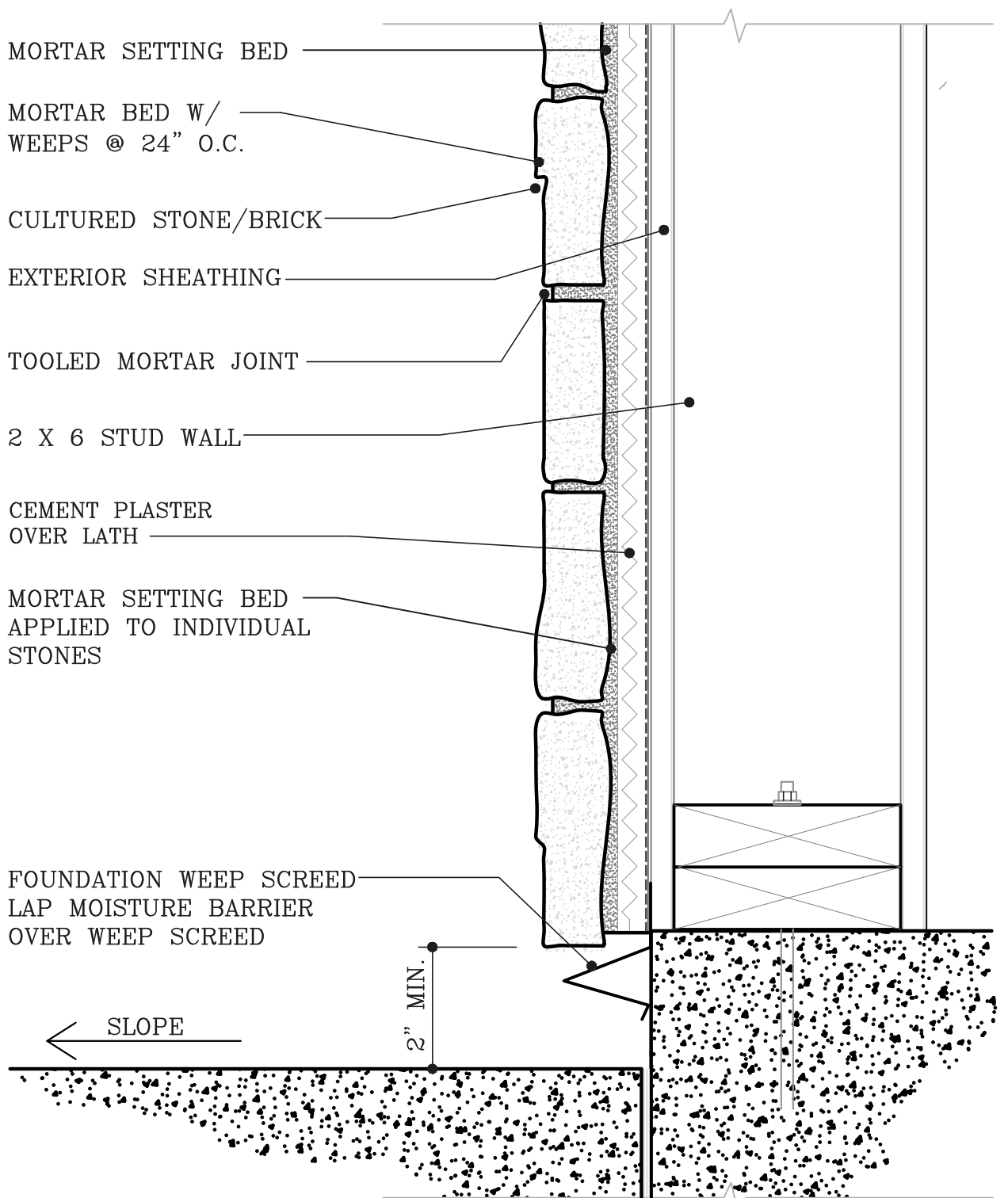
- DO NOT SCALE DRAWINGS
- ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED.
- ALL INTERIOR PARTITIONS SHALL BE 3-1/2" WOOD STUDS AT 16" O.C.
5/8" GYPSUM BOARD AT BOTH SIDES, UNLESS OTHERWISE NOTED.
- PROVIDE BLOCKING AS REQUIRED FOR THE INSTALLATION OF BATHROOM ACCESSORIES ETC.
- ALL ELECTRIC OUTLETS SHALL BE 16" AFF. UNLESS OTHERWISE NOTED.
- VERIFY WINDOW R.O. AFTER FINAL SELECTION ACCORDING TO MANUFACTURER SPECIFICATIONS.
- ALL EXTERIOR WALLS TO BE 2 X 6 STUDS @ 16" O.C. TYPICALLY UNLESS OTHERWISE NOTED.
- EXTERIOR FINISHES TO BE DETERMINED BY OWNER AND CONTRACTOR



