

FIFTEEN ROPE FERRY ROAD



WATERFORD, CT 06385-2886

AGENDA

**Zoning Board of Appeals
Waterford Town Hall**

**September 4, 2024
5:30 PM**

1. **CALL TO ORDER/APPOINTMENT OF ALTERNATES**
2. **APPROVAL OF THE July 11, 2024 MEETING MINUTES**
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.
4. **OLD BUSINESS**
5. **NEW BUSINESS**
6. **CORRESPONDENCE**
7. **ADJOURNMENT**

RECEIVED FOR RECORD
WATERFORD, CT
2024 AUG 21 A 9:02
ATTEST: *[Signature]*
TOWN CLERK

MINUTES

RECEIVED FOR RECORD
WATERFORD, CT

2024 JUL 17 1A 9:11

July 10, 2024
5:30 PM

Zoning Board of Appeals
Waterford Town Hall

ATTEST: *David I. Conroy*
TOWN CLERK

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

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chairwoman Gonyo called the meeting to order at 5:30. No alternates were appointed.

2. APPROVAL OF MINUTES

MOTION: Motion made by J. Morgan, seconded by M. Kripps, to approve the minutes of the
June 5, 2024 meeting as written.

VOTE: 5-0

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.

The following exhibits were previously entered into the record:

EXHIBIT 1 - Application and support material
EXHIBIT 2 - Plan titled "Zoning Location Survey, Property of A Beautiful Real Estate LLC" dated June 3, 2024
EXHIBIT 3 - Legal Notice of Public Hearing published in the Day newspaper on June 26, 2024 and July 3, 2024
EXHIBIT 4 - Hearing notification letter sent to applicant dated June 14, 2024 along with certificates of mailing
EXHIBIT 5 - Quit Claim Deed
EXHIBIT 6 - Staff Report dated July 8, 2024

Chairwoman Gonyo opened the public hearing.

Surveyor J. Bernardo, representing the applicant, reviewed the site plan submitted (Exhibit 2), as well as the variances requested. He submitted into the record as Exhibit 7 a copy of a plan titled "Plan of Building Lots of Harrison's" dated June 1932, and as Exhibit 8 an aerial image of the area, noting that the proposal is in keeping with the neighborhood.

J. Bernardo noted that the house plans submitted with the application are incorrect. The applicant is proposing to construct a single-family house, not a duplex.

J. Bernardo stated that the hardship is that the lot has existed since 1932, prior to the Zoning Regulations, and the variances requested are the minimum necessary to allow a reasonable use of the land. He reviewed Section 27.5 of the Zoning Regulations.

J. Mullen referred to Note #4 on the plan, and asked what if a future owner of the property wants to install a shed. J. Bernardo replied that they could come back to the Board. J. Mullen stated that the applicant may want to reduce the size of the house.

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

Corlyn Webster of 18 Bella Vista St. stated concerns with the number of cars in the area.

Draig Hart of 69 Benham Avenue stated concerns with parking. He also noted that the adjoining properties are not vacant.

Wayne Records of 5 Bella Vista stated concerns with parking.

Erin Saylor of 67 Benham Avenue stated concerns with traffic, and thinks that the proposed house is too large.

Steve Logan of 73 Benham Avenue stated concerns with driveway, and also had questions regarding flood zone. J. Bernardo showed where the flood zone line is.

Sara Hart of 69 Benham stated concerns with the narrow roads in the area and the number of cars.

Brian Saylor of 67 Benham Avenue stated concerns with the cars.

J. Bernardo stated that the regulations require that 2 parking spaces be provided, and he understands the residents' concerns about parking.

Brian Saylor of 67 Benham Avenue asked what is the purpose of setbacks. J. Mullen explained.

Corlyn Webster of 18 Bella Vista noted that most of the properties in the area are comprised of more than one lot.

Craig Hart of 69 Benham Avenue had questions about flood zones. J. Bernardo replied.

Chairwoman Gonyo asked if there was anyone present who wished to speak in favor of the application.

There being no further comments or questions, the public hearing was closed at 6:25.

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.

This appeal was withdrawn.

5. NEW BUSINESS

There was no new business

6. CORRESPONDENCE

No correspondence was received.

