

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



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

AGENDA

Zoning Board of Appeals
Waterford Town Hall

July 10, 2024
5:30 PM

1. **CALL TO ORDER/APPOINTMENT OF ALTERNATES**
2. **APPROVAL OF THE June 5, 2024 MEETING MINUTES**
3. **PUBLIC HEARING**
Application #ZBA-24-3 - 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 June 3, 2024.
4. **OLD BUSINESS**
Appeal #ZBA-24-2 – Appeal of the Zoning Official's Cease and Desist order dated May 3, 2024 issued for activity being performed without the required permits on property located at 33 South Bartlett Road, Quaker Hill. Appeal is taken by Brandon & Noele Morse.
APPEAL WITHDRAWN
5. **NEW BUSINESS**
6. **CORRESPONDENCE**
7. **ADJOURNMENT**

RECEIVED FOR RECORD
WATERFORD, CT
2024 JUL - 8 / A 8:48
ATTEST: *[Signature]*
TOWN CLERK

RECEIVED FOR RECORD
MINUTES WATERFORD, CT

2024 JUN -7 P 3:36

Zoning Board of Appeals
Waterford Town Hall

June 5, 2024
5:30 PM

ATTEST: *David L. Langer*
TOWN CLERK

Members Present: Cathy Gonyo, Michelle Kripps, John Morgan, William Herzfeld
Members Absent: Anne Darling
Alternates Present: Jason Kohl
Alternates Absent: Greg Gallup
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 5:32. 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 May 1, 2024 meeting as written.

VOTE: 5-0

3. PUBLIC HEARING

Appeal #ZBA-24-2 – Appeal of the Zoning Official's Cease and Desist order dated May 3, 2024 issued for activity being performed without the required permits on property located at 33 South Bartlett Road, Quaker Hill. Appeal is taken by Brandon & Noele Morse.

Chairwoman Gonyo opened the public hearing. At the request of the appellant, the hearing is being continued to the Board's July 10, 2024 meeting.

4. NEW BUSINESS

The Board was informed that a new application had been received and will be heard at the July 10, 2024 meeting.

5. CORRESPONDENCE

No correspondence was received.

6. ADJOURNMENT

MOTION: Motion made by W. Herzfeld, seconded by J. Kohl, to adjourn the meeting at 5:37.

VOTE: 5-0

Respectfully Submitted,

Dawn Choisy
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: 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	17'
MINIMUM SIDE	20'	N/A	13'
MINIMUM REAR YARD	50'	N/A	23'
MAXIMUM BUILDING COVERAGE	25%	N/A	25%
MAXIMUM BUILDING HEIGHT	35'	N/A	26'
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 33' IS REQUIRED FROM SECTION 4.4.1 TO ALLOW FOR A FRONT YARD SETBACK OF 17'.
A VARIANCE OF 7' IS REQUIRED FROM SECTION 4.4.2 TO ALLOW FOR A SIDE YARD SETBACK OF 13' ON THE EAST SIDE.
A VARIANCE OF 7' IS REQUIRED FROM SECTION 4.4.2 TO ALLOW FOR A SIDE YARD SETBACK OF 13' 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, _____ and _____
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 Mauke

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:

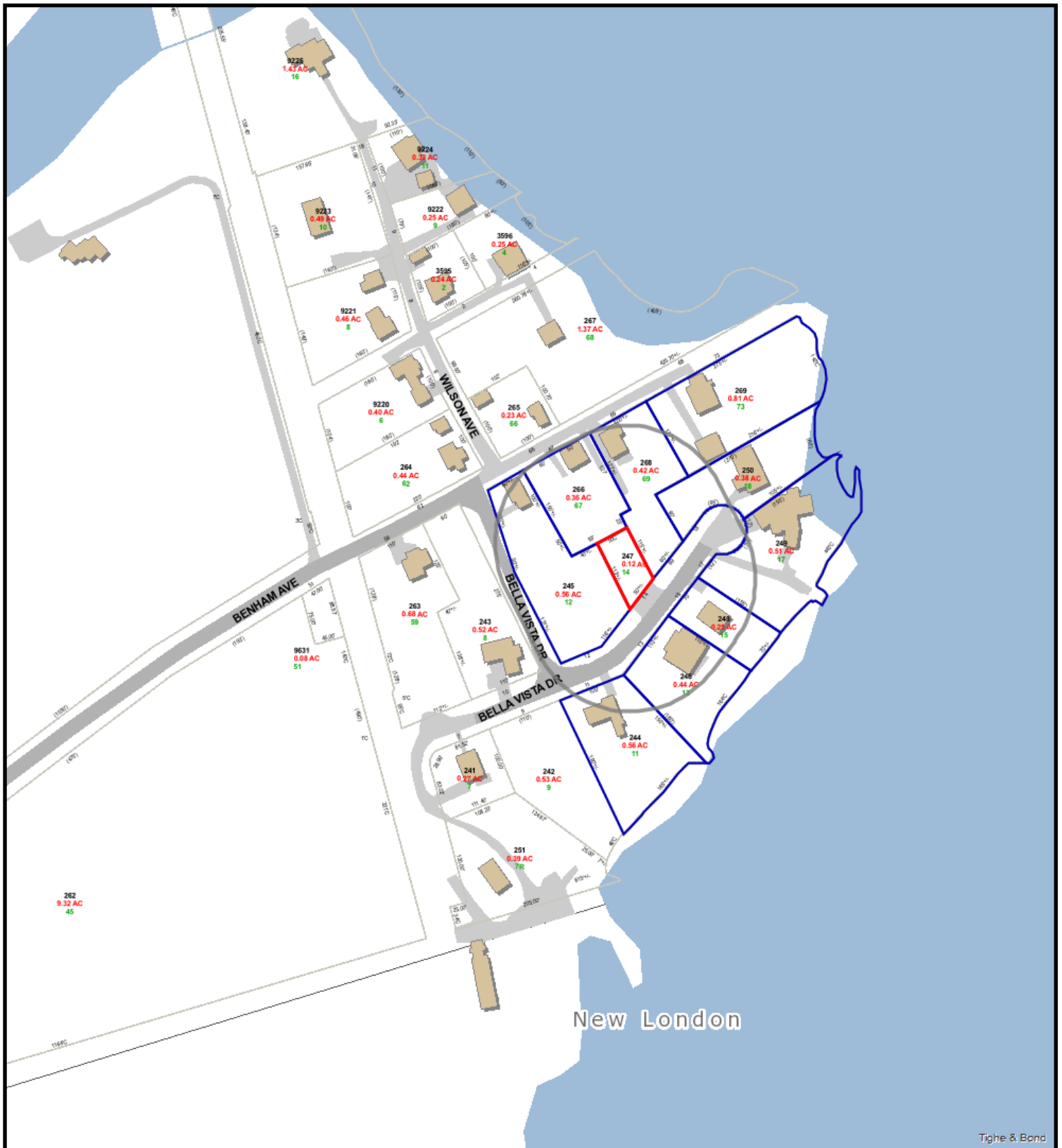
☒ Fees

*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

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
Co-Owner

Sale Price \$45,000
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:

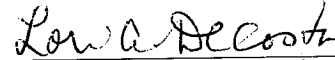
SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF

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:

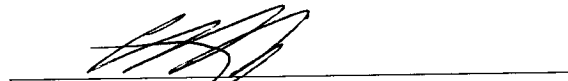

Lora A. DeCosta


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

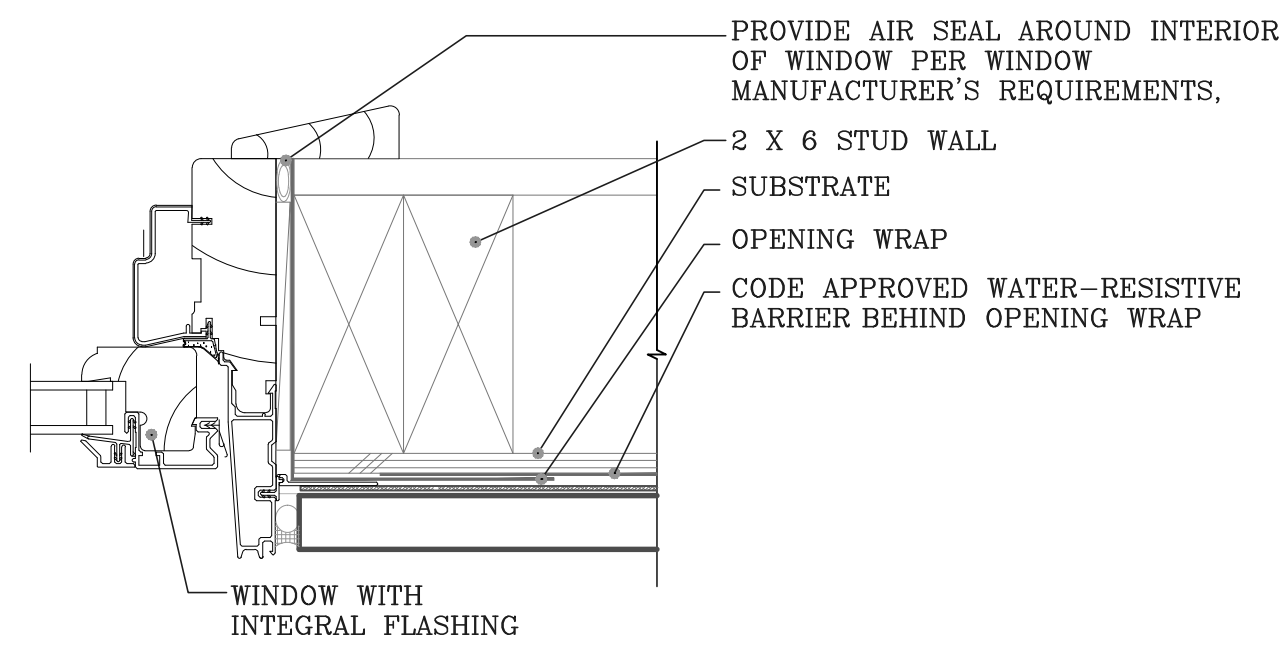
SCHEDULE A

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.

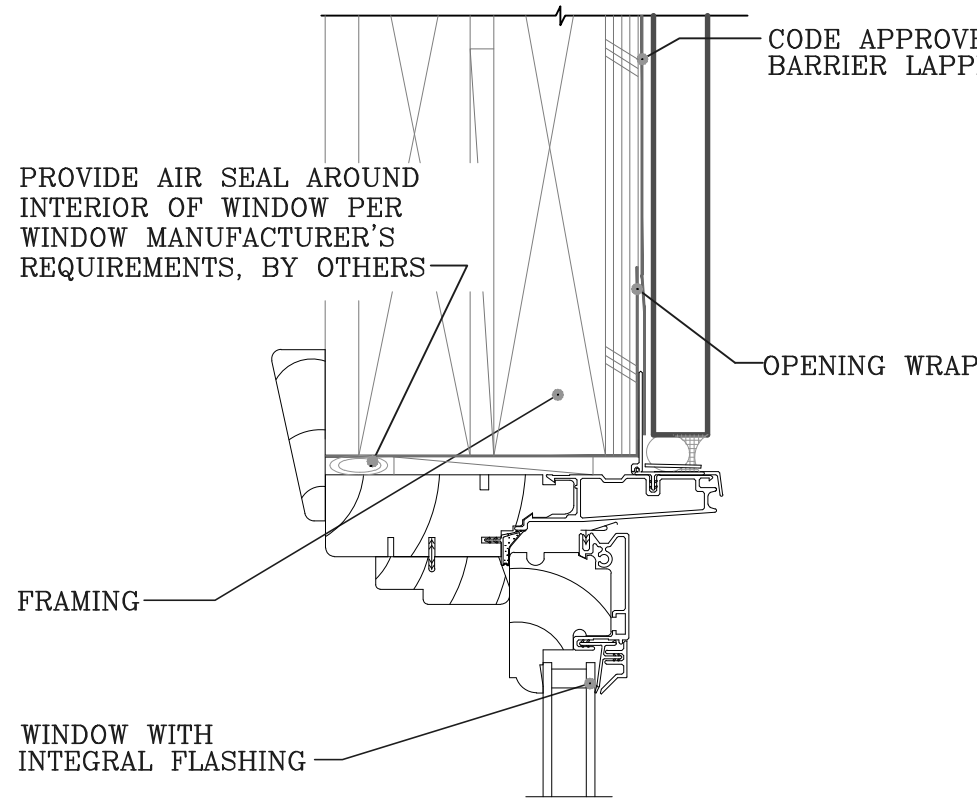
RECEIVED FOR RECORD
Oct 07, 2022 11:09A
DAVID L. CAMPO
TOWN CLERK
WATERFORD, CT



