

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



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

AGENDA

**Zoning Board of Appeals
Waterford Town Hall**

**April 3, 2024
5:30 PM**

1. **CALL TO ORDER/APPOINTMENT OF ALTERNATES**
2. **APPROVAL OF THE January 10, 2024 MEETING MINUTES**
3. **PUBLIC HEARING**
Application #ZBA-24-1 - Appeal of Nancy Pawlik owner, Wayne S. Garrick applicant at 12 Bayside Avenue, VR-10 zone. Variance is requested from zoning regulations: Section 6a.6, Allowable Coverage, as shown on plans titled "Zoning Location Survey" dated September 6, 2018.
4. **NEW BUSINESS**
5. **CORRESPONDENCE**
6. **ADJOURNMENT**

RECEIVED FOR RECORD
WATERFORD, CT
2024 MAR 26 1 P 3:28
ATTEST: *Brenda L. Langer*
TOWN CLERK

MINUTES

RECEIVED FOR RECORD
WATERFORD, CT

2024 JAN 11 P 3:17
January 10, 2024

TESTE: *Dawn Choisy* 5:30 PM
TOWN CLERK

Zoning Board of Appeals
Waterford Town Hall

Members Present: Cathy Gonyo, Michele Kripps, Anne Darling, John Morgan,
William Herzfeld
Alternates Present: Greg Gallup, Jason Kohl (1 vacancy)
Staff Present: Jonathan Mullen, Planning Director; Wayne Scott, Zoning
Official; Mark Wujtewicz, Planner; Dawn Choisy, Recording
Secretary
Also Present: Town Attorney Robert Avena, Esq.

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 November 1, 2023 special meeting as written.

VOTE: 4-0-1, A. Darling abstaining

3. OLD BUSINESS

Application #ZBA-23-6 - Appeal of Angel Eyes Construction, LLC owner, Todd Pezzelosi applicant at 8 Point Comfort, R-20 zone. Variance is requested from zoning regulations: Section 4.4.1, Front Yard Setback as shown on plans titled "CAM Site Plan" dated August 19, 2023, revised to October 1, 2023. A Coastal Site Plan Review is required in accordance with the Coastal Management Act.

MOTION: Motion made by W. Herzfeld, seconded by M. Kripps to approve Application #ZBA-23-6.

The Board discussed the information presented during the public hearing, noting that the proposed activity reduces the non-conformity on the site. A. Darling stated that she was not satisfied with the size of the structure. Attorney Avena stated that the Board can condition the variance to note that the applicant needs to follow the approved plan.

MOTION: Made by W. Herzfeld, seconded by M. Kripps, to amend the motion to state that construction must comply with the approved plans.

J. Mullen stated that the approval should note that all sections of 27.5 have been met.

MOTION: Made by W. Herzfeld, seconded by M. Kripps, to amend the motion to add that all sections of Section 27.5 of the Zoning Regulations have been met.

VOTE ON AMENDED MOTIONS: 4-1, A. Darling opposing.

Chairwoman Gonyo reviewed the CAM report submitted by Staff.

MOTION: Motion made by J. Morgan, seconded by W. Herzfeld, to approve the CAM portion of Application #ZBA-23-6 with conditions 1 through 4 of the CAM Report (attached).

Kelly Sisk of Sprigs & Twigs reviewed the proposed planting plan with the Board.

VOTE: 4-0-1, A. Darling abstaining.

5. NEW BUSINESS

Election of Officers:

MOTION: Motion made by J. Morgan, seconded by A. Darling, to nominate C. Gonyo as Chair of the Zoning Board of Appeals.

VOTE: 5-0

MOTION: Motion made by J. Morgan, seconded by M. Kripps, to nominate A. Darling as Vice-Chair of the Zoning Board of Appeals.

MOTION: Motion made by W. Herzfeld, seconded by M. Kripps to nominate himself as Vice-Chair of the Zoning Board of Appeals.

VOTE ON A. DARLING AS VICE-CHAIR: 3-0-2, Motion carries.

Attorney Avena discussed scheduling a special meeting as a workshop with the Board to review ZBA policies and procedures.

6. CORRESPONDENCE

No correspondence was received.

7. ADJOURNMENT

MOTION: Motion made by J. Morgan, seconded by A. Darling, to adjourn the meeting at 6:25.

VOTE: 5-0

Respectfully Submitted,



Dawn Choisy
Recording Secretary

TOWN OF WATERFORD



COASTAL SITE PLAN REVIEW WRITTEN FINDINGS & DECISIONS

ORIGINAL TO:

COASTAL SITE PLAN REVIEW TRIGGER:

- ☐ Zoning Compliance (Site Plan)
- ☐ Subdivision
- ☐ Special Exception or Permit
- ☐ Variance
- ☐ Municipal Improvement

APPLICANT NAME:

MAILING ADDRESS:

PROJECT ADDRESS:

PROJECT DESCRIPTION:

Plan title:

COASTAL RESOURCES AND RESOURCE POLICIES:

	ON-SITE	ADJACENT TO SITE	POTENTIALLY INCONSISTENT	NOT APPLICABLE
General Coastal Resources*	☐	☐	☐	☐
Beaches and Dunes	☐	☐	☐	☐
Bluffs and Escarpments	☐	☐	☐	☐
Coastal Hazard Area	☐	☐	☐	☐
Coastal Waters and/or Estuarine Embayments	☐	☐	☐	☐
Developed Shorefront	☐	☐	☐	☐
Freshwater Wetlands and Watercourses	☐	☐	☐	☐
Intertidal Flats	☐	☐	☐	☐
Islands	☐	☐	☐	☐
Rocky Shorefront	☐	☐	☐	☐
Shellfish Concentration Areas	☐	☐	☐	☐
Shorelands	☐	☐	☐	☐
Tidal Wetlands	☐	☐	☐	☐