7. ADJOURNMENT

MOTION: Motion made by W. Herzfeld, seconded by A. Darling, to adjourn the meeting at 6:27.

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: 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 Mauke

Signature of Owner

6/21/2024

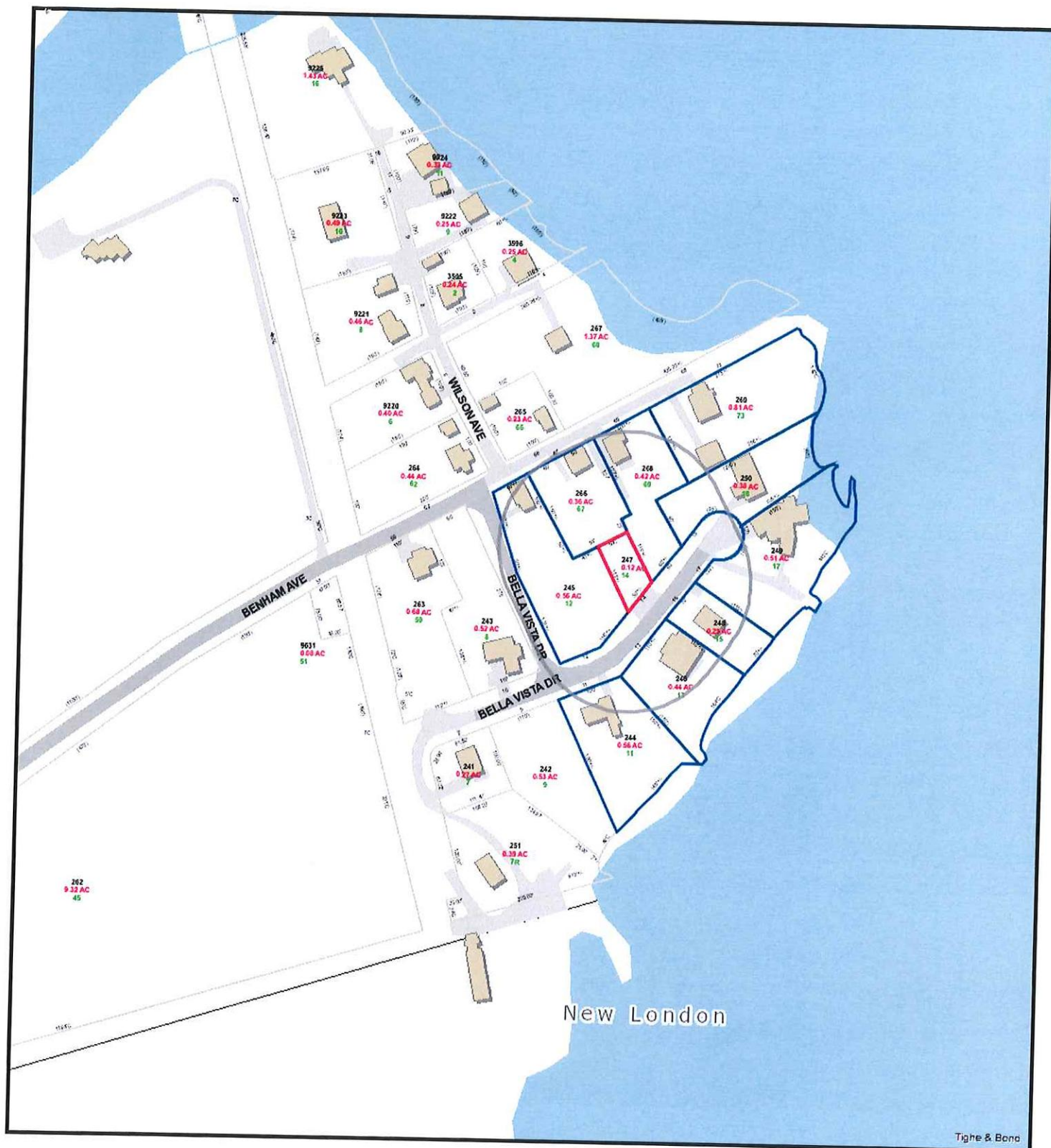
Date

James Bernardo

Signature of Applicant/Agent

6-21-2024

Date



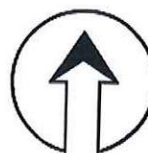
Tighe & Bond

6/3/2024 2:49:54 PM

Scale: 1"=200'

