FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886

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

AGENDA

Zoning Board of Appeals
Waterford Town Hall

June 7, 2023
5:30 PM

1. **CALL TO ORDER/APPOINTMENT OF ALTERNATES**

2. **APPROVAL OF THE April 5, 2023 MEETING MINUTES**

3. **PUBLIC HEARING**
   Application #ZBA-23-2 - 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 April 5, 2023.

4. **OLD BUSINESS**

5. **NEW BUSINESS**

6. **CORRESPONDENCE**

7. **ADJOURNMENT**

RECEIVED FOR RECORD
WATERFORD, CT
2023 MAY 24 P 2:13
ATTEST: Cheryl L. Langevin
TOWN CLERK

MINUTES
VIRTUAL MEETING

Zoning Board of Appeals
Waterford Town Hall

April 5, 2023
5:30 PM

Members Present:	Michelle Kripps, Warren Mackenzie, John Morgan
Members Absent:	Catherine Gonyo, Anne Darling
Alternates Present:	William Herzfeld, Greg Gallup
Alternates Absent	Jason Maryeski
Staff Present:	Planner Mark Wujtewicz, Zoning Official Wayne Scott, Recording Secretary Dawn Choisy

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Acting Chairwoman Kripps called the meeting to order at 5:33, and sat G. Gallup for Chairwoman Gonyo and W. Herzfeld for A. Darling.

2. APPROVAL OF MINUTES

MOTION: Motion made by W. Herzfeld seconded by J. Morgan, to approve the minutes of the March 1, 2023 meeting as written.

VOTE: 5-0

3. OLD BUSINESS

Application #ZBA-23-1 - Appeal of Charles Persi and Hope Lynn Gustafson, owners and applicants at 2 Lark 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 Charles Joseph Persi, Jr & Hope Lynn Gustafson for property located at 2 Lark Street" dated January 17, 2023.

MOTION: Motion made by W. Herzfeld, seconded by G. Gallup, to approve Application #ZBA-23-1.

VOTE: 5-0

RECEIVED FOR RECORD
WATERFORD, CT
2023 APR -6 P 1:53
ATTEST: Carol L. Langer
TOWN CLERK

4. NEW BUSINESS

There was no new business.

5. CORRESPONDENCE

No correspondence was received.

6. ADJOURNMENT

MOTION: Motion made by W. Herzfeld, seconded by G. Gallup, to adjourn the meeting at 5:38.

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)*

- [x] Residential
- [ ] Other Residential
- [ ] Non-Residential
- [ ] CAM Residential
- [ ] CAM Non-Residential
- [ ] Location of Approval DMV
- [ ] Other: _____

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

Name: Russell & Martha Krebs
Telephone#:
Address: 97 Uconn. Ave
Cell Phone#: 860-995-8822
City/State: Glastonbury, CT 06033
Email: rok@snet.net

3. Applicant Information

Name: -Same-
Telephone#:
Address:
Cell Phone#:
City/State:
Email:

4. Agent Information

Name: James Bernardo, LS
Telephone#: 860-447-0236
Address: 12A Spithead Rd
Cell Phone#:
City/State: Waterford, Ct 06385
Email: jim@jbsurvey.com

5. Application Request Type

I/We hereby apply for:

- [x] Variance from the Zoning Regulations
- [ ] Repairer's/Dealer's License

6. Parcel Information

Map/Block/Lot: 172 / ___ / 204 172 / ___ / 204 Street No. & Name: 15 Division Street

Approximate Size SF/AC: 20000 / 0.46 Date acquired: July 13, 2022 Zone(s): R-20

Deed recorded in Waterford Land Records Volume Number: 1788 Page(s): 218

Located on the side W (N, S, E, W) of Division Street (STREET), 400 feet

S (N, S, E, W) from the intersection of Shore Rd (STREET) and Division 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'	12'
MINIMUM SIDE	20'	7'	11'
MINIMUM REAR YARD	50	150	150'
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

Section 4.4.1 Front Yard & Section 4.4.2 Side Yard

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

Attach additional sheet if necessary

See the attached sheet.

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

Town tax records indicate that the existing house was built in 1850. Prior to the establishment of Zoning Regulations in the Town. The required Front Yard setback is behind the rear of the house. Therefore, any modifications to the existing structure would be non-conforming. The minimum lot width required in the R-20 zone is 100'. The lot width for this parcel is only 90'. Enforcement of the minimum yard setback for the

R-20 places undo hardship on this property that does not currently meet the minimum lot width.

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 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.

Russell O. Kuhs
Signature of Owner

5/1/23
Date

James Bernardo

5-2-2023
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 owns 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.