ADVERSE IMPACTS ON COASTAL RESOURCES:

	Appears Acceptable	Potentially Unacceptable	Not Applicable
Degrades tidal wetland, beaches and dunes, rocky shorefronts, or bluffs and escarpments	☐	☐	☐
Degrades existing circulation patterns of coastal waters	☐	☐	☐
Increases coastal flooding hazard by altering shoreline or bathymetry	☐	☐	☐
Degrades natural or existing drainage patterns	☐	☐	☐
Degrades natural shoreline erosion and accretion patterns	☐	☐	☐
Degrades or destroys wildlife, finfish, or shellfish habitat	☐	☐	☐
Degrades water quality	☐	☐	☐
Degrades visual quality	☐	☐	☐

COASTAL USE POLICIES:**

	Applies	Potentially Inconsistent
General Development*	☐	☐
Boating	☐	☐
Coastal Recreation and Access	☐	☐
Coastal Structures and Filling	☐	☐
Cultural Resources	☐	☐
Fisheries	☐	☐
Fuels, Chemicals, or Hazardous Materials	☐	☐
Ports and Harbors	☐	☐
Sewer and Water Lines	☐	☐
Solid Waste	☐	☐
Transportation	☐	☐
Water-dependent Uses	☐	☐

* General Coastal Resources and General Development policies are applicable to all proposed activities.

** Policies that are not applicable are not checked in this chart.

ADVERSE IMPACTS ON FUTURE WATER-DEPENDENT DEVELOPMENT ACTIVITIES AND OPPORTUNITIES:

	Appears Acceptable	Potentially Unacceptable	Not Applicable
Replaces an existing water-dependent use with a non-water-dependent use	☐	☐	☐
Reduces existing public access	☐	☐	☐
Locates a non-water-dependent use at a site that is physically suited for a water-dependent use for which there is a reasonable demand	☐	☐	☐
Locates a non-water-dependent use at a site that has been identified for a water-dependent use in the plan of development or zoning regulations	☐	☐	☐

ISSUES OF CONCERN (SEE SUMMARY AND RECOMMENDATIONS BOX FOR ADDITIONAL DETAIL):

- ☐ Insufficient information
- ☐ Potential increased risk to life and property in coastal hazard area
- ☐ Adverse impacts on future water-dependent development opportunities
- ☐ Proximity of disturbance to sensitive resources/need for additional vegetated setback
- ☐ Potential to cause erosion/sedimentation; need for adequate sedimentation and erosion control measures
- ☐ Water quality and/or stormwater impact
- ☐ Other coastal resource impacts:
- ☐ Other:

SUMMARY AND RECOMMENDATIONS:

FINDING: (Please see summary and recommendations section on page 3 for discussion)

- ☐ CONSISTENT WITH ALL APPLICABLE COASTAL POLICIES, COMMENTS INCLUDED
- ☐ CONSISTENT WITH MODIFICATIONS OR CONDITIONS
- ☐ ADDITIONAL INFORMATION NEEDED PRIOR TO COMPLETE CSPR EVALUATION

SUPPORTING DOCUMENTATION ATTACHED TO THIS CHECKLIST:

- ☐ Copies of photographs of the site dated:
- ☐ Copies of aerial photographs dated:
- ☐ GIS maps depicting:
- ☐ Coastal resources maps dated:
- ☐ OLISP Fact Sheet(s):
- ☐ Other:

Please be advised that, separate from the municipal review, the following Department of Environmental Protection permits may be required:

- ☐ Structures, Dredging, and Fill in Tidal Coastal or Navigable Waters
- ☐ Tidal Wetlands
- ☐ Stormwater General Permit (construction / industrial / commercial)
- ☐ Other

For more information, contact:

copies provided to



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: 12 BAYSIDE AVENUE

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: NANCY PAWLICK Telephone#: _____
Address: 12 BAYSIDE AVENUE Cell Phone#: 860.271.5805
City/State: WATERFORD, CT 06385 Email: NEPAWLICK@HOTMAIL.COM

3. Applicant Information

Name: WALTER S. GARRICK ARCHITECT Telephone#: 203.776.1874
Address: 291 WHITNEY AVENUE Cell Phone#: 203.710.3774
City/State: NEW HAVEN, CT 06511 Email: WSGA291@YAHOO.COM

4. Agent Information

Name: WALTER S. GARRICK ARCHITECT Telephone#: 203.776.1874
Address: 291 WHITNEY AVENUE Cell Phone#: 203.710.3774
City/State: NEW HAVEN, CT 06511 Email: WSGA291@YAHOO.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: 135 MM 16700 Parcel Street No. & Name: 12 BAYSIDE AVENUE
 Approximate Size SF/AC: 10,500 SF 24 AC Date acquired: 8.31.2023 Zone(s): VR 10
 Deed recorded in Waterford Land Records Volume Number: 1832 Page(s): 275, 274, 276, 277
 Located on the side WEST of BAYSIDE AVENUE, 150 feet
 (N, S, E, W) (STREET)
WEST from the intersection of NIGHTCROW RD and BAYSIDE AVE
 (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	<u>10500 SF</u>	<u>10500 SF</u>	-
MINIMUM FRONTAGE	<u>50 FT</u>	<u>100 FT</u>	-
MINIMUM FRONT YARD	<u>20 FT</u>	<u>29.5 FT</u>	-
MINIMUM SIDE	<u>15 FT</u>	<u>4.5 FT</u>	-
MINIMUM REAR YARD	<u>30 FT</u>	<u>21.0 FT</u>	-
MAXIMUM BUILDING COVERAGE	<u>20 %</u>	<u>21.5 %</u>	<u>22.2 %</u>
MAXIMUM BUILDING HEIGHT	<u>20 FT</u>	<u>22 FT</u>	-
MINIMUM PARKING SPACES			