Scale is approximate

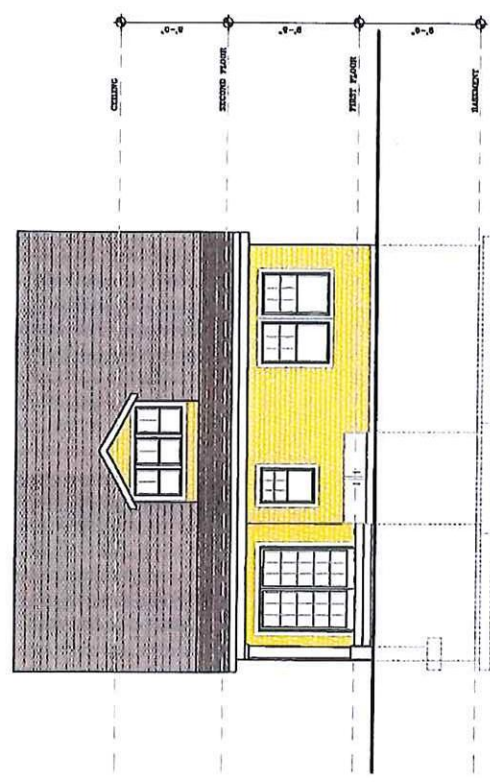
The information depicted on this map is for planning purposes only.
It is not adequate for legal boundary definition, regulatory
interpretation, or parcel-level analyses.



PERSON: _____	NO. _____	DATE _____	DESC. _____
02 - 29 - 2024			
A BEUTIFUL REAL ESTATE LLC 14 BELLA VISTA DRIVE WATERFORD, CT			
ELEVATIONS			
ARCHITECTURE PLANNING DEVELOPMENT 		LAND SURVEYING, LLC 125 A STURGEON ROAD WATERFORD, CT 06495-2500 WWW.LANDSURVEY.COM	
SCALE AS SHOWN			
DWG: A2.00 SHEET 2 OF 4 PROJ. NO: B232226			



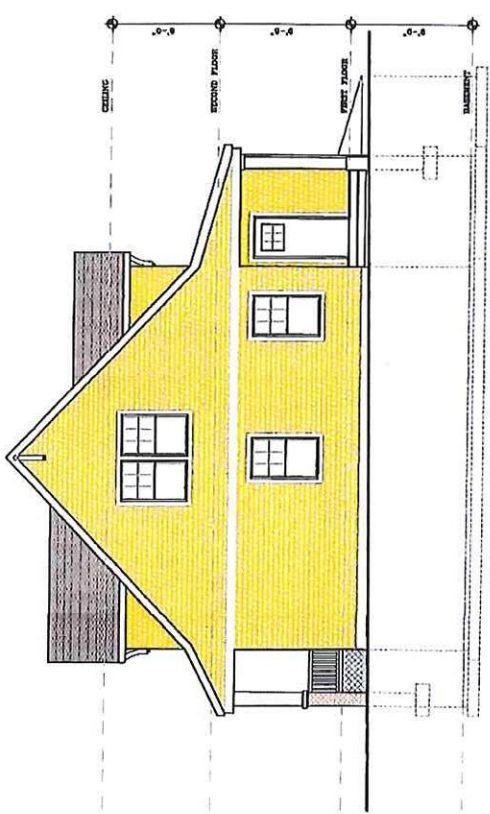
1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

DO NOT SCALE DRAWINGS

ALL DIMENSIONS TO FACE OF STEEL UNLESS OTHERWISE NOTED.

ALL EXTERIOR PARTITIONS SHALL BE 2 1/2" O.C.

5/8" CYSTEEN BOARD AT JOINTS UNLESS OTHERWISE NOTED.

PROVIDE ALUMINUM AS REQUIRED FOR THE INSTALLATION OF BATHROOM ACCESSORIES ETC.