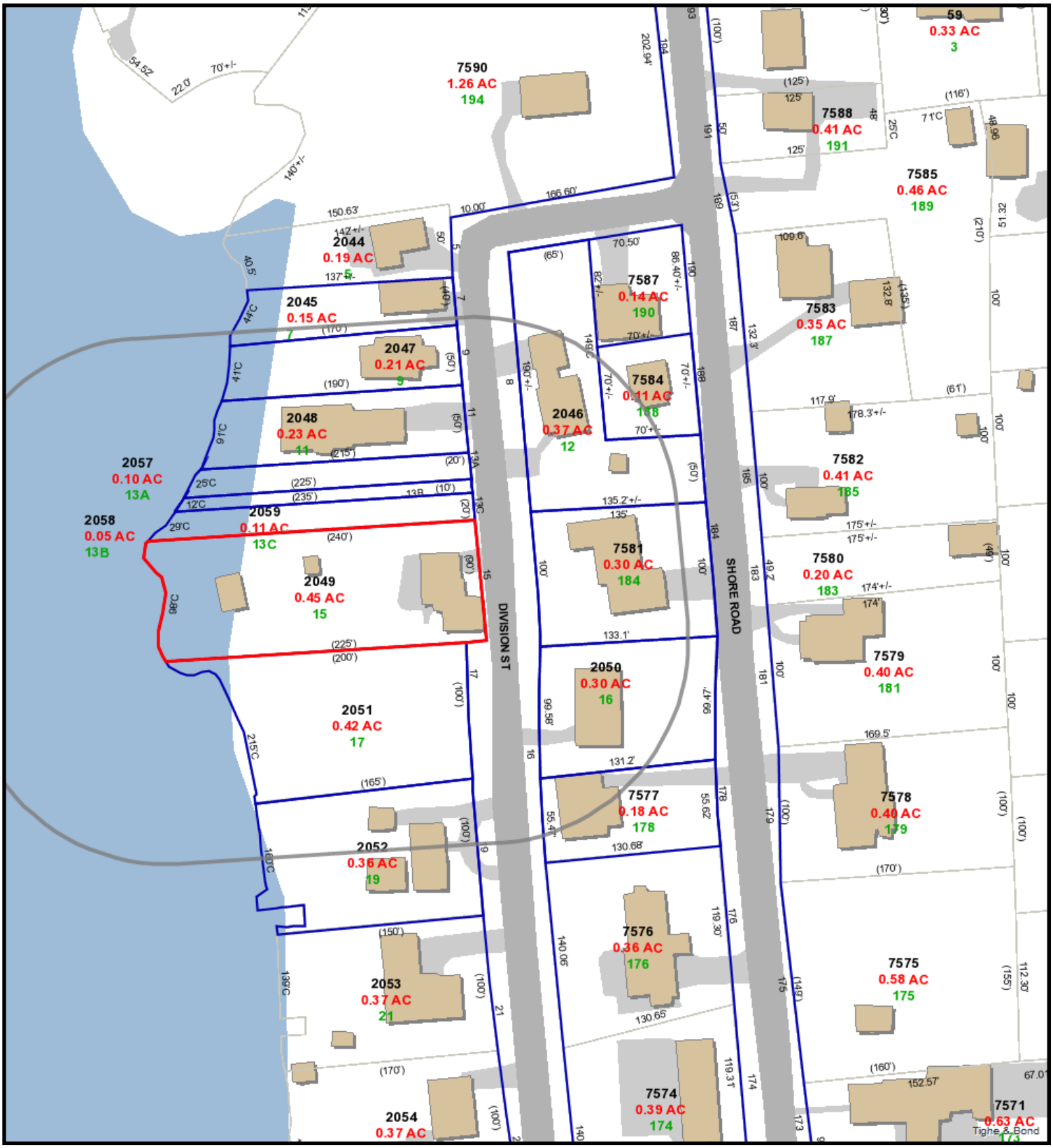
ATTACHMENT TO VARIANCE APPPLICATION
15 DIVISION STREET
OWNER: RUSSELL & MARTH KREBS

4.4.1 FRONT YARD - 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 FRONT YARD - A VARIANCE OF 37' IS REQUIRED TO ALLOW FOR A FRONT YARD SETBACK OF 13' FOR THE CONSTRUCTION OF THE NEW GARAGE.

4.4.1 FRONT YARD - A VARIANCE OF 38' IS REQUIRED TO ALLOW FOR A FRONT YARD SETBACK OF 12' FOR THE CONSTRUCTION OF NEW COVERED ENTRY.

4.4.2 SIDE YARD - A VARIANCE OF 9' IS REQUIRED TO ALLOW FOR A SIDE YARD SETBACK OF 11' FOR THE CONSTRUCTION OF THE NEW GARAGE.