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

Attach additional sheet if necessary

6A.6: ALLOWABLE COVERAGE

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

Attach additional sheet if necessary

TO ALLOW 22.2% COVERAGE WHERE THE EXISTING COVERAGE IS 21.5% AND 20% IS PERMITTED. SEEKING TO ALLOW AN ADDITIONAL 0.7% FOR A COVERED ENTRY PORCH AND ELEVATOR.

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

OWNER WOULD LIKE TO CONSTRUCT AN ELEVATOR IN ORDER TO ACCOMMODATE FUTURE 'AGING IN PLACE' NEEDS. THE EXISTING ENTRY IS TO BE WIDENED FROM 3'-0" TO 6'-0". THIS ASSISTS WITH ACCESSIBLE ACCESS. THE WATCH WILL BE ON THE 'CORRECT' SIDE. THE COVERED PORCH PROVIDES PROTECTION FROM THE ELEMENTS AND IS DESIGNED TO BE IN SCALE AND PROPORTION WITH THE EXISTING RESIDENCE.

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

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 of Owner

Date



Signature of Applicant/Agent

1.29.24
Date

Return Recorded Document to: *Nancy Pawlik*
12 Bayside Ave Waterford Ct 06385
WARRANTY DEED-SURVIVORSHIP

KNOW YE, THAT WE, JANE B. ADAMS and WILLIAM L. McNULTY, of the Town of Waterford, County of New London and State of Connecticut, hereinafter referred to as the Grantors for the consideration of **ONE MILLION FIVE HUNDRED TWENTY FIVE THOUSAND DOLLARS AND 00/100 (\$1,525,000.00)**, received to our full satisfaction of, **NANCY PAWLIK**, hereinafter referred to as the Grantee, do give, grant, bargain, sell and confirm our interest unto the said Grantee, and unto the survivor of her, and unto such survivor's heirs and assigns forever with Warranty Covenants:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto her the said Grantee, her heirs, successors and assigns forever, to them and their own proper use and behoof.

And also, We, the said Grantors do for ourself, our heirs, executors and administrators, covenant with the said Grantee, her successors, heirs and assigns, that at and until the ensealing of these presents, we are well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, We, the Grantors do by these presents bind ourself and our heirs, executors and administrators forever to **WARRANT AND DEFEND** the above granted and bargained premises to her the said Grantee, her heirs, successors, and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

CONVEYANCE TAX RECEIVED
STATE \$ 15062.50
LOCAL \$ 3812.50
DAVID L. CAMPO, CTC
WATERFORD TOWN CLERK

In Witness Whereof, I, have hereunto set my hand and seal this 31 day of August, in the year of our Lord two thousand twenty-three.

Signed, Sealed and Delivered in presence of

Witness #1 [Signature]
Witness #2 [Signature]

[Signature]
WILLIAM L. MCNULTY

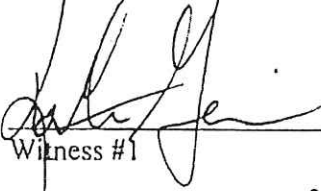
STATE OF CONNECTICUT)
) ss: Niantic
COUNTY OF NEW LONDON)

On this the 31 day of August, 2023, before me, personally appeared William L. McNulty, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained as his free act and deed.

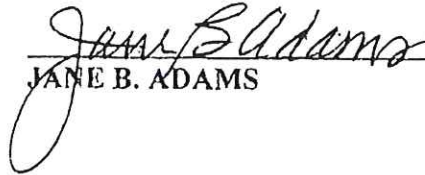
[Signature]
Jeffrey A. MoNanara
Commissioner of the Superior Court

In Witness Whereof, I, have hereunto set my hand and seal this 28th day of August, in the year of our Lord two thousand twenty-three.

Signed, Sealed and Delivered in presence of

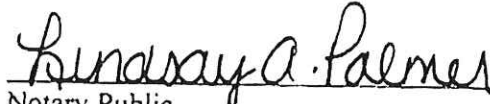

Witness #1

Lindsay A. Palmer
Witness #2


JANE B. ADAMS

STATE OF New York)
COUNTY OF Chautauqua) ss:

On this the 28 day of August, 2023, before me, personally appeared Jane B. Adams, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained as her free act and deed.