B

SECTION DETAIL

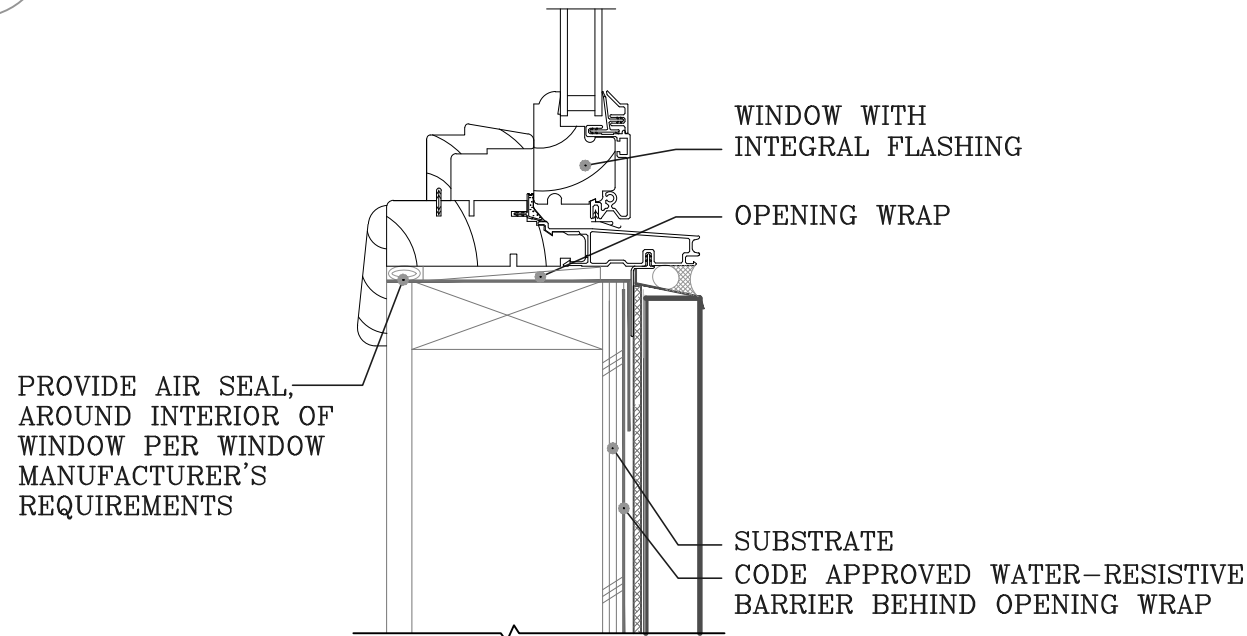
NOT TO SCALE: WINDOW JAMB



C

SECTION DETAIL

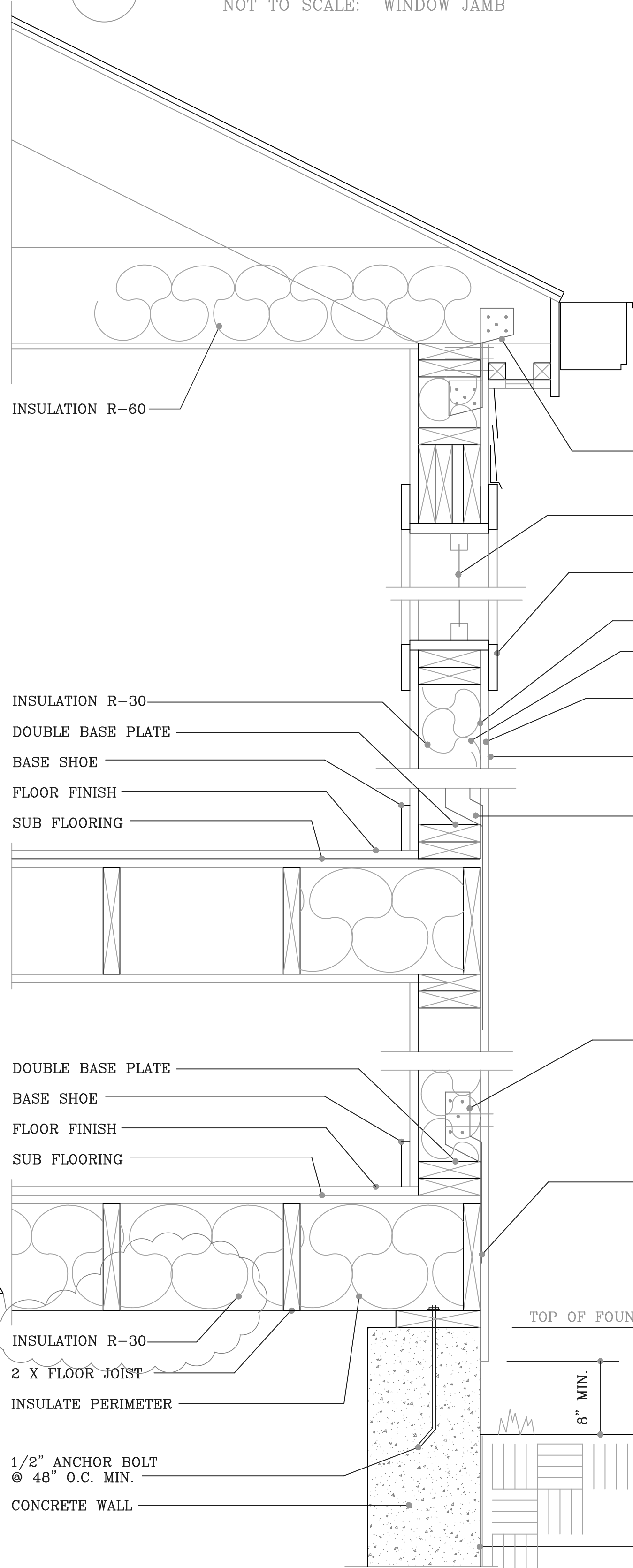
NOT TO SCALE: WINDOW HEAD



D

SECTION DETAIL

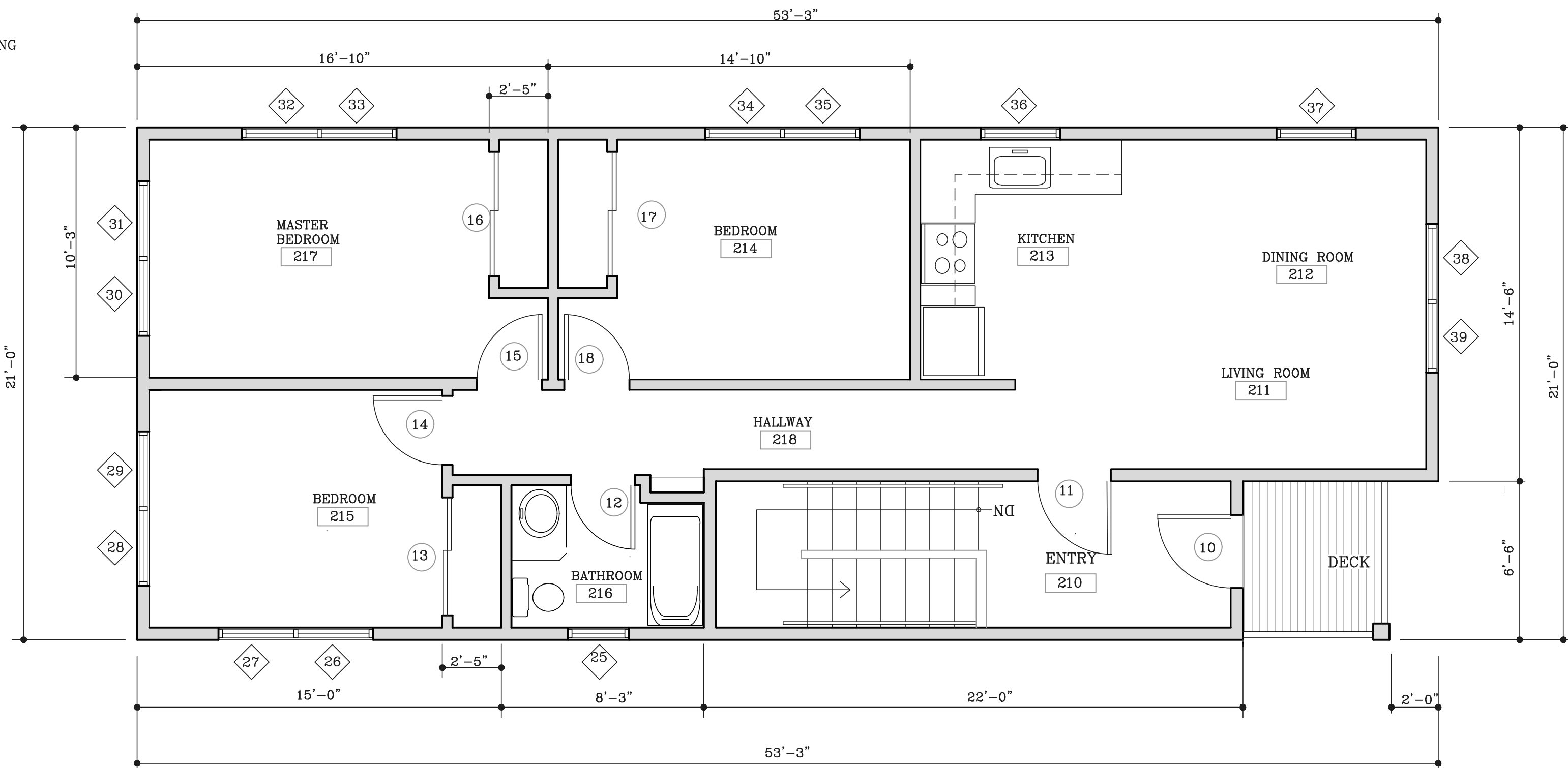
NOT TO SCALE: WINDOW JAMB



A

SECTION DETAIL

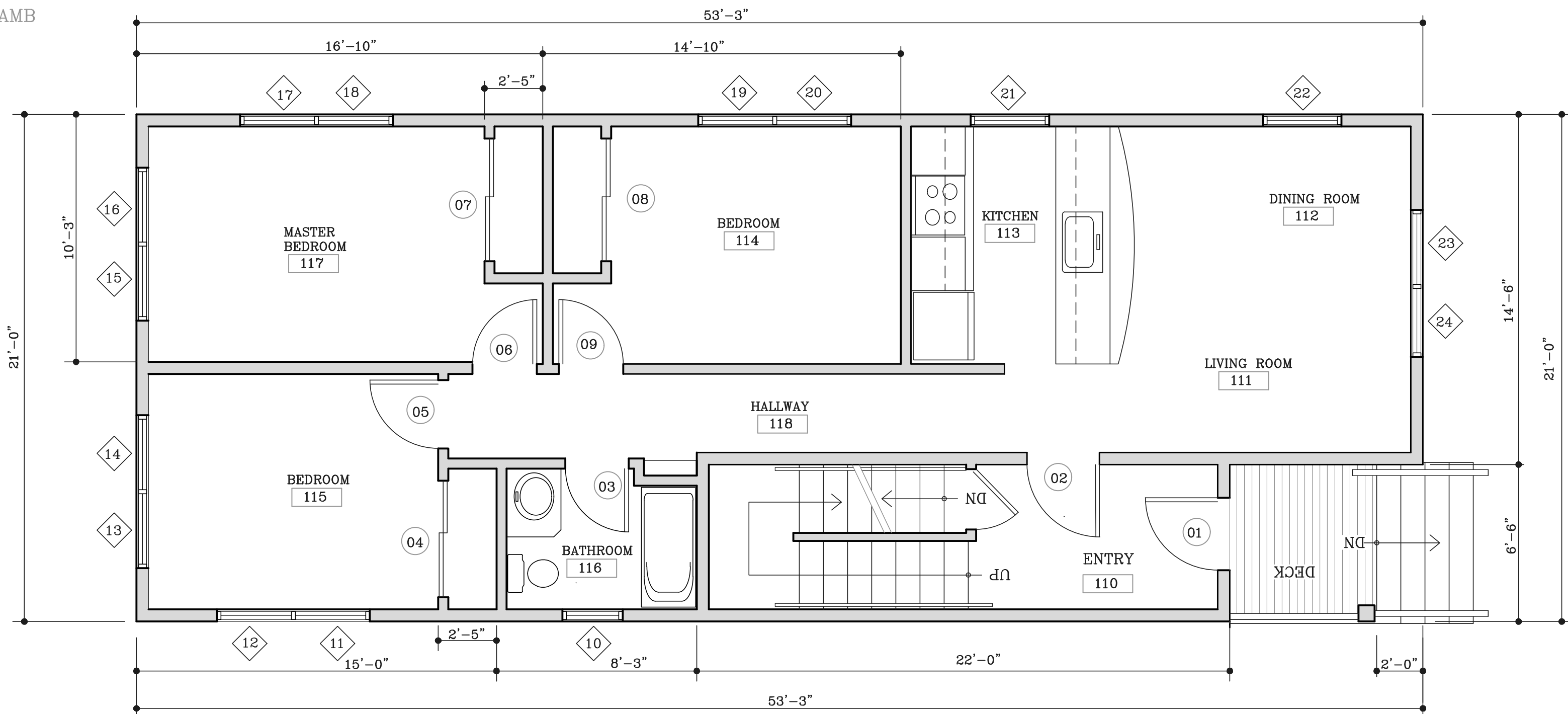
SCALE: 1 1/2" = 1'-0"



2

SECOND FLOOR

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



1

FIRST FLOOR

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

WINDOW SCHEDULE													
NO.	WIDTH	HEIGHT	TYPE	MATERIAL	GLASS	REMARKS	NO.	WIDTH	HEIGHT	TYPE	MATERIAL	GLASS	REMARKS
10	2'-6"	5'-5"	TYPE A	WD/V		WDH2446	26	3'-2"	5'-9"	TYPE C	WD/V		WDH3046
11	3'-2"	5'-9"	TYPE C	WD/V		WDH3046	27	3'-2"	5'-9"	TYPE C	WD/V		WDH3046
12	3'-2"	5'-9"	TYPE C	WD/V		WDH3046	28	3'-2"	5'-9"	TYPE C	WD/V		WDH3046
13	3'-2"	5'-9"	TYPE C	WD/V		WDH3046	29	3'-2"	5'-9"	TYPE C	WD/V		WDH3046
14	3'-2"	5'-9"	TYPE C	WD/V		WDH3046	30	3'-2"	5'-9"	TYPE C	WD/V		WDH3046