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	13B DIVISION STREET
176700	STROLLO MARK F	9 DIVISION ST	WATERFORD	CT	06385	9 DIVISION STREET

VOL: 1788 PG: 218
Inst: 00167041

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

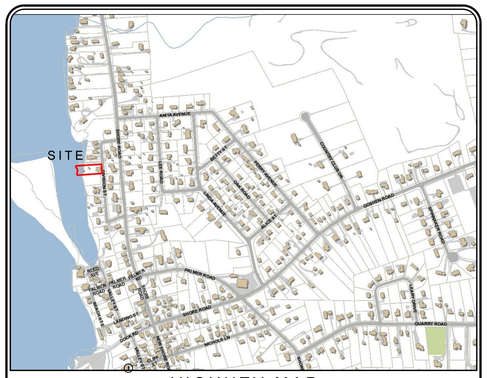
Latest Mailing Address of Grantee:
97 Uconn Avenue
Glastonbury, CT 06033

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



VICINITY MAP

SCALE: 1"=1000'

NOTES:

1. 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.

2. 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.

3. THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE R-20 ZONE DISTRICT.

4. 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: 09011C0492J EFFECTIVE REVISED: AUGUST 5, 2013, FEDERAL EMERGENCY MANAGEMENT AGENCY".

5. 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=1165769.906
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)

6. 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.

7. 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.

8. TIDAL ELEVATIONS ARE AS FOLLOWS BASED ON THE TIDAL EPOCH 83-01
   CUL: 2.1 FEET
   MHW: 0.9 FEET
   NAVD88: 0.0 FEET
   MLW: -1.6 FEET

MAP REFERENCES:

1. PLAN OF DIVISION ST. WATERFORD, CONN. SHOWING PROPOSED WIDENING MAY 1958 SHEET 1 OF 2 SCALE 1"=40' BY KENNETH HOLMES.
2. PLAN OF DIVISION ST. WATERFORD, CONN SHOWING PROPOSED WIDENING MAY 1958 SHEET 1 OF 2 SCALE: 1"=40.
3. CAM SITE PLAN PROPERTY BELONGING TO EDWARD G. & JUDITH L. MARKOVITZ 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.
4. 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:

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. NO WORK TO TAKE PLACE BELOW THE THE CT-DEEP COASTAL JURISDICTION LINE (EL=2.1 NAVD88) WITHOUT ADDITIONAL PERMITS FROM THE CT-DEEP.
4. 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 37' IS REQUIRED TO ALLOW FOR A FRONT YARD SETBACK OF 13' FOR THE CONSTRUCTION OF THE NEW GARAGE.

   4.4.1 – A VARIANCE OF 38' IS REQUIRED TO ALLOW FOR A FRONT YARD SETBACK OF 12' 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 GARAGE.

5. 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:

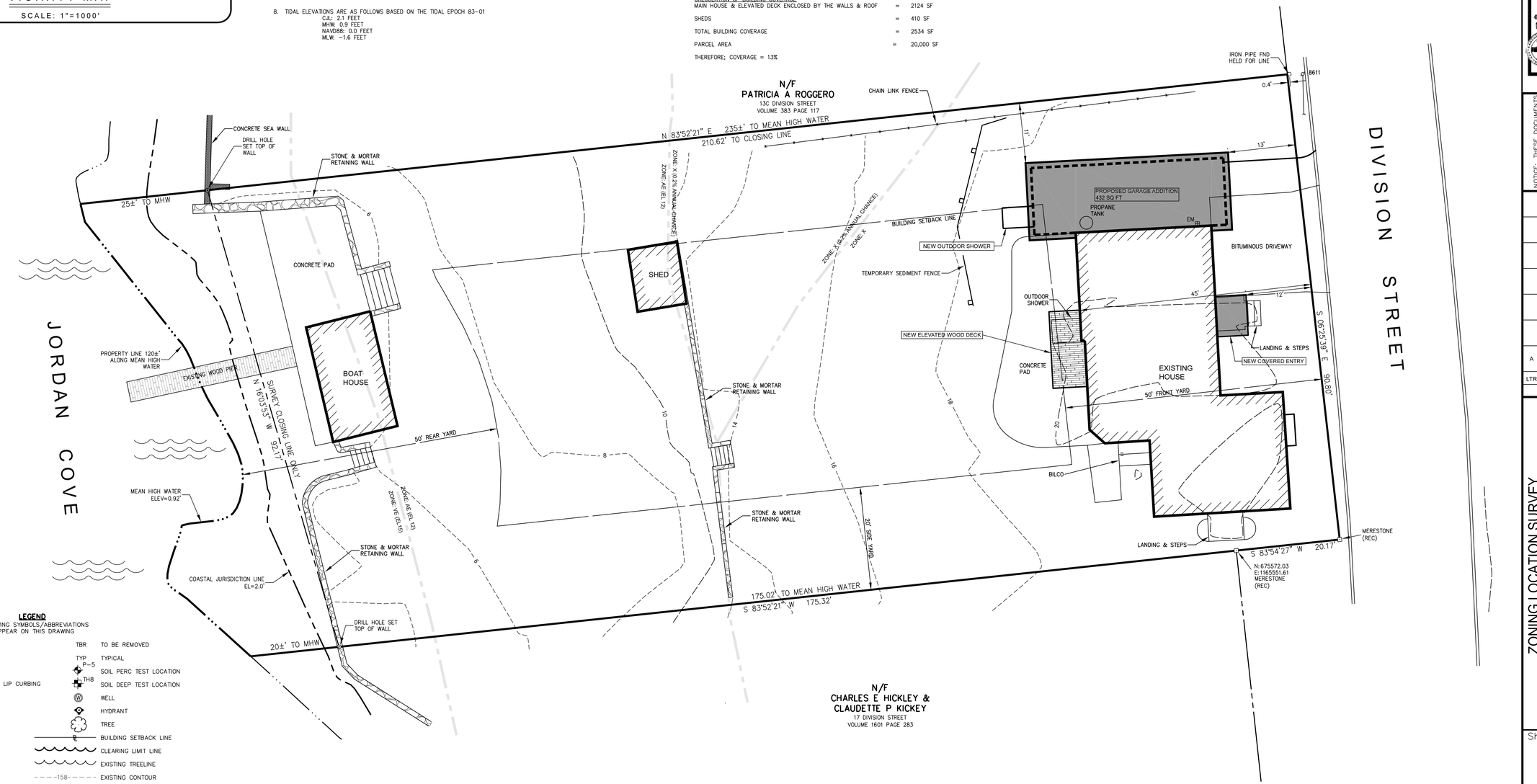
CALCULATION OF BUILDING COVERAGE		
MAIN HOUSE & ELEVATED DECK ENCLOSED BY THE WALLS & ROOF	=	2124 SF
SHEDS	=	410 SF
TOTAL BUILDING COVERAGE	=	2534 SF
PARCEL AREA	=	20,000 SF
THEREFORE; COVERAGE = 13%		