Notary Public

LINDSAY A PALMER
NOTARY PUBLIC STATE OF NEW YORK
CHAUTAUQUA COUNTY
LIC. #01PA6436406
COMM. EXP. 07/11/2026

SCHEDULE A

A certain piece or parcel land in the Town of Waterford, County of New London, State of Connecticut and being more particularly shown on a certain survey map entitled "Boundary & Topographic Survey Property of William L. McNulty & Jane B. Adams For Property Located At 12 & 14 Bayside Avenue Town of Waterford - County of New London - Connecticut Scale: 1"=10' Date: October 23, 2017 Project No.: 17102-1 Revised: 1-24-2018 by James Bernardo Land Surveying, LLC". Said survey map being on file in the Town of Waterford, Land Evidence Records. Said parcel being bounded and described as follows:

Beginning at an iron pipe on the westerly street line of Bayside Avenue at the northeasterly corner of the within described parcel of land and the southeasterly corner of land now or formerly of Bayside Beach Association;

Thence running S 07°26'11" W along the westerly street line of Bayside Avenue a distance of 100.00' to land now or formerly David A. Proulx & Jane C. Culverwell;

Thence running N 83°34'59" W along land of said Proulx & Culverwell a distance of 90.73' to a drill hole in the seawall;

Thence continuing N 83°34'59" W along land of said Proulx & Culverwell a distance of 12±' to the mean high-water mark of the Niantic River;

Thence running northerly, along the mean high-water mark of the Niantic River a distance of 100±' to land now or formerly of the Bayside Beach Association

Thence running S 83°34'59" E along land of said Bayside Beach Association a distance of 22±' to a point;

Thence continuing S 83°34'59" E along land of said Bayside Beach Association a distance of 85.00' to the iron pipe at the point and place of beginning.

Said parcel containing 10,500 square feet more or less (0.24 acres more or less).

RECEIVED FOR RECORD
Aug 31, 2023 02:33P
DAVID L. CAMPO
TOWN CLERK
WATERFORD, CT

Abutters

Parcel ID	Owner	Mailing Address	Mailing City	Mailing State	Mailing Zip	Address
469900	5STARS136 LLC	136 NIAN TIC RIVER ROAD	WATERFORD	CT	6385	136 NIAN TIC RIVER ROAD
16900	BAYSIDE BEACH ASSOC INC	2 BAYSIDE AVE	WATERFORD	CT	6385	14.5 BAYSIDE AVENUE
469500	BAYSIDE BEACH ASSOCIATION INC	2 BAYSIDE AVE	WATERFORD	CT	6385	130 NIAN TIC RIVER ROAD
469400	CHIASSON ROBERT J & HAVRILLA DONNA K	2 MARLIN DRIVE	WATERFORD	CT	6385	129 NIAN TIC RIVER ROAD
689600	CIMMINO ROBERT L JR & MARIANNE S	4 SEVENTH AVE	WATERFORD	CT	6385	4 SEVENTH AVENUE
469800	DIDATO DEBORAH	135 NIAN TIC RIVER RD	WATERFORD	CT	6385	135 NIAN TIC RIVER ROAD
469700	DUDEK RICHARD S	134 NIAN TIC RIVER RD	WATERFORD	CT	6385	134 NIAN TIC RIVER ROAD
469300	MILLER RICHARD R JR & JACQUELINE	128 NIAN TIC RIVER RD	WATERFORD	CT	6385	128 NIAN TIC RIVER ROAD
16500	MOSTOWY JUNE C	7 BAYSIDE AVE	WATERFORD	CT	6385	7 BAYSIDE AVENUE
16700	PAWLK NANCY	12 BAYSIDE AVENUE	WATERFORD	CT	6385	12 BAYSIDE AVENUE
197500	PERRAULT JESSE LUKAS	3 EIGHTH AVENUE	WATERFORD	CT	6385	3 EIGHTH AVENUE
469100	PICKERING MARY LOUISE	49 GRISWOLD DR	WEST HARTFORD	CT	6119	123 NIAN TIC RIVER ROAD
16600	PROULX DAVID A & CULVERWELL JANE C	44 HOLLOW RD	HAMPDEN	MA	1036	8 BAYSIDE AVENUE
16300	SHEL BURN MICHAEL ANTHONY	5 BAYSIDE AVENUE	WATERFORD	CT	6385	5 BAYSIDE AVENUE
469600	STARRETT JOHN E JR & REBECCA A	132 NIAN TIC RIVER ROAD	WATERFORD	CT	6385	132 NIAN TIC RIVER ROAD
469200	VINCENTI PAUL R & VANESSA C	14 NORTH RD	NIANTIC	CT	6357	127 NIAN TIC RIVER ROAD

State Use 101
Print Date 1/25/2024 10:49:57 A

VISION

Total	933,250	653,280
PREVIOUS ASSESSMENTS (HISTORY)		
Year	Cost	Assessment

_____ hereby acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Xf (B) Value (Bldg)

Appraised Land Value (Bldg)
Special Land Value

Valuation Method

Total Appraised Parcel Value	
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Date	Id	Type
10-04-2023	NS	

02-03-2022	VA	
06-03-2019	RJM	3
07-25-2017	MM	

11-13-2011	SBS	
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	REF1
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Property Location 12 BAYSIDE AVENUE
Version ID 177 Account # 00016700