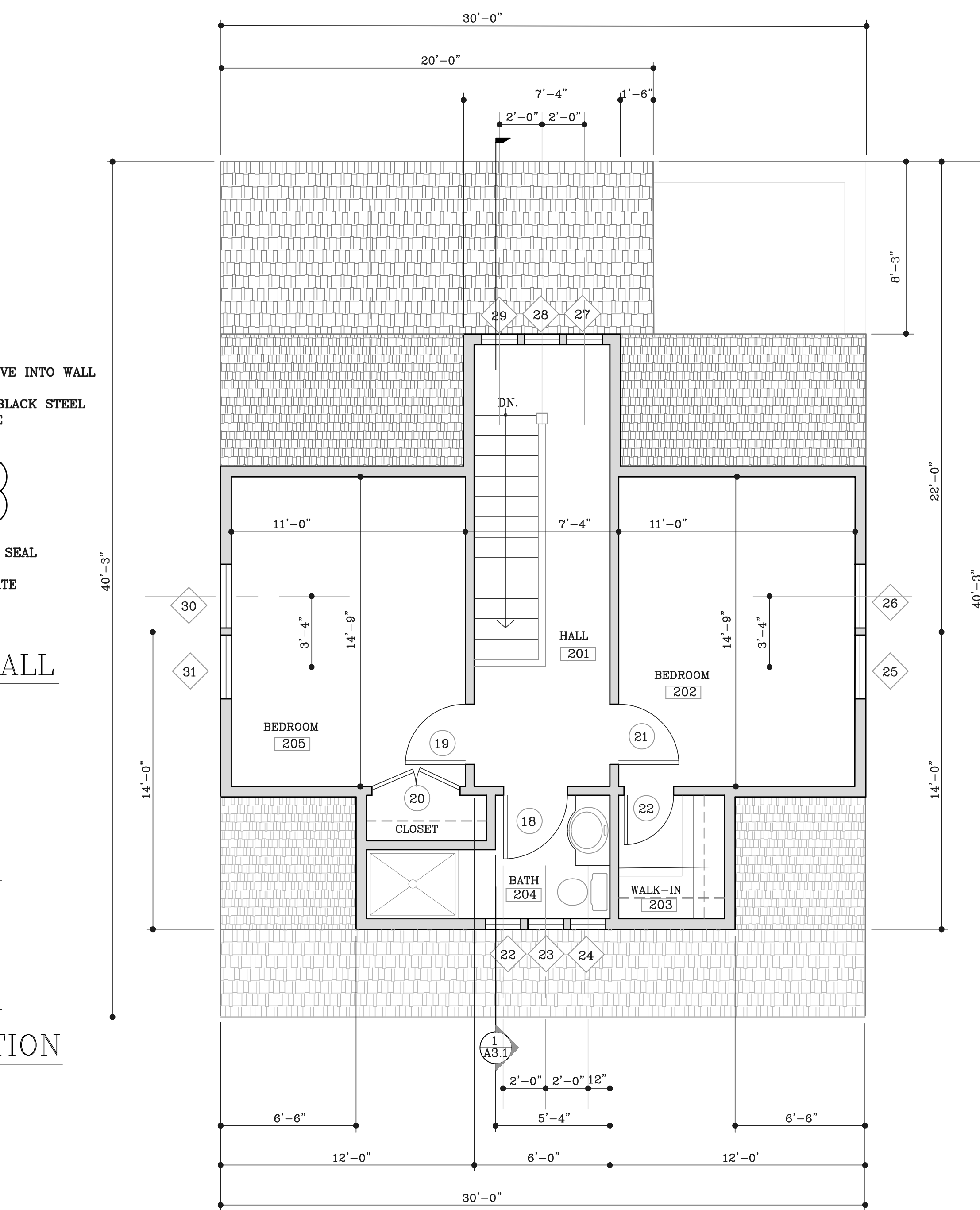
A PIPE SLEEVE IN CONC. WALL
NO SCALE