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'	① 12'
MINIMUM SIDE YARD	20'	① 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.

① VARIANCE REQUIRED. SEE SITE DEVELOPMENT NOTE #4.



N/F
CHARLES E HICKLEY &
CLAUDETTE P KICKEY
17 DIVISION STREET
VOLUME 1601 PAGE 283

LEGEND
THE FOLLOWING SYMBOLS/ABBREVIATIONS MAY APPEAR ON THIS DRAWING

AC	ACRES	TBR	TO BE REMOVED
BF	BASEMENT FLOOR	TYP	TYPICAL
BIT	BITUMINOUS	P-5	SOIL PERC TEST LOCATION
BCLC	BITUMINOUS CONCRETE LIP CURBING	TH8	SOIL DEEP TEST LOCATION
CONC	CONCRETE	W	WELL
DIA	DIAMETER		HYDRANT
DB	DISTRIBUTION BOX		TREE
EOP	EDGE OF PAVEMENT		BUILDING SETBACK LINE
ELEV	ELEVATION		CLEARING LIMIT LINE
FF	FINISHED FIRST FLOOR		EXISTING TREELINE
LF	LINEAR FOOT	158	EXISTING CONTOUR
(MIN)	MINIMUM	158	NEW CONTOUR
M/L	MORE OR LESS		SEDIMENT FENCE
N/F	NOW OR FORMERLY		STORM DRAIN PIPE
PVC	POLY VINYL CHLORIDE		STONE WALL
SCH40	SCHEDULE 40	S	SANITARY SEWER
5.4x	SPOT ELEVATION	W	WATER
SF	SQUARE FEET		
TR	TO REMAIN		

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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

STATE OF CONNECTICUT James Bernardo No. 70121 LICENSED LAND SURVEYOR

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

JAMES BERNARDO LICENSE #70121 — 5-16-2023 DATE

NORTH

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

NOTICE: THESE DOCUMENTS ARE PROTECTED UNDER A COPYRIGHT ©2023. THESE DRAWINGS OR ANY INFORMATION CONTAINED HEREIN SHALL NOT BE DUPLICATED IN PART OR WHOLE FOR ANY OTHER PROJECT, LOCATION OR PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR. THESE DRAWINGS SHALL REMAIN THE PROPERTY OF THE SURVEYOR.