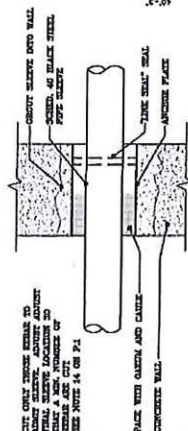
ALL ELECTRIC OUTLETS SHALL BE 16" APT. UNLESS OTHERWISE NOTED.

1. VERY WINDOW 8" AFTER FINAL SELECTION ACCORDING TO MANUFACTURER SPECIFICATIONS.

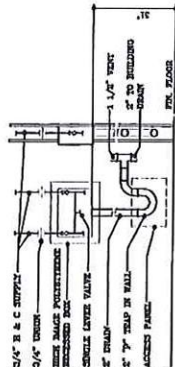
ALL EXTERIOR WALLS TO BE 2 1/2" O.C.

TYPICALLY UNLESS OTHERWISE NOTED.

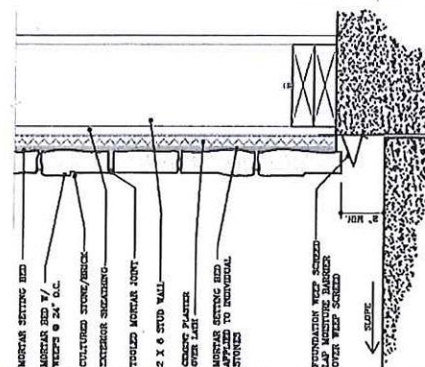
2. EXTERIOR FLOORS TO BE DETERMINED BY OWNER AND CONTRACTOR.