15	3'-2"	5'-9"	TYPE C	WD/V		WDH3046	31	3'-2"	5'-9"	TYPE C	WD/V		WDH3046
16	3'-2"	5'-9"	TYPE C	WD/V		WDH3046	32	3'-2"	5'-9"	TYPE C	WD/V		WDH3046
17	3'-2"	5'-9"	TYPE C	WD/V		WDH3046	33	3'-2"	5'-9"	TYPE C	WD/V		WDH3046
18	3'-2"	5'-9"	TYPE C	WD/V		WDH3046	34	3'-2"	5'-9"	TYPE C	WD/V		WDH3046
19	3'-2"	5'-9"	TYPE C	WD/V		WDH3046	35	3'-2"	5'-9"	TYPE C	WD/V		WDH3046
20	3'-2"	5'-9"	TYPE C	WD/V		WDH3046	36	3'-0"	3'-5"	TYPE B	WD/V		WDH3032
21	3'-0"	3'-5"	TYPE B	WD/V		WDH3032	37	3'-2"	5'-9"	TYPE C	WD/V		WDH3046
22	3'-2"	5'-9"	TYPE C	WD/V		WDH3046	38	3'-2"	5'-9"	TYPE C	WD/V		WDH3046
23	3'-2"	5'-9"	TYPE C	WD/V		WDH3046	39	3'-2"	5'-9"	TYPE C	WD/V		WDH3046
24	3'-2"	5'-9"	TYPE C	WD/V		WDH3046	40	1'-9"	3'-4"	TYPE D	WD/V		WDH1832
25	2'-6"	5'-5"	TYPE A	WD/V		WDH2446	NOTES: 1. WINDOWS TO BE BY ANDERSEN OR EQUAL 2. WINDOWS TO BE LO E INSULATED GLASS 3. HANDLE AND INSTALL ACCORDING TO MANUFACTURERS SPECS ♦ MEET OR EXCEED CLEAR OPENING WIDTH OF 20" AND CLEAR OPENING HEIGHT OF 24"						

REVISIONS:		
NO.	DATE	DESC.