Map ID 135/177/1

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 2

State Use 101
Print Date 1/25/2024 10:49:58 A

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

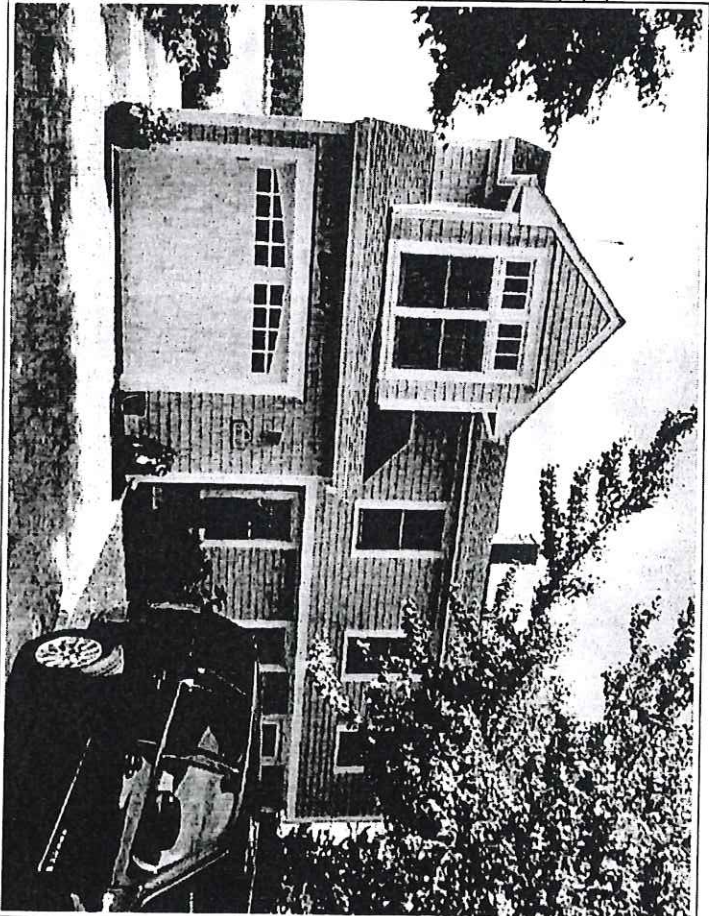
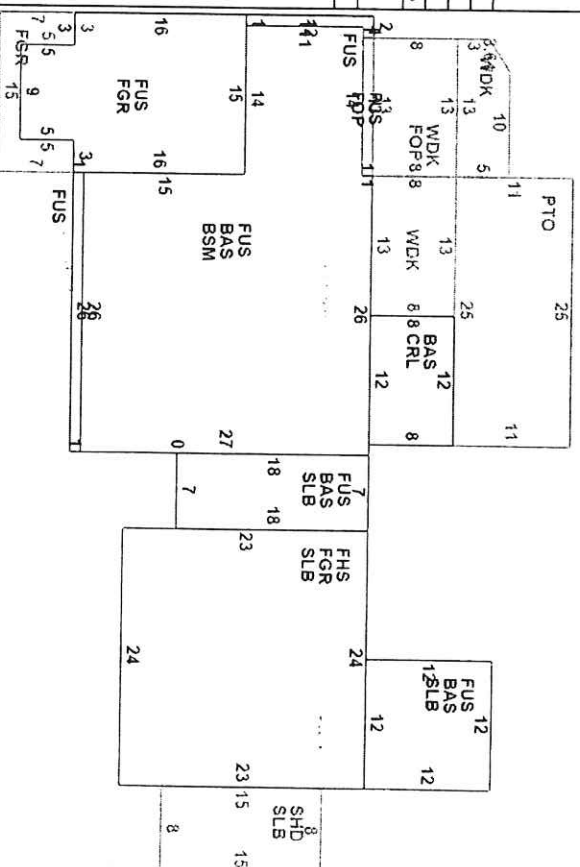
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Brnt %	83	
Model	01	Residential	SF FBM	0.00	
Grade:	05	B-	SF Rec Rm	0	
Stories	2				
Occupancy	1				
Exterior Wall 1	12	Cedar/Redwood	Parcel Id		
Exterior Wall 2	03	Gable	Adjust Type	Code	Description
Roof Structure	14	Arch Shingles	Condo Flr		Factor%
Roof Cover	05	Drywall	Condo Unit		
Interior Wall 1	12	Hardwood	COST / MARKET VALUATION		
Interior Wall 2	14	Carpet	Building Value New		
Interior Flr 1	10	Heat Pump	Year Built		
Interior Flr 2	08	Radiant	Effective Year Built		
Heat Fuel	100		Depreciation Code		
Heat Type:	5		Remodel Rating		
AC %	3		Year Remodeled		
Total Bedrooms	1		Depreciation %		
Full Baths:	4		Functional Obsol		
Half Baths:	10		External Obsol		
Extra Fixtures	02	Modern	Trend Factor		
Kitchen Style:	1		Condition		
Num Kitchens	0		Condition %		
Fireplace(s)	0		Percent Good		
Extra Opening(s)	0		RCNLD		
Gas Fireplace(s)	0		Dep % Ovr		
% Attic Fin	0		Dep Ovr Comment		
LF Dormer	2		Misc Imp Ovr		
Foundation	0	Conc Block	Misc Imp Ovr Comment		
Bsmt Gar(s)	0		Cost to Cure Ovr		
Bsmt %	83		Cost to Cure Ovr Comment		
SF FBM	0.00				

OB - OUTBUILDING & YARD ITEMS(L) /XF - BUILDING EXTRA FEATURES(B)

Code	Description	Unit	Price	Yr Bit	Cond	Cd	% Gd	Grade	Grade Adj	Appr. Value
DCK	Deck	L	304	1971	G		75	B	1.25	4,280
DCK	Deck	L	160	1971	A		50	C	1.00	1,200
WDK	Wood Deck	L	352	2009	G		75	B	1.25	5,940
GEN1	GEN RESI W	B	1	2023	G		100	E	0.00	10,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eft Area	Unit Cost	Undeprc Value
BAS	First Floor	1,222	1,222	1,222	120.57	147,338
BSM	Basement	0	856	171	24.09	20,618
CRL	Crawl Space	0	96	0	0.00	0
FGR	Garage	0	897	359	48.26	43,285
FHS	Finished Half Story	0	552	414	90.43	49,917
FOP	Open Porch	0	117	23	2.773	2,773
FUS	Finished Upper Story	0	1,463	1,463	120.57	176,396
PTO	Patio	0	275	28	12.28	3,376
SHD	Attached Shed	0	120	30	30.14	3,617
SLB	Slab	0	942	0	0.00	0
	Ttl Gross Liv / Lease Area	2,961	6,810	3,737		450,575



CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	03	Colonial	Bsmt %	83			
Model	01	Residential	SF FBM	0.00			
Grade:	05	B-	SF Rec Rm	0			
Stories	2		CONDO DATA				
Occupancy	1		Parcel Id		C	Owne	
Exterior Wall 1	12	Cedar/Redwood	Adjust Type		B	S	
Exterior Wall 2	03	Gable	Condo Flr			Factor%	
Roof Structure	14	Arch Shingles	Condo Unit				
Roof Cover	05	Drywall	COST / MARKET VALUATION				
Interior Wall 1			Building Value New				
Interior Wall 2	12	Hardwood	Year Built				
Interior Flr 1	14	Carpet	Effective Year Built				
Interior Flr 2	10	Heat Pump	Depreciation Code				
Heat Fuel	10	Heat Pump	Remodel Rating				
Heat Type:	08	Radiant	Year Remodeled				
AC %	100		Depreciation %				
Total Bedrooms	5		Functional Obsol				
Full Bthrms:	3		External Obsol				
Half Bthms:	1		Trend Factor				
Extra Fixtures	4		Condition				
Total Rooms:	10		Condition %				
Bath Style:	02	Modern	Percent Good				
Kitchen Style:	02	Modern	RCNLD				
Num Kitchens	1		Dep % Ovr				
Fireplace(s)	0		Dep Ovr Comment				
Extra Opening(s)	0		Misc Imp Ovr				
Gas Fireplace(s)	0		Misc Imp Ovr Comment				
% Attic Fin	0		Cost to Cure Ovr				
LF Dormer	0		Cost to Cure Ovr Comment				
Foundation	2	Conc Block					
Bsmt Gar(s)	0						
Bsmt %	83						
SF FBM	0.00						
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)							
Code	Description	VB	Units	Unit Price	Yr Bilt	Cond. Cd	% Gd
Grade							
Grade Adj.							
Appr. Value							
BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
WDK	Deck		0	270	27	12.06	3,255
Ttl Gross Liv / Lease Area							

January 4th, 2024

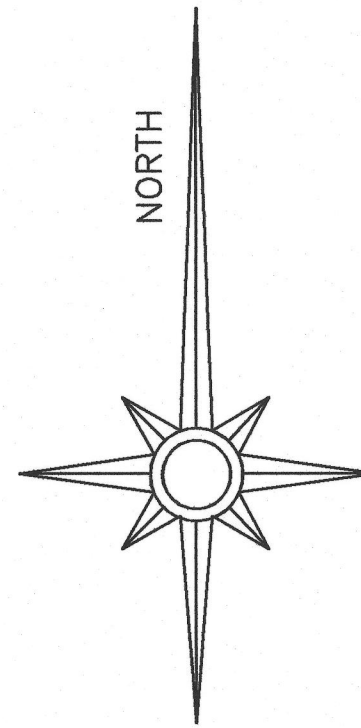
To Whom It May Concern,

I authorize Wayne Garrick

my agent.

to act as

Mary E. Pawlik



ARCHITECTS

*PHASE 2 FUTURE VARIANCE REQUEST
PHASE 1 IS AN INTERIOR RENOVATION

Sheet No.

S-01

SHEET 1 OF 1

Scale:

1" = 10'