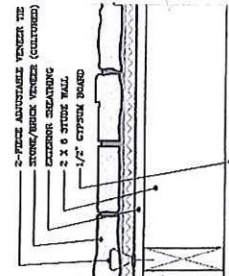
A PIPE SLEEVE IN CONC. WALL



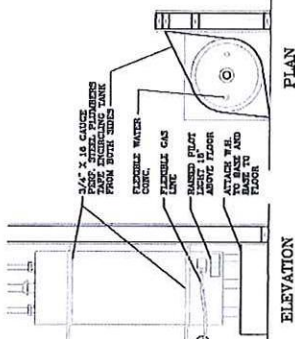
WASHING MACHINE CONNECTION



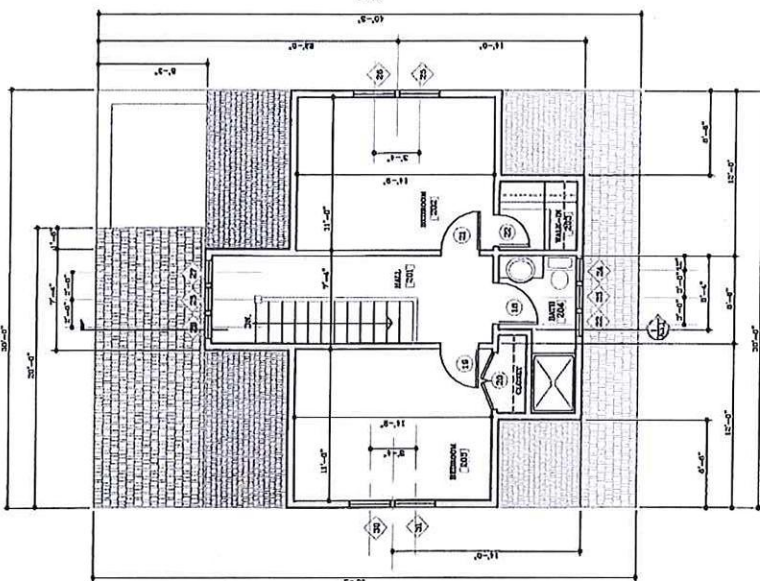
SECTION DETAIL



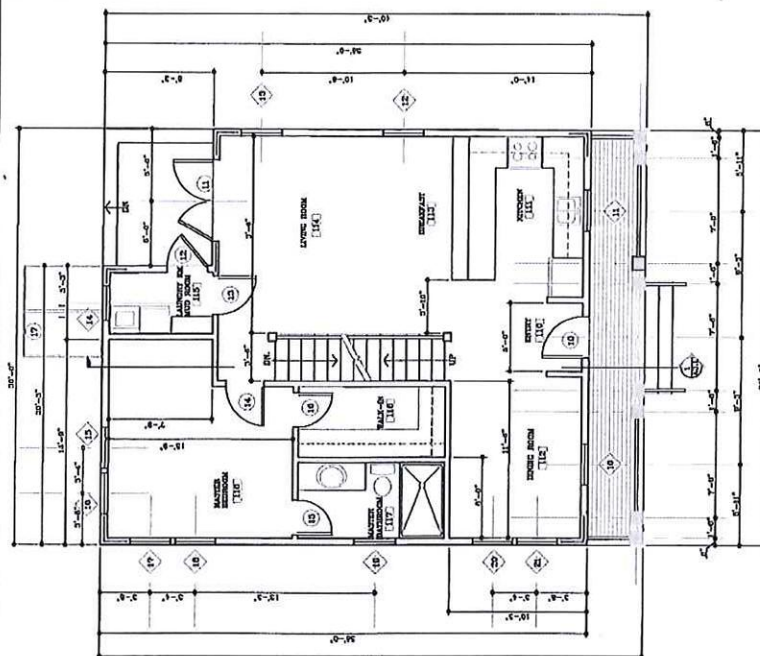
SECTION DETAIL



WATER HEATED SUPPORT



2 SECOND FLOOR PLAN



FIRST FLOOR PLAN

ROOM FINISH SCHEDULE									
ROOM	AREA	PAINT	GLASS	WALL	CEILING	TRIM	INSULATION		
110	ENTRY	ST	POPC	POPC	YES	YES	YES	YES	
111	KITCHEN	ST	CBS	CBS	CBS	CBS	CBS	CBS	
112	BRKFAST ROOM	ST	POPC	CBS	CBS	CBS	CBS	CBS	
113	BRKFAST RM	ST	POPC	CBS	CBS	CBS	CBS	CBS	
114	BATH	ST	POPC	CBS	CBS	CBS	CBS	CBS	
115	BATH	ST	POPC	CBS	CBS	CBS	CBS	CBS	
116	LAUNDRY ROOM	ST	POPC	CBS	CBS	CBS	CBS	CBS	
117	MASTER BEDROOM	ST	POPC	CBS	CBS	CBS	CBS	CBS	
118	MASTER BEDROOM	ST	POPC	CBS	CBS	CBS	CBS	CBS	
119	MASTER BEDROOM	ST	POPC	CBS	CBS	CBS	CBS	CBS	
120	WALK-IN	ST	POPC	CBS	CBS	CBS	CBS	CBS	
121	HALL	ST	POPC	CBS	CBS	CBS	CBS	CBS	
122	CL. ROOM	ST	POPC	CBS	CBS	CBS	CBS	CBS	
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254	WALK-IN	ST	POPC	CBS	CBS	CBS	CBS	CBS	
255	WALK-IN	ST	POPC	CBS	CBS	CBS	CBS	CBS	
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292	WALK-IN	ST	POPC	CBS	CBS	CBS	CBS	CBS	
293	WALK-IN	ST	POPC	CBS	CBS				