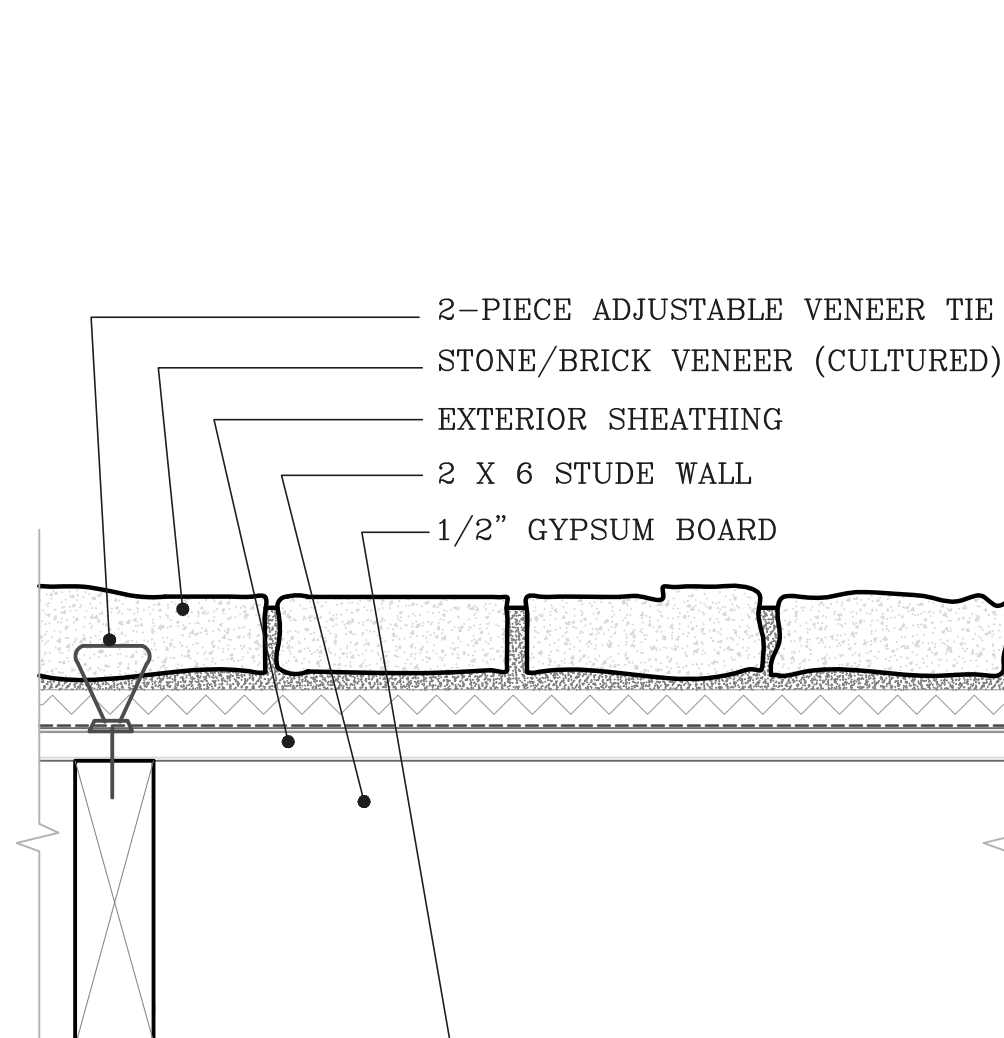
B WASHING MACHINE CONNECTION
NO SCALE