DATE: 02 - 29 - 2024



A BEUTIFUL
REAL ESTATE LLC

14 BELLA VISTA DRIVE
WATERFORD, CT

FLOOR PLANS

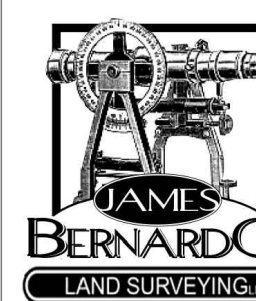
ARCHITECT:



ARCHITECTURE
PLANNING
DEVELOPMENT

Stephan Nousiopoulos, AIA
381 West Main Street • Norwalk, CT 06860
Office/Fax: 860.466.1383
e-mail: snousiopolis@gmail.com

SURVEYOR:

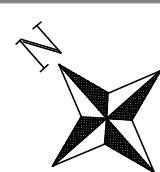


LAND SURVEYING, LLC
102 A SPITHEAD ROAD
WATERFORD, CT 06385
(860)447-0236
WWW.JBSURVEY.COM

CIVIL ENGINEER:

SCALE:

AS SHOWN

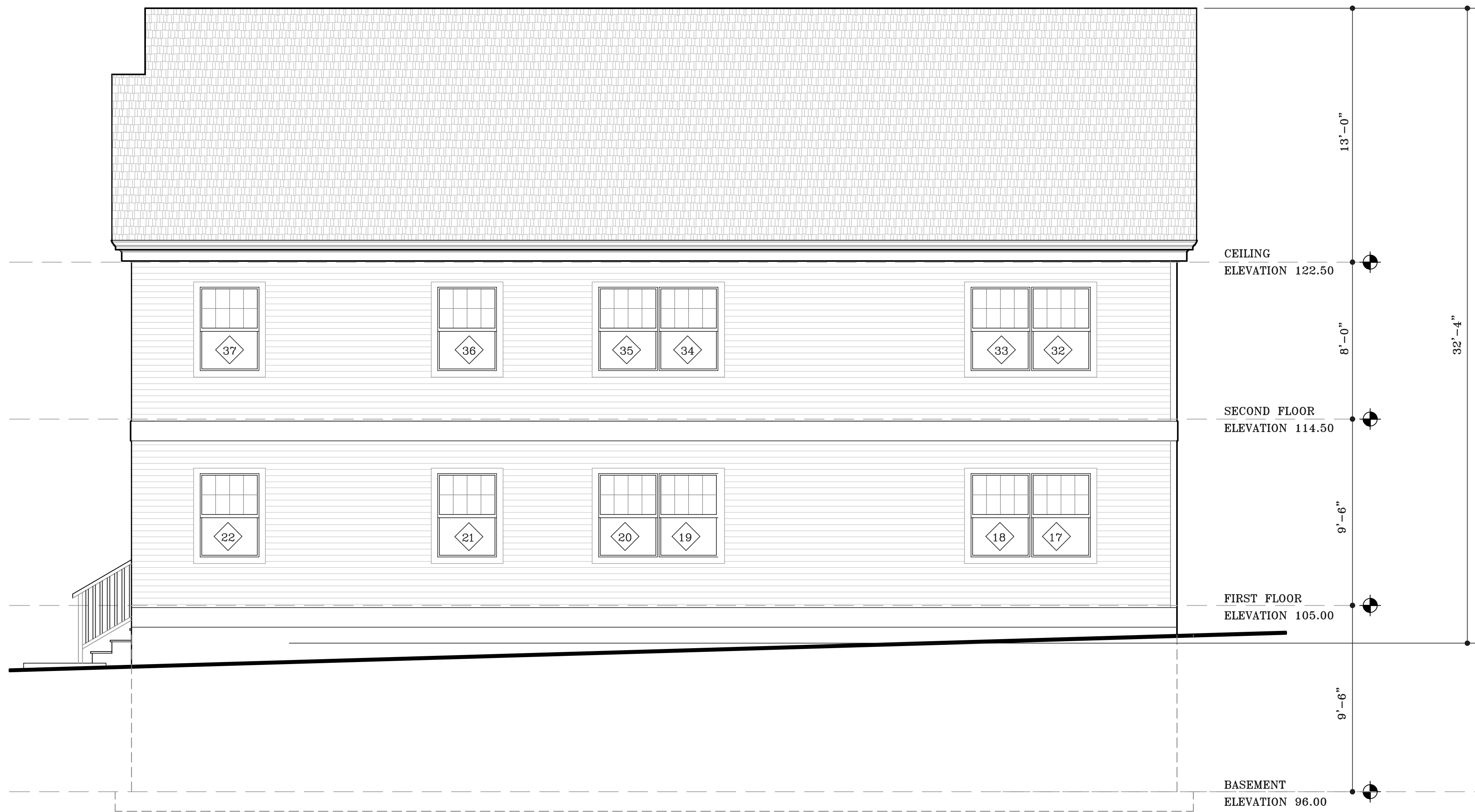


FILE:

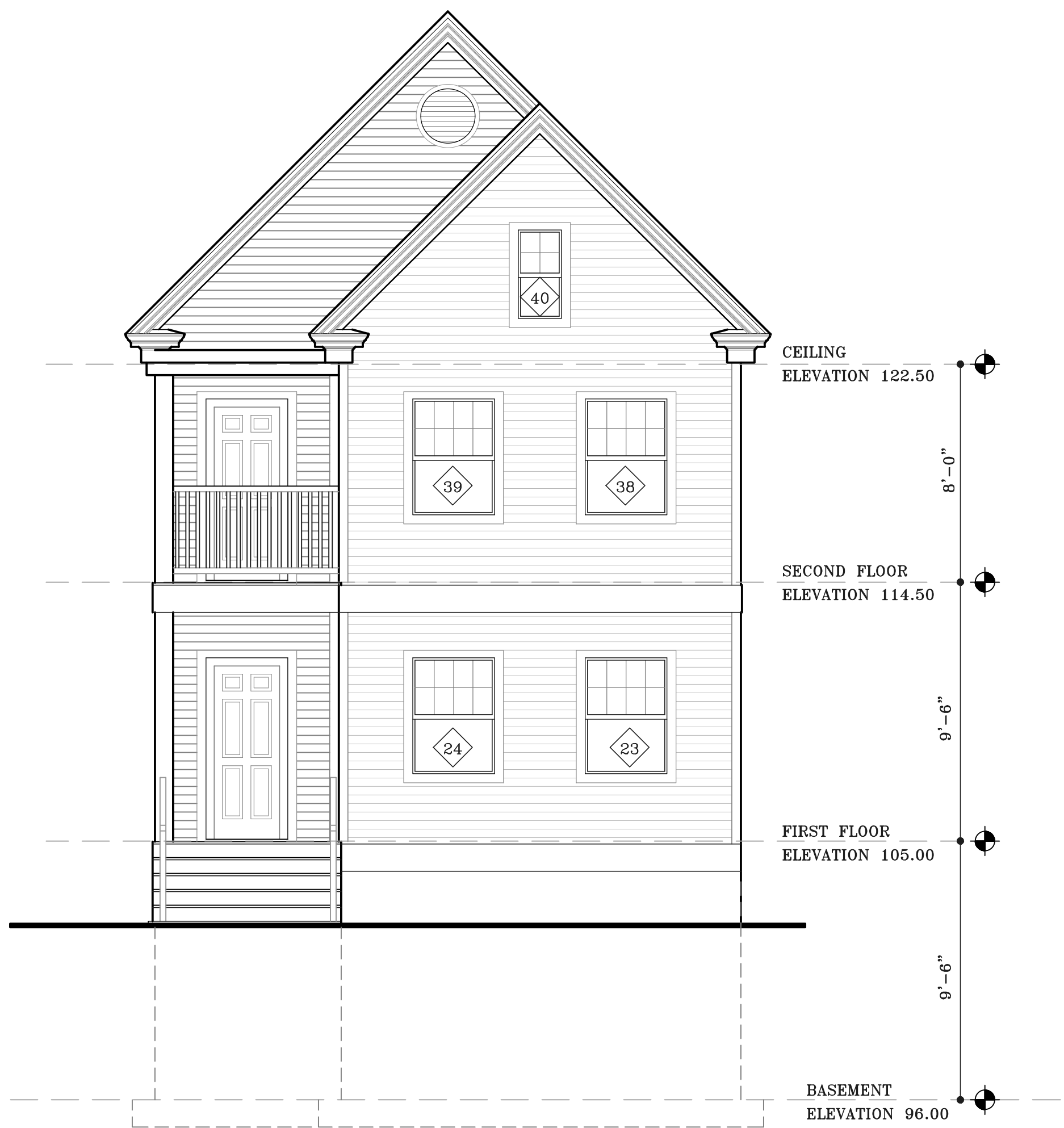
DWG.: A1.100

JOB. NO: BE0224

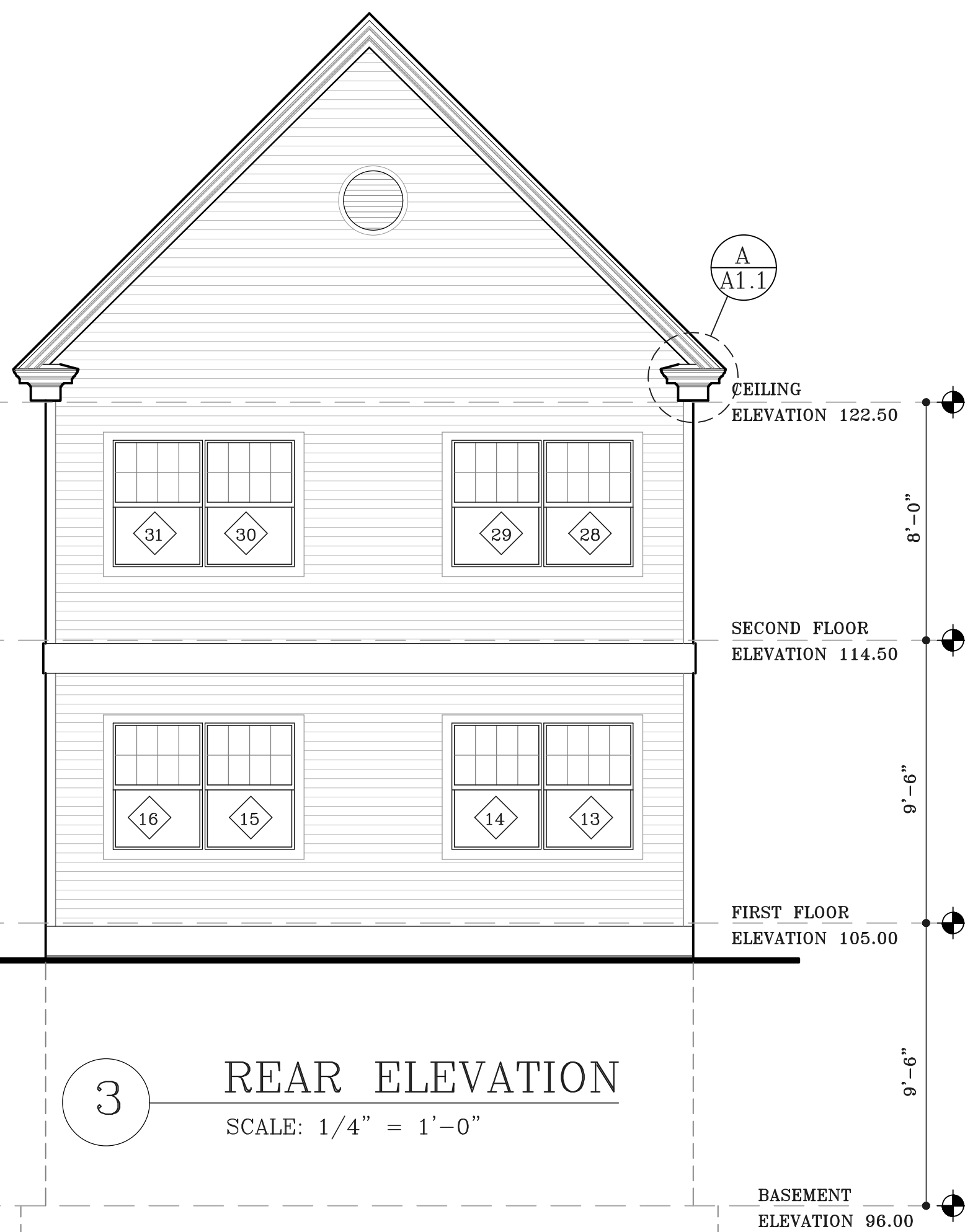
SHEET x OF x



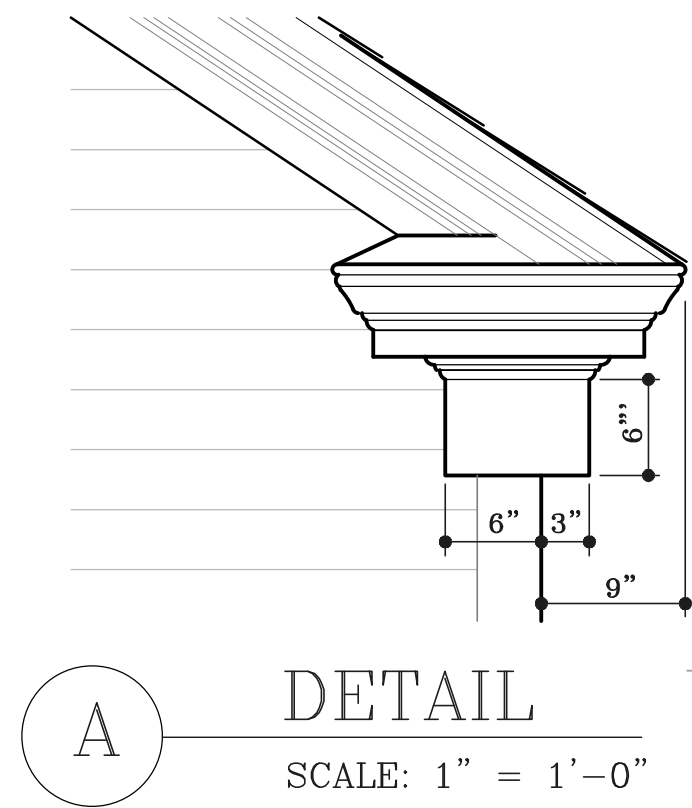
4 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