02 - 29 - 2024

**A BEUTIFUL
REAL ESTATE LLC**

FLOOR PLANS

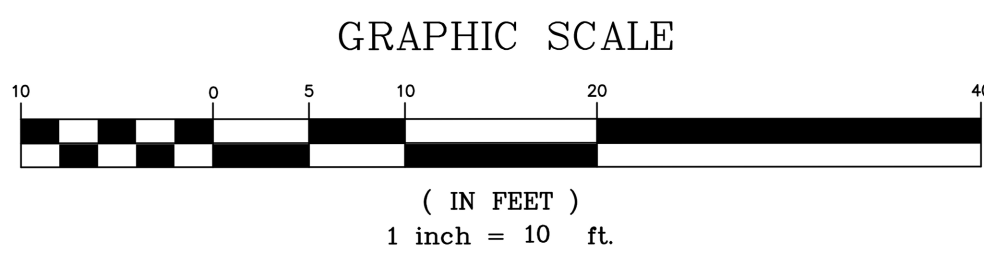
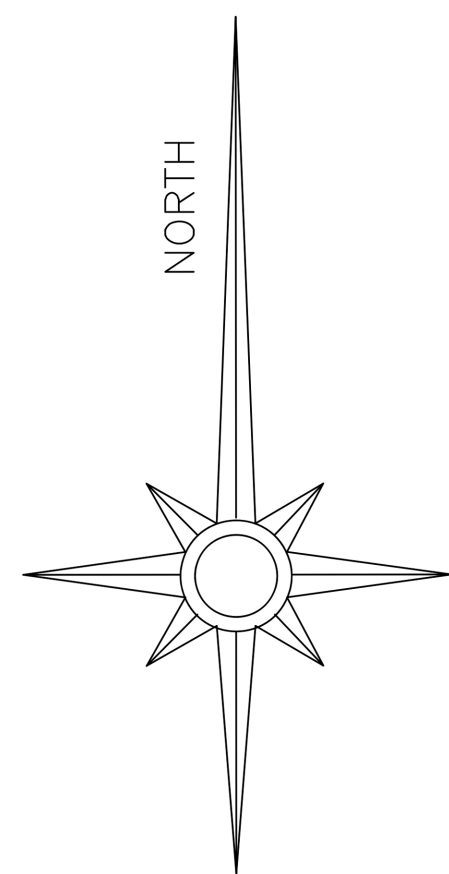
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DEVELOPMENT**

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You Need and Want*



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WATERFORD, CT 06395
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NAME	SS S	DATE	NO.
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8-13-2024
DATE

Project No. 23017-3



8/13/2024 8:01:28 AM

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.