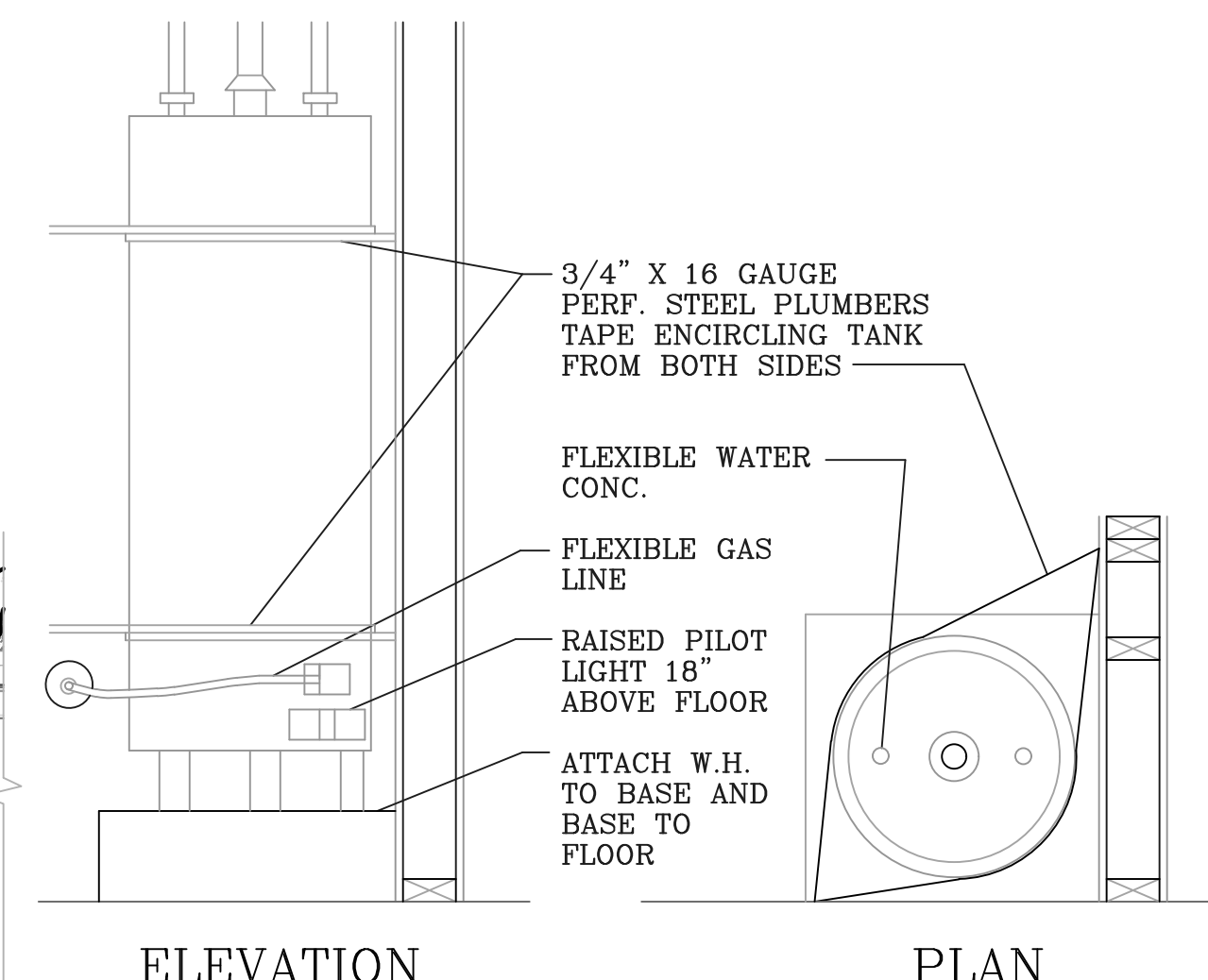
C SECTION DETAIL
NOT TO SCALE:



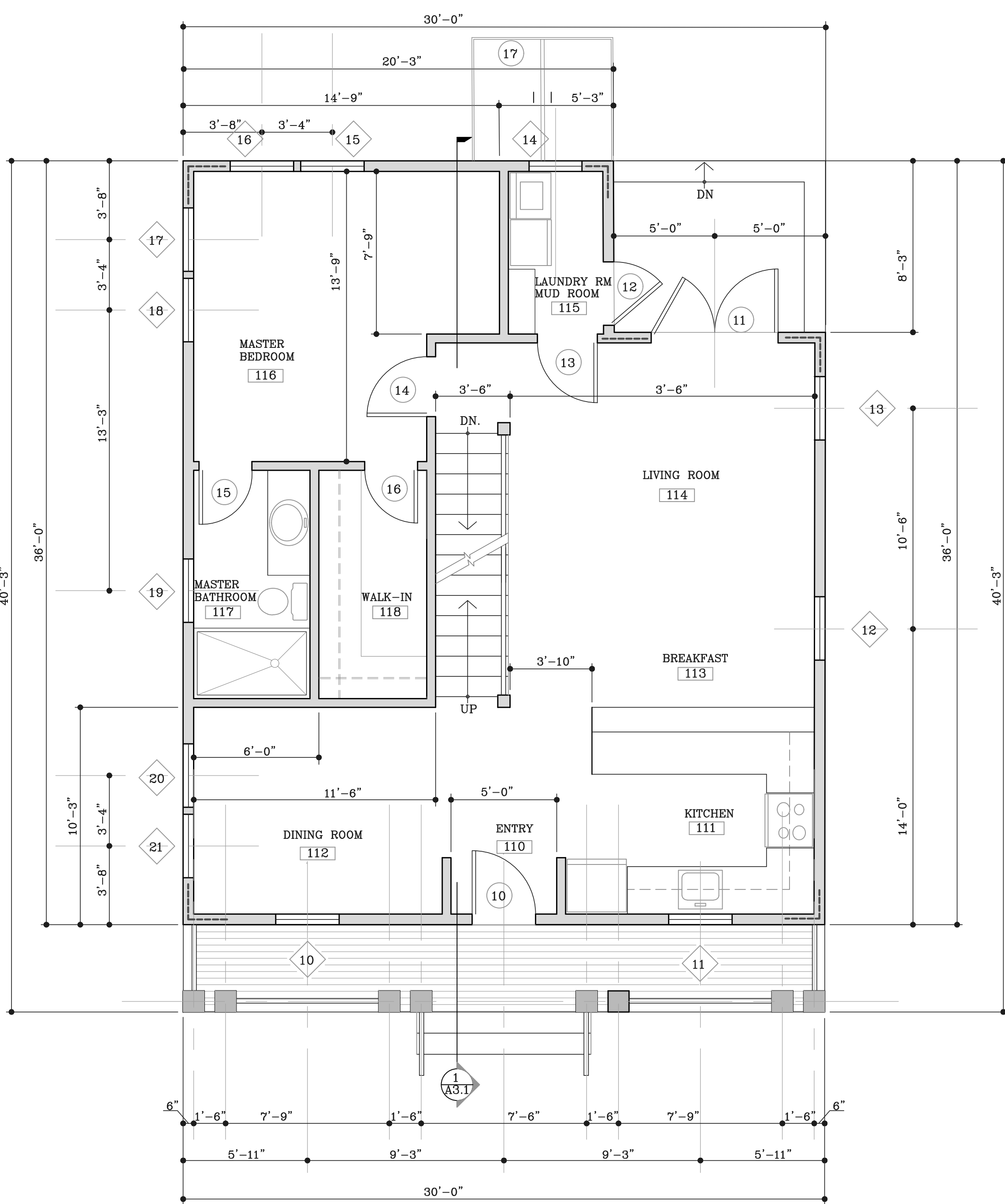
2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



D SECTION DETAIL
NOT TO SCALE: WINDOW JAMB



E WATER HEATER SUPPORT
SCALE: 1" = 1'-0"