LTR	DESCRIPTION	DATE
A	REAR SETBACK LINE ADDED	5-16-2023

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

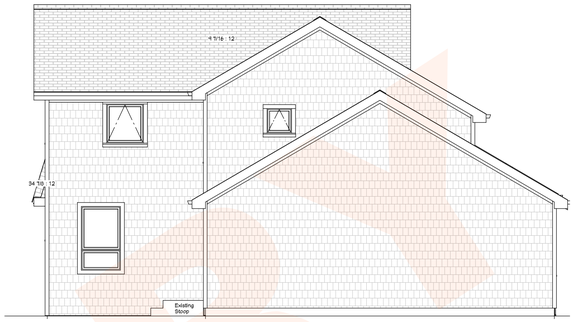
Sheet No.
S-01
SHEET 1 OF 1

Scale: 1"=10'

Date
APRIL 5, 2023

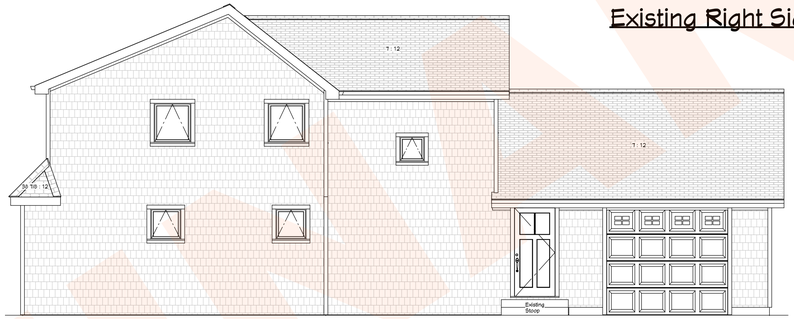
Project No.
22087-2

Existing Left Side Elevation

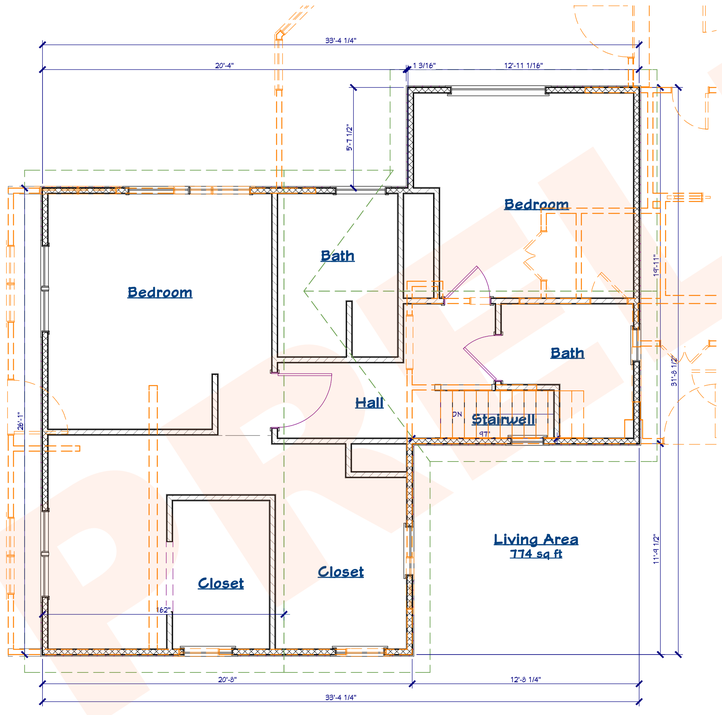


Existing Right Side Elevation

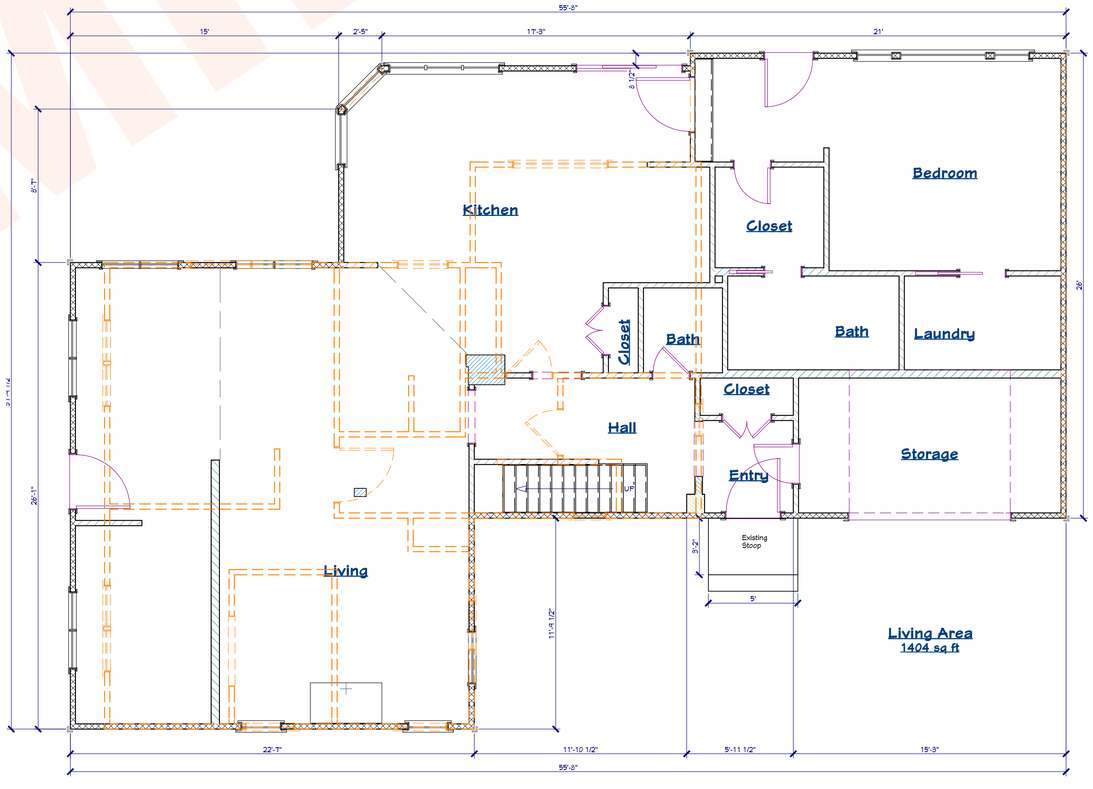