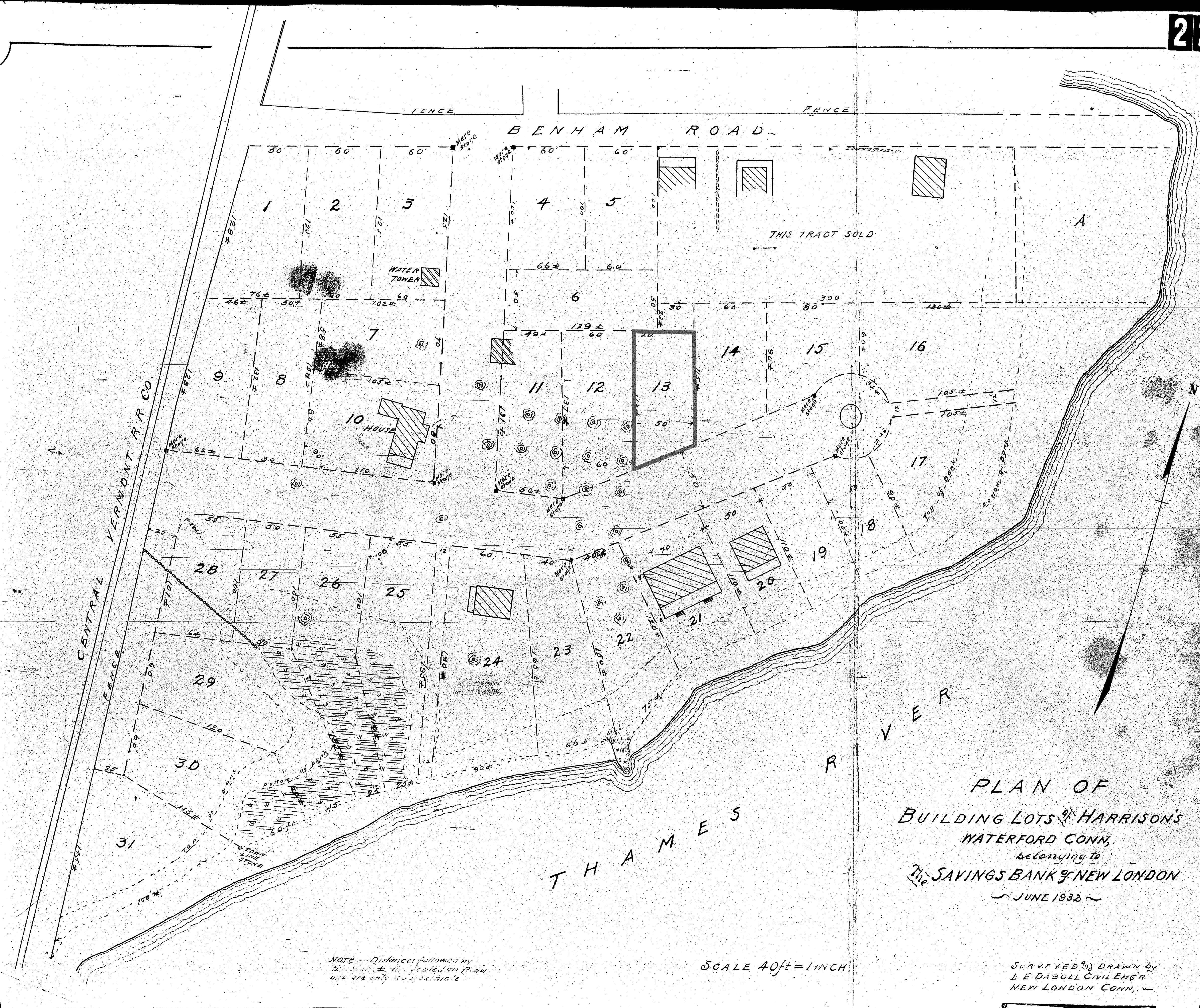


Exhibit to Accompany Application ZBA-24-4

14 Bella Vista Street

Parcel ID	Owner	Address	Parcel Acreage (SF)	Living Area (SF)	Gross Area (SF)
	23300 A BEAUTIFUL REAL ESTATE LLC	14 BELLA VISTA STREET	0.12	1612	2418
319400	ALLARD MARY G L/U	4 JAMES STREET	0.25	1567	3678
23100	BOULTON ANTOINETTE J	12 BELLA VISTA STREET	0.56	1168	2564
863400	FIRST FAMILY INVESTMENTS LLC	8 WILSON AVENUE	0.46	1944	4012
25500	HART CRAIG W & SARA	69 BENHAM AVENUE	0.42	1958	4896
23200	JORDAN GILBERT F & BARBARA J	13 BELLA VISTA STREET	0.44	3050	6316
22800	JORDAN ROBERT	9 BELLA VISTA STREET	0.53	Vacant	
319300	LAMPHERE ROBERT WILLIAM ETAL	2 JAMES STREET	0.24	1017	2067
25600	LOGAN STEVEN J	73 BENHAM AVENUE	0.81	3212	5372
23700	MALLOY JANET C	7R BELLA VISTA STREET	0.39	902	2020
863700	MALLOY JANET C	11 WILSON AVENUE	0.33	2352	3886
863900	MARIANI ELEANOR C & MURALLO RONALDO G	16 WILSON AVENUE	1.43	3264	5921
23000	MESSINA JANET M	11 BELLA VISTA STREET	0.56	2706	5957
25000	MOLLOY ANGELA C	59 BENHAM AVENUE	0.68	959	2373
22600	MONIZ STEPHEN P	7 BELLA VISTA STREET	0.27	1800	3824
863500	MORELL WILLIAM A & SHARON J	9 WILSON AVENUE	0.25	2263	4330
23400	RECORDS WAYNE K & JOANN C	15 BELLA VISTA STREET	0.25	1606	3032
22900	RODRIGUEZ MICHAEL	8 BELLA VISTA STREET	0.52	2440	4604
25300	SAYLOR BRYAN G & ERIN N	67 BENHAM AVENUE	0.36	1365	2780
23500	SECCHIAROLI CRESCENTINO A	17 BELLA VISTA STREET	0.51	2183	6455
863300	SILVA RUFINO MONTERO + AGUILAR MONICA	6 WILSON AVENUE	0.4	1520	3723
25400	SINCALI ANDREW J & DEEDY SINCALI ELAINE	68 BENHAM AVENUE	1.37	2197	3763
25200	SINCALI ANDREW J & SAMANTHA J &	66 BENHAM AVENUE	0.23	1006	2077
863600	THIBAUT BARBARA EST (CRANDALL)	10 WILSON AVENUE	0.49	1404	1404
25100	VEAZIE CINDY A	62 BENHAM AVENUE	0.44	1582	2892
23600	WEBSTER COREY & CORLYN	18 BELLA VISTA STREET	0.38	2180	4892
Averages			0.49	1890.28	3810.24

Data obtained from Town tax records