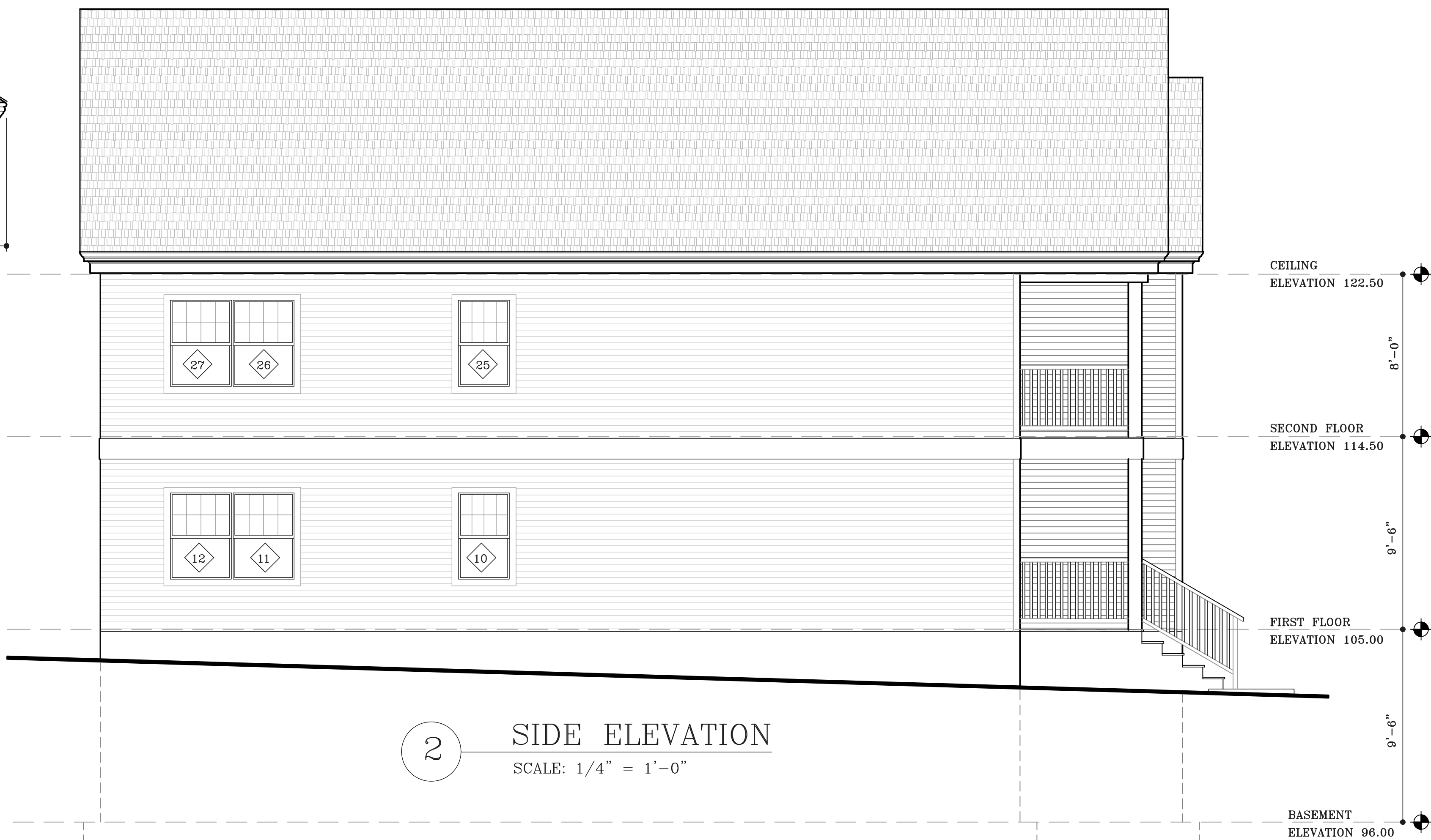
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



A DETAIL
SCALE: 1" = 1'-0"



2 SIDE 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:

SGN ASSOCIATES

ARCHITECTURE
PLANNING
DEVELOPMENT

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

SURVEYOR:

JAMES BERNARDO

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

CIVIL ENGINEER:

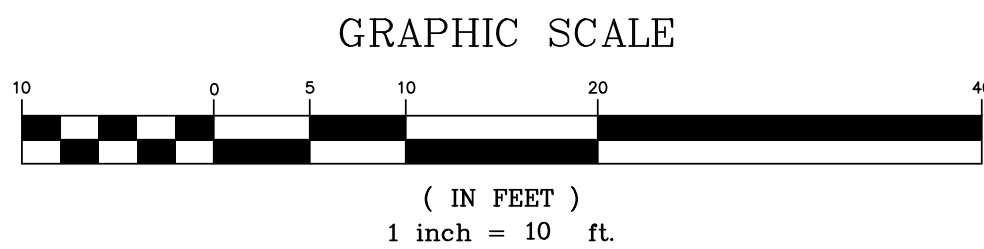
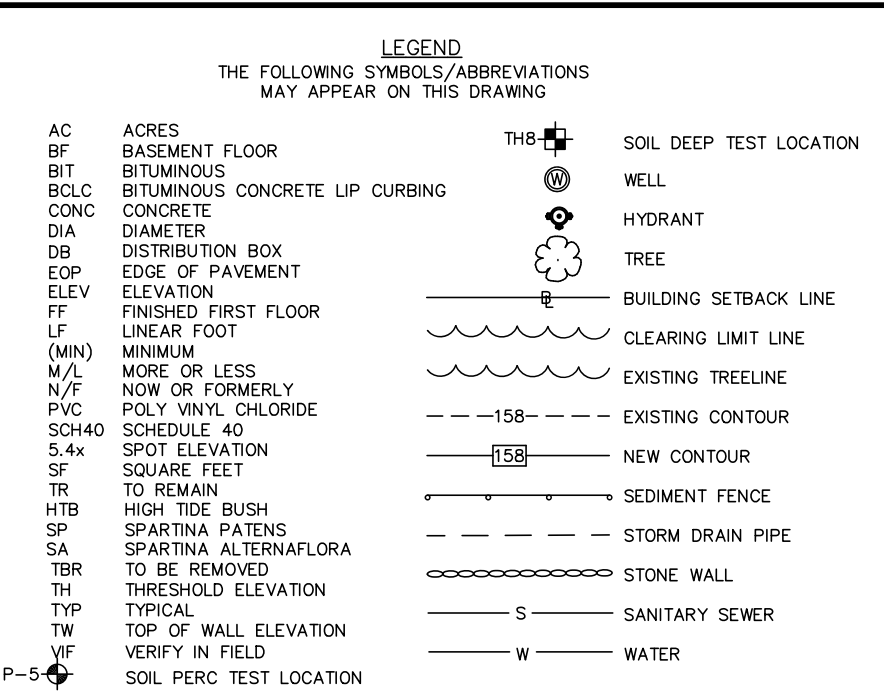
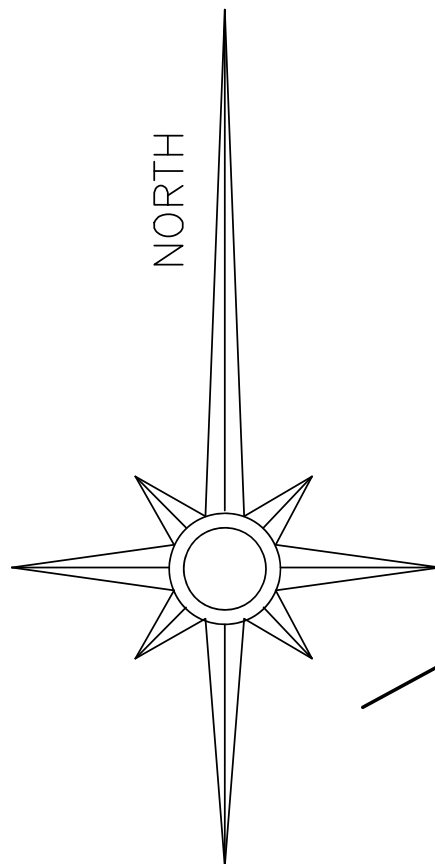
SCALE:

AS SHOWN

FILE:

DWG.: A2.100
JOB. NO: BE0224

SHEET x OF x



NOTES:

- THIS PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300R MINIMUM STANDARD OF ACCURACY, CONTENT AND FORM REQUIREMENTS FOR SURVEYS AND MAPS. THE TYPE OF SURVEY IS AN IMPROVEMENT LOCATION SURVEY. THE BOUNDARY DETERMINATION CLASSIFICATION IS DEPENDENT RESURVEY AND THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2. THE VERTICAL ACCURACY IS CLASS F-2 AND THE VERTICAL ACCURACY CONFORMS TO CLASS V-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 APPEARS BELOW THEREON.
- REFERENCE IS MADE TO WATERFORD LAND EVIDENCE RECORDS VOLUME 1798 AT PAGE 3 FOR THE DEED DATED SEPTEMBER 21, 2022 REGARDING RECORD TITLE AND 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 X (0.2% ANNUAL CHANCED & X AS SHOWN ON "NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NEW LONDON COUNTY, CONNECTICUT, COUNTY: TOWN OF WATERFORD 09010707 MAP NUMBER: 0901103653 MAP EFFECTIVE: 8-5-2013, FEDERAL EMERGENCY MANAGEMENT AGENCY).
- THE SUBJECT PROPERTY IS SHOWN ON THE WATERFORD TAX ASSESSOR MAP 763 AT LOT 24 AND THE SUBS AN ADJACENT ADDRESS OF 418 WEST STREET.
- THE BASELINE BOUNDARIES COORDINATES IS CONNECTICUT GRID NORTH NAD83. ELEVATIONS ARE BASED ON NAVD83 DATUM CONVERTED FROM MSL. BASED ON THE FOLLOWING TOWN OF WATERFORD SURVEY STATIONS:
- | | |
|--|---|
| 323- =
=U1176907.197
=V017028.772
ELEVATION 149.145 (MSL) | 324- =
=U117768.825
=V01858.422
ELEVATION 99.469 (MSL) |
|--|---|
- THIS PLAN REPRESENTS THE LOCATION OF THE BOUNDARIES AND SITE CONDITIONS DETERMINED BY FIELD SURVEY ON APRIL 4, 2023. RECORD TITLE AND ADJOINER INFORMATION WAS OBTAINED FROM TAX ASSESSOR AND LAND EVIDENCE RECORDS ON OCTOBER 1, 2023.
- UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITIES COMPANIES AND IN PART, FROM FIELD TESTIMONY AND INFORMATION FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. THE EXACT DEPTH, LOCATION AND CONDITION OF ANY UNDERGROUND UTILITY LOCATIONS ARE UNKNOWN TO JAMES BERNARDO LAND SURVEYING, LLC. THE SIZE, LOCATION AND LOCATION OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPLICABLE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

MAP REFERENCES:

1. PLAN OF BUILDING LOTS AT HARRISON'S WATERFORD CONN, BELONGING TO THE SAVINGS BANK OF NEW LONDON JUNE 1932 SCALE: 1"=40' SURVEYED AND DRAWN BY L.E. DABOLL CIVIL ENGR NEW LONDON.
2. ZONING LOCATION SURVEY 69 BENHAM AVENUE QUAKER HILL, CT PROPERTY OF CRAIG & SARAH HART DATE: MARCH 4, 2012 SCALE: 1"=20' BY JAMES BERNARDO LAND SURVEYING, LLC
3. BOUNDARY SURVEY PROPERTY OF KAREN GRISWOLD LOCATION: 14 BELLA MISTA DRIVE WATERFORD CT SHEET NUMBER 1 OF 1 SCALE: 1"=10' BY J. ROBERT PFANNER & ASSOCIATES P.C.

SITE DEVELOPMENT NOTES:

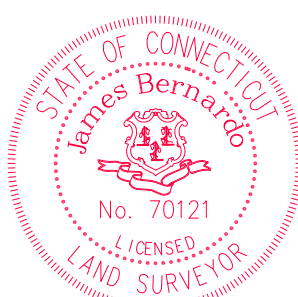
1. AN EXCAVATION PERMIT WILL BE REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE TOWN RIGHT-OF-WAY.
2. ADDITIONAL STOCKPILE AREAS (IF NEEDED) SHALL BE LOCATED IN APPROVED AREAS OFF-SITE. TEMPORARY STOCKPILES MAY BE PLACED WITHIN HOUSE FOOTPRINT.
3. VARIANCES ARE REQUIRED FROM THE FOLLOWING TOWN OF WATERFORD ZONING REGULATIONS:
 - A VARIANCE OF 33' IS REQUIRED FROM SECTION 4.4.1 TO ALLOW FOR A FRONT YARD SETBACK OF 17'.
 - A VARIANCE OF 7' IS REQUIRED FROM SECTION 4.4.2 TO ALLOW FOR A SIDE YARD SETBACK OF 13' ON THE EAST SIDE.
 - A VARIANCE OF 7' IS REQUIRED FROM SECTION 4.4.2 TO ALLOW FOR A SIDE YARD SETBACK OF 13' ON THE WEST SIDE.
 - A VARIANCE OF 27' IS REQUIRED FROM SECTION 4.4.3 TO ALLOW FOR A REAR YARD SETBACK OF 23'.
4. THE PROPOSED HOUSE IS THE MAXIMUM ALLOWED COVERAGE IN THE R-20 ZONE (25%). NO ADDITIONAL SHEDS, COVERED PORCHES OR BUILDINGS WILL BE PERMITTED.
5. THIS PROJECT IS EXEMPT FROM COASTAL SITE PLAN IN ACCORDANCE WITH SECTION 24.4.2.5 OF THE WATERFORD ZONING REGULATIONS.

ZONE R-20 ZONING COMPLIANCE CHART		
	REQUIRED	PROVIDED
MINIMUM LOT AREA	20,000 SQ FT	5,127 SQ FT
MINIMUM FRONTAGE	85'	53.66'
MINIMUM WIDTH	100'	50'
MAXIMUM LOT COVERAGE	25%	Ⓢ25%
MINIMUM FRONT YARD	50'	Ⓢ17'
MINIMUM SIDE YARD	20'	Ⓢ13'
MINIMUM REAR YARD	50'	Ⓢ23'
MAXIMUM HEIGHT	35'	26±'

ALL SETBACKS ARE MEASURED TO THE ROOF OVERHANG, CHIMNEY, CORNICE,
OR OTHER SIMILAR ARCHITECTURAL FEATURE.

① VARIANCE REQUIRED. SEE SITE DEVELOPMENT NOTE #3.

② SEE SITE DEVELOPMENT NOTE #4



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED HEREON.

James Bernardo
JAMES BERNARDO LICENSE #70121

6-3-2024
DATE

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



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QTY	DESCRIPTION	DATE
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REVISIONS

ZONING LOCATION SURVEY

PROPERTY OF _____

A BEAUTIFUL REAL ESTATE LLC

FOR PROPERTY LOCATED AT
14 BELLA VISTA STREET

TOWN OF WATERFORD - COUNTY OF NEW LONDON - CONNECTICUT

Sheet No.

S-01

SHEET 1 OF 1

Scale:

 $1^n = 10^0$

Date _____

JUNE 3, 2024

Project No.

23017-2