Existing Rear Elevation



Existing Front Elevation



Exisitng 2nd Floor



Exisitng 1st Floor

NO.	DESCRIPTION	DATE

SHEET TITLE:

PRELIMINARY ONLY

PROJECT DESCRIPTION:

Krebs Residence
15 Division Street
Waterford, CT 06385

DRAWINGS PROVIDED BY:

CORNERSTONE DESIGNS LLC

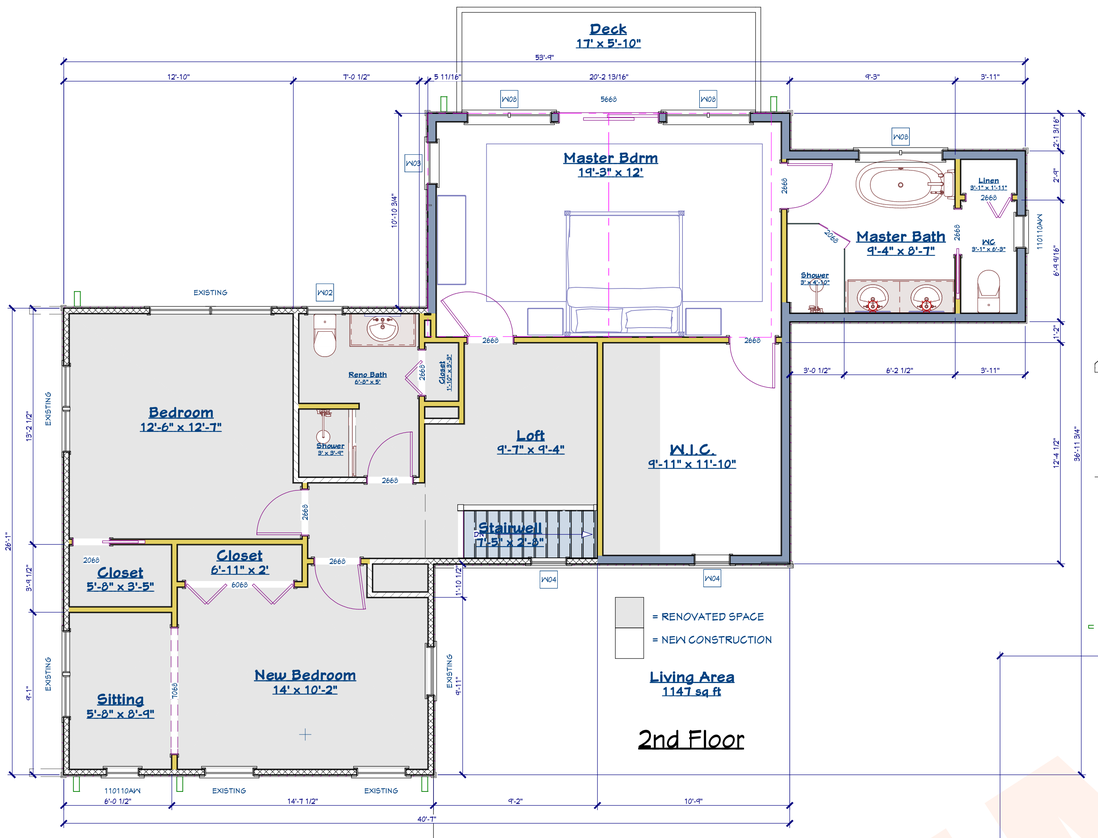
Lisa Kobar
Cornerstone Designs
PO Box 180
Uncasville
CT 06382
860-287-1025
Lisa@CSDplans.com