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

R O O M F I N I S H S C H E D U L E										
ROOM#	ROOM NAME	FLOOR	BASE	WALLS				CEILING	C. HEIGHT	REMARKS
				NORTH	SOUTH	EAST	WEST			
110	ENTRY	ST	PINE	GWB P	GWB P	GWB P	GWB P	GWB P	8'-0"	
111	KITCHEN	ST	CCB	GWB P	CT	GWB P	CT	GWB P	8'-0"	
112	DINING ROOM	HW	PINE	GWB P	GWB P	GWB P	GWB P	GWB P	8'-0"	
113	BREAKFAST RM	HD	PINE	GWB P	GWB P	GWB P	GWB P	GWB P	8'-0"	
114	LIVING ROOM	HD	PINE	GWB P	GWB P	GWB P	GWB P	GWB P	8'-0"	
115	LAUNDRY	CT	CCB	CT	CT	CT	CT	GWB P	8'-0"	
116	MASTER BEDROOM	HD	PINE	GWB P	GWB P	GWB P	GWB P	GWB P	8'-0"	
117	MASTER BATHROOM	KD	PINE	CT	CT	CT	CT	GWB P	8'-0"	
118	WALK-IN	HD	PINE	GWB P	GWB P	GWB P	GWB P	GWB P	8'-0"	
201	HALL	HD	PINE	GWB P	GWB P	GWB P	GWB P	GWB P	8'-0"	
202	BEDROOM	HD	PINE	GWB P	GWB P	GWB P	GWB P	GWB P	8'-0"	
203	WALK-IN	HD	PINE	GWB P	GWB P	GWB P	GWB P	GWB P	8'-0"	
204	BATHROOM	HD	CCB	CT	CT	CT	CT	GWB P	8'-0"	
205	BEDROOM	HD	PINE	GWB P	GWB P	GWB P	GWB P	GWB P	8'-0"	
L E G E N D										
FLOOR		BASE		WALLS		CEILING		CEILING HEIGHT		
VCT	VINYL COMPOSITE TILE	NOB	NO BASE	GWB	GYPSUM WALLBOARD	GB	GYPSUM WALLBOARD	F	FLATT CEILING	
CON	CONCRETE W/SEALER	OAK	6" OAK	CT	CERAMIC TILE	EC	EXPOSED CONSTRUCTION	V	VULTED CEILING	
ST	SPECIAL TILE	PINE	3 3/4" PINE (W/FIN.)	P	PAINTED FIN.	PS	PAINTED SURFACE	SC	SLOPING CEILING	
CT	CERAMIC TILE	RB	4" RUBBER BASE	ES	EXPOSED STRUCTURE			V	VARIES (SEE SECTIONS)	
C	CARPET	CCB	CERAMIC COVE BASE	PAN	PANELING					
HW	HARDWOOD FLOOR	M	MARBLE	L	LIMESTONE					
EF	EXPOSED FLOOR	S	SPECIAL	GL	GLASS					

REVISIONS:		
NO.	DATE	DESC.

02 - 29 - 2024

A BEUTIFUL
REAL ESTATE LLC

14 BELLA VISTA DRIVE
WATERFORD, CT

FLOOR PLANS

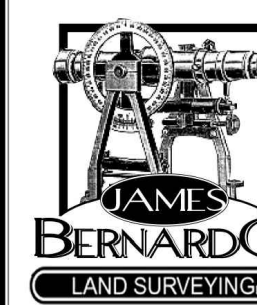
ARCHITECT:



ARCHITECTURE
PLANNING
DEVELOPMENT

Stephan Nousiopoulos, AIA
381 West Main Street • Norwalk, CT 06860
Office/Fax: 860.466.1383
email: snousiopoulos@gmail.com

SURVEYOR:



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

CIVIL ENGINEER:

SCALE:

AS SHOWN

FILE:

DWG.: A1.100

JOB. NO: BE0224

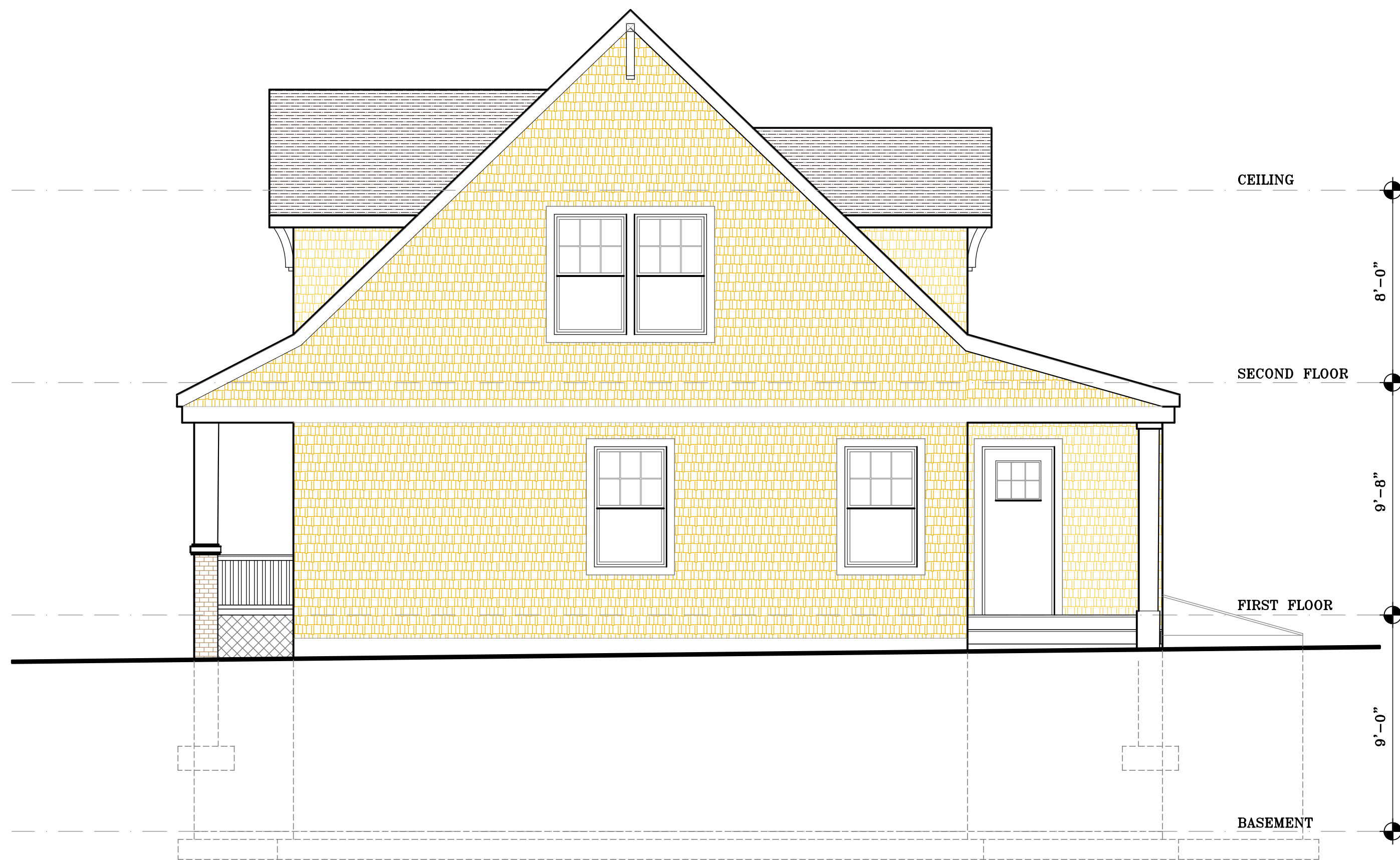
SHEET x OF x



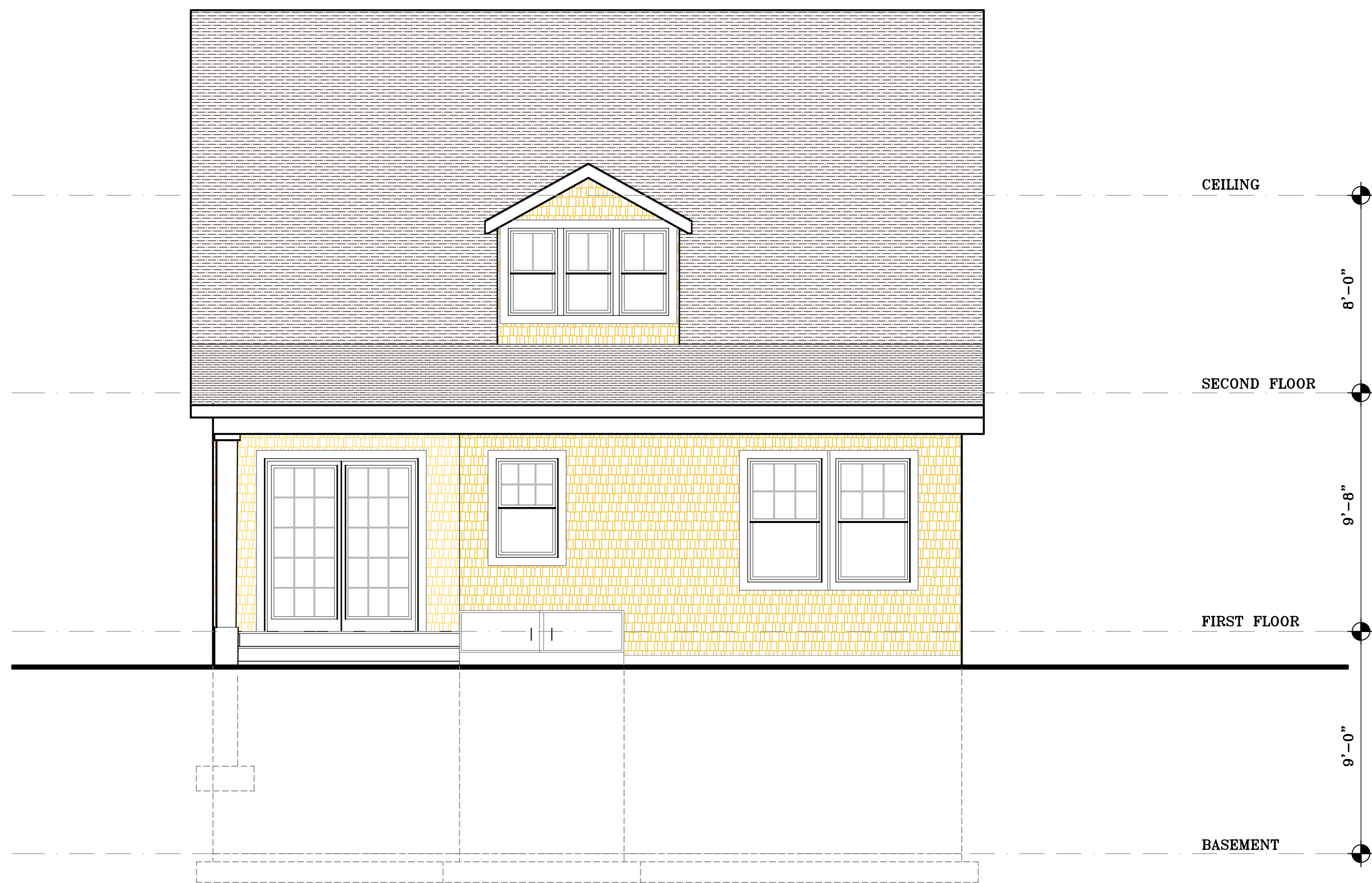
3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS:		
NO.	DATE	DESC.

02 - 29 - 2024

A BEUTIFUL
REAL ESTATE LLC

14 BELLA VISTA DRIVE
WATERFORD, CT

ELEVATIONS

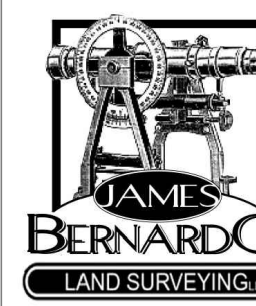
ARCHITECT:



ARCHITECTURE
PLANNING
DEVELOPMENT

Stephan Nousiopoulos, AIA
381 West Main Street • Norwich, CT 06360
Office/Fax 860.466.1383
e-mail: snousiopoulos@gmail.com

SURVEYOR:



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

CIVIL ENGINEER:

SCALE:	
AS SHOWN	
FILE:	
DWG.: A2.100	
JOB. NO: BE0224	SHEET x OF x