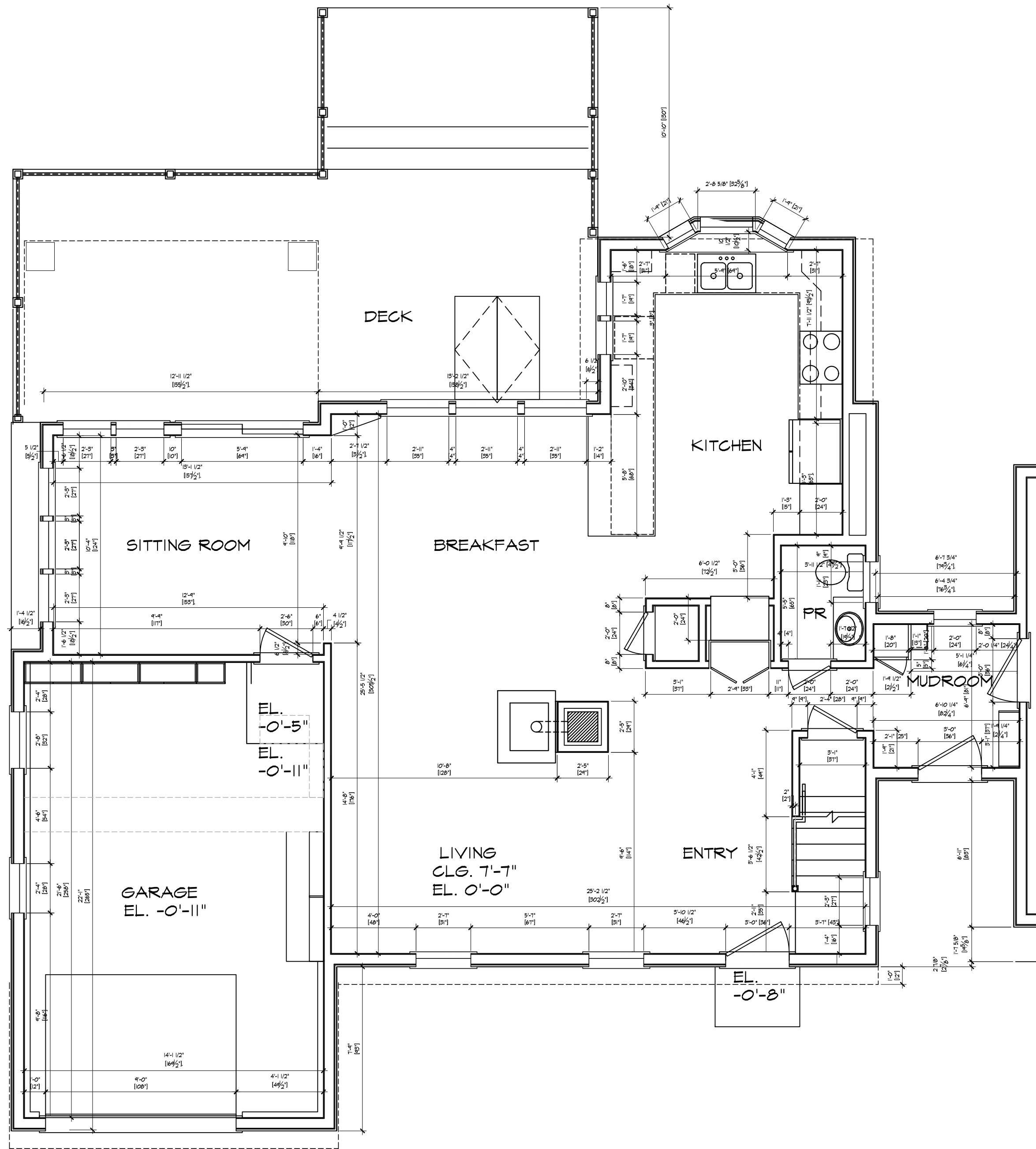
Date

SEPTEMBER 6, 2018

Project No.

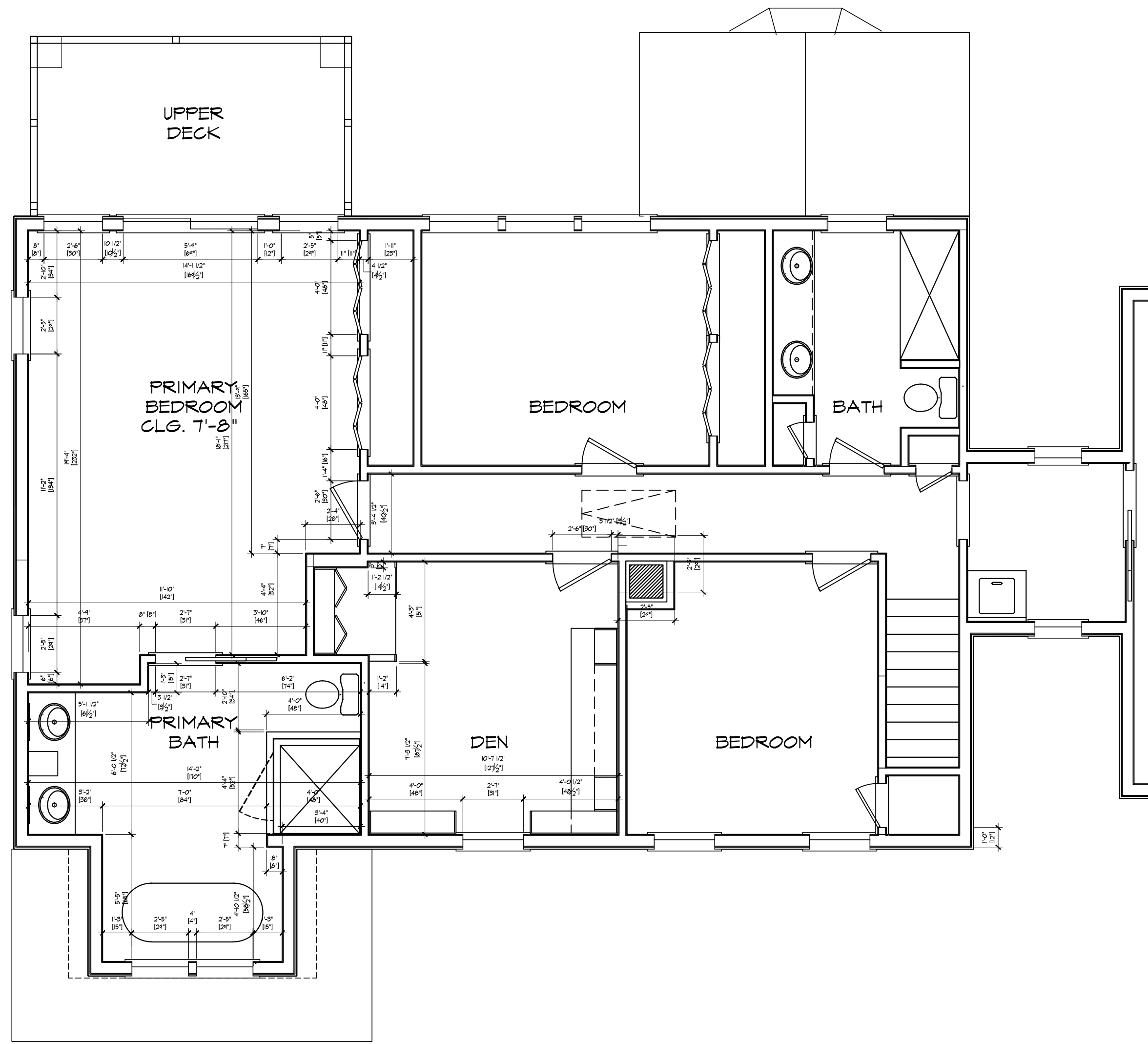
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FIRST FLOOR PLAN – EXISTING