DATE:
5/10/2023

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

SHEET:
P-1

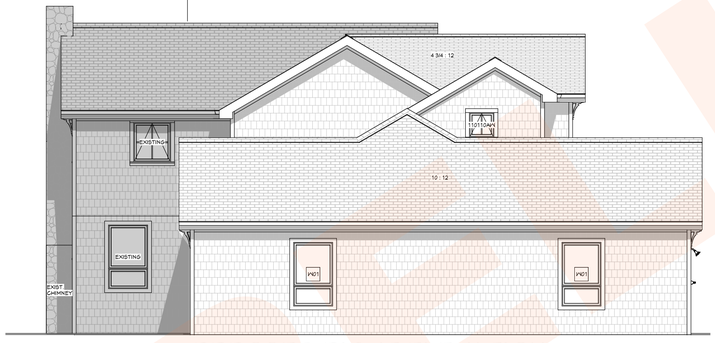
THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF Cornerstone Designs, llc., DEVELOPED FOR THE EXCLUSIVE USE OF Cornerstone Designs, llc. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF Cornerstone Designs, llc. IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES FROM $100,000.



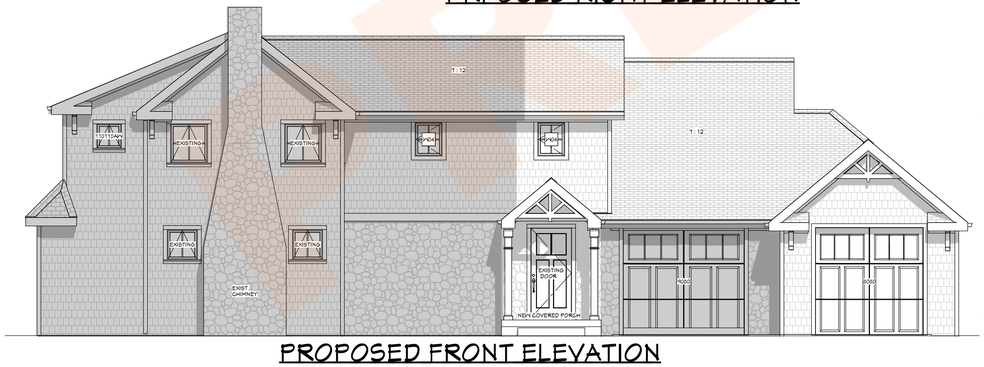
WINDOW SCHEDULE - ANDERSEN 400								
NUMBER	LABEL	FLOOR	QTY	WIDTH	HEIGHT	EGRESS	TEMPERED	DESCRIPTION
WO1	21149MU	1	2	35 "	51 "			MULLED UNIT
WO2	C13	2	1	24 1/8 "	35 15/16 "		YES	SINGLE CASEMENT-HL
WO3	CW14*	2	1	28 3/8 "	54 "			SINGLE CASEMENT-HR
WO4	C13	2	2	24 1/8 "	24 15/16 "		YES	SINGLE CASEMENT-HL
WO5	5610MU	3	1	66 "	12 "			MULLED UNIT
WO7	A281	1	1	35 "	18 "			FIXED GLASS
WO8	CW24*	2	3	56 1/2 "	48 "			DOUBLE CASEMENT-LHL/RHR

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	8" CONCRETE STEM WALL
	EXTERIOR-2X4, EXISTING
	INTERIOR-2X4, EXISTING
	GLASS SHOWER
	INTERIOR-2X5, EXISTING
	INTERIOR-2X6, EXISTING
	INTERIOR-2X12 EXISITNG
	EXTERIOR-2X6
	INTERIOR-2X4
	DECK RAILING/FENCE
	ROOM DIVIDER
	RAILING/FENCE_2

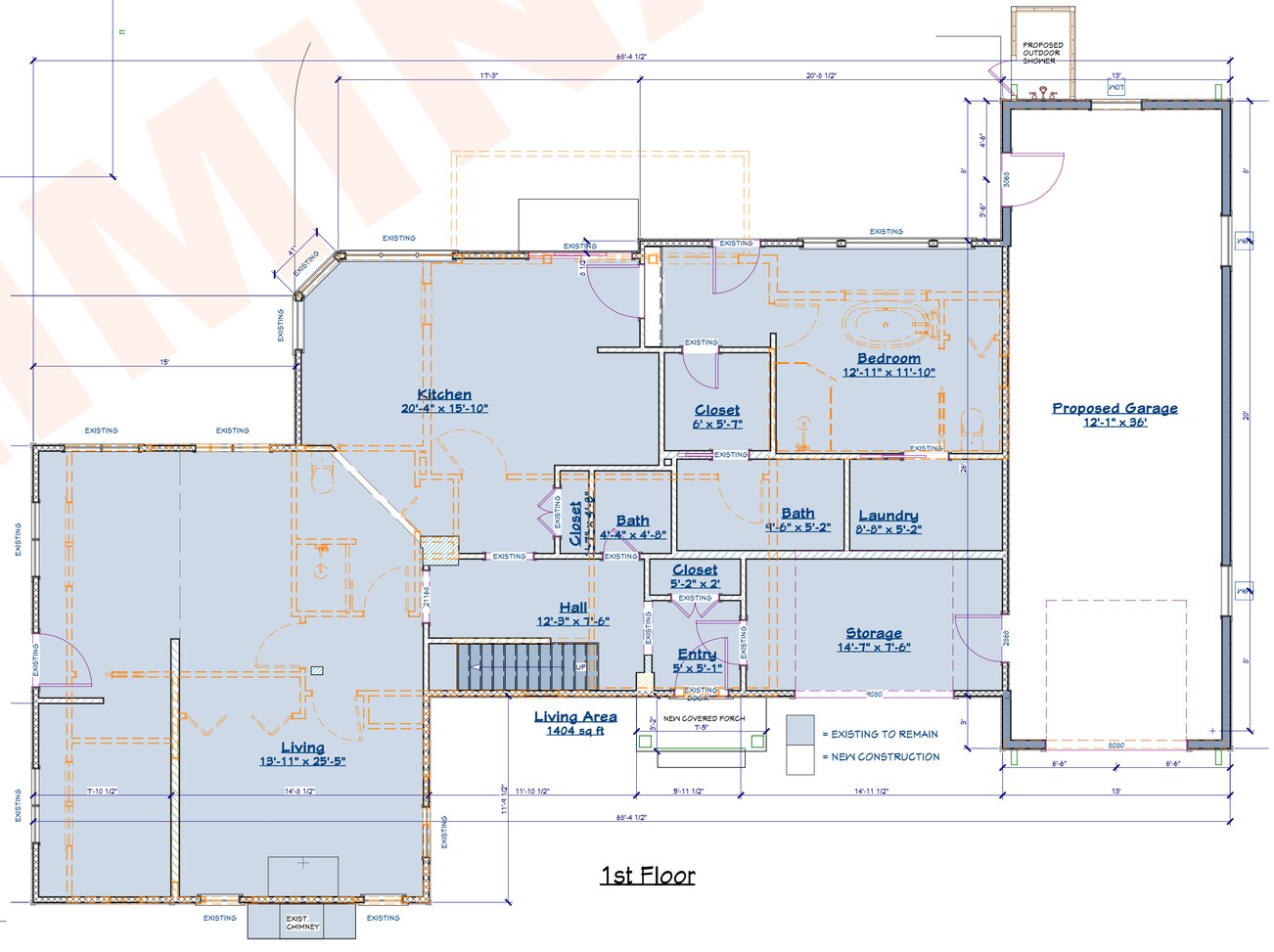
PROPOSED REAR ELEVATION



PRPOSED RIGHT ELEVATION



PROPOSED FRONT ELEVATION



1st Floor

NO.	DESCRIPTION	DATE

SHEET TITLE: PRELIMINARY ONLY

PROJECT DESCRIPTION:
Krebs Residence
15 Division Street
Waterford, CT 06385

DRAWINGS PROVIDED BY:

Lisa Kobar
Cornerstone Designs
PO Box 180
Uncasville
CT 06382
860-287-1025
Lisa@C5Dplans.com

DATE: 5/10/2023

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

SHEET: P-2

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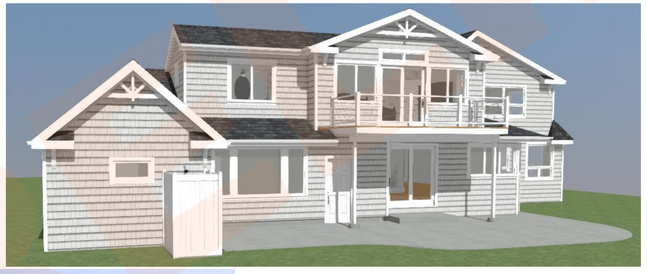
HALL BATH

MASTER CLOSET

MASTER BATH

NEW FRONT BEDROOM

MASTER BEDROOM



PROPOSED LEFT ELEVATION

PRELIMINARY

NO.	DESCRIPTION	DATE

SHEET TITLE: PRELIMINARY ONLY

PROJECT DESCRIPTION:
Krebs Residence
15 Division Street
Waterford, CT 06385

DRAWINGS PROVIDED BY:
CORNERSTONE DESIGNS LLC
Lisa Kobar
Cornerstone Designs
PO Box 180
Uncasville
CT 06382
860-287-1025
Lisa@C5Dplans.com

DATE: 5/10/2023

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

SHEET: P-3

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