1/4"=1'-0"

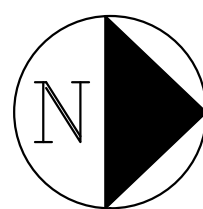


SECOND FLOOR PLAN – EXISTING

1/4"=1'-0"

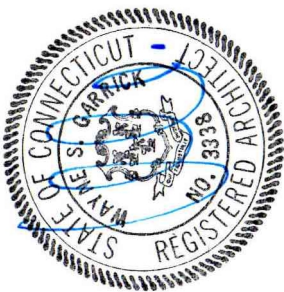
PAWLK

12 BAYSIDE AVENUE WATERFORD CT



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**BUILDING
PERMIT
SET**

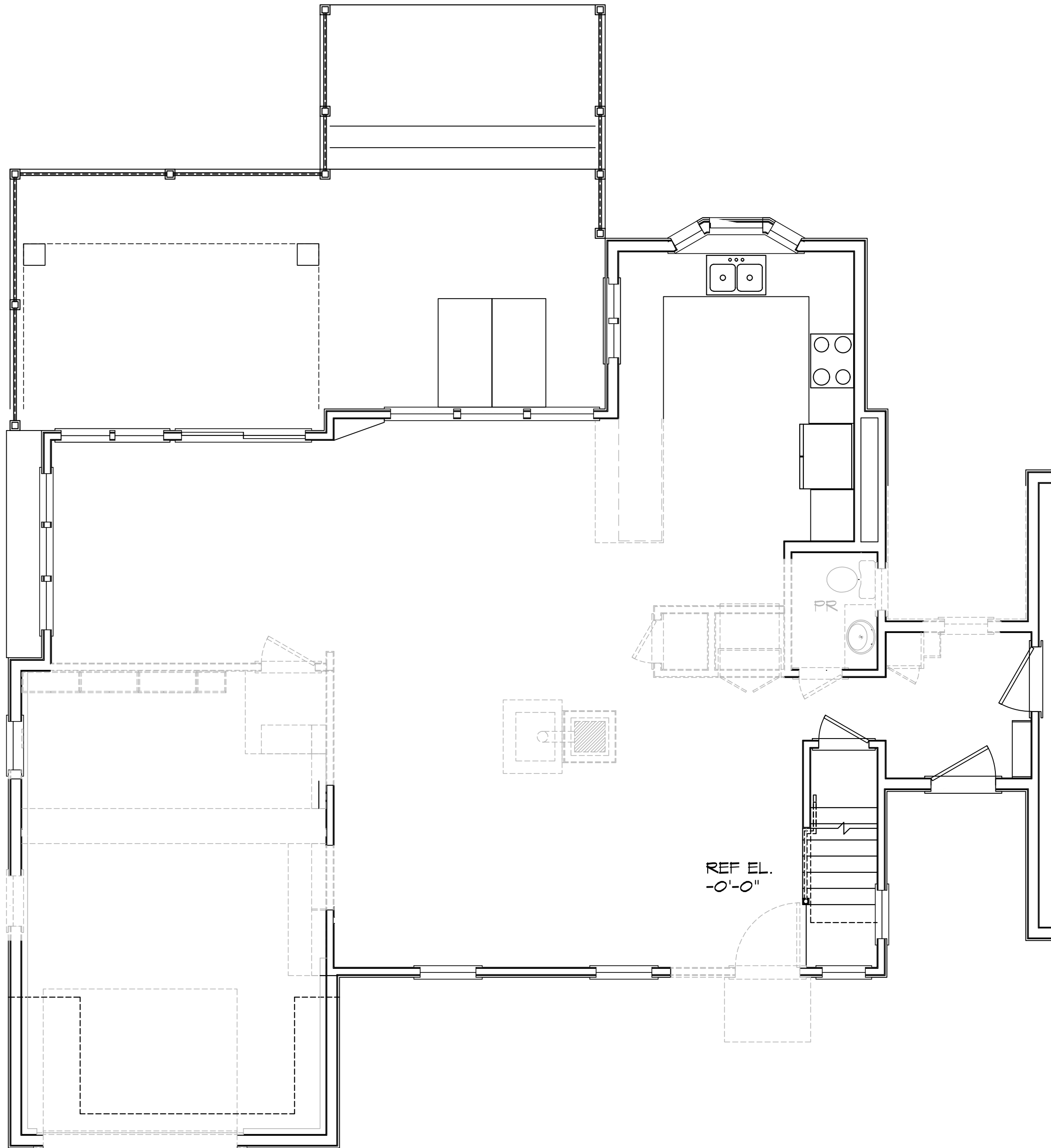


Revisions:

Project Number: 82108
Scale: 1/4" = 1'-0"
Date: 11.28.23
Drawn By: RL
Checked By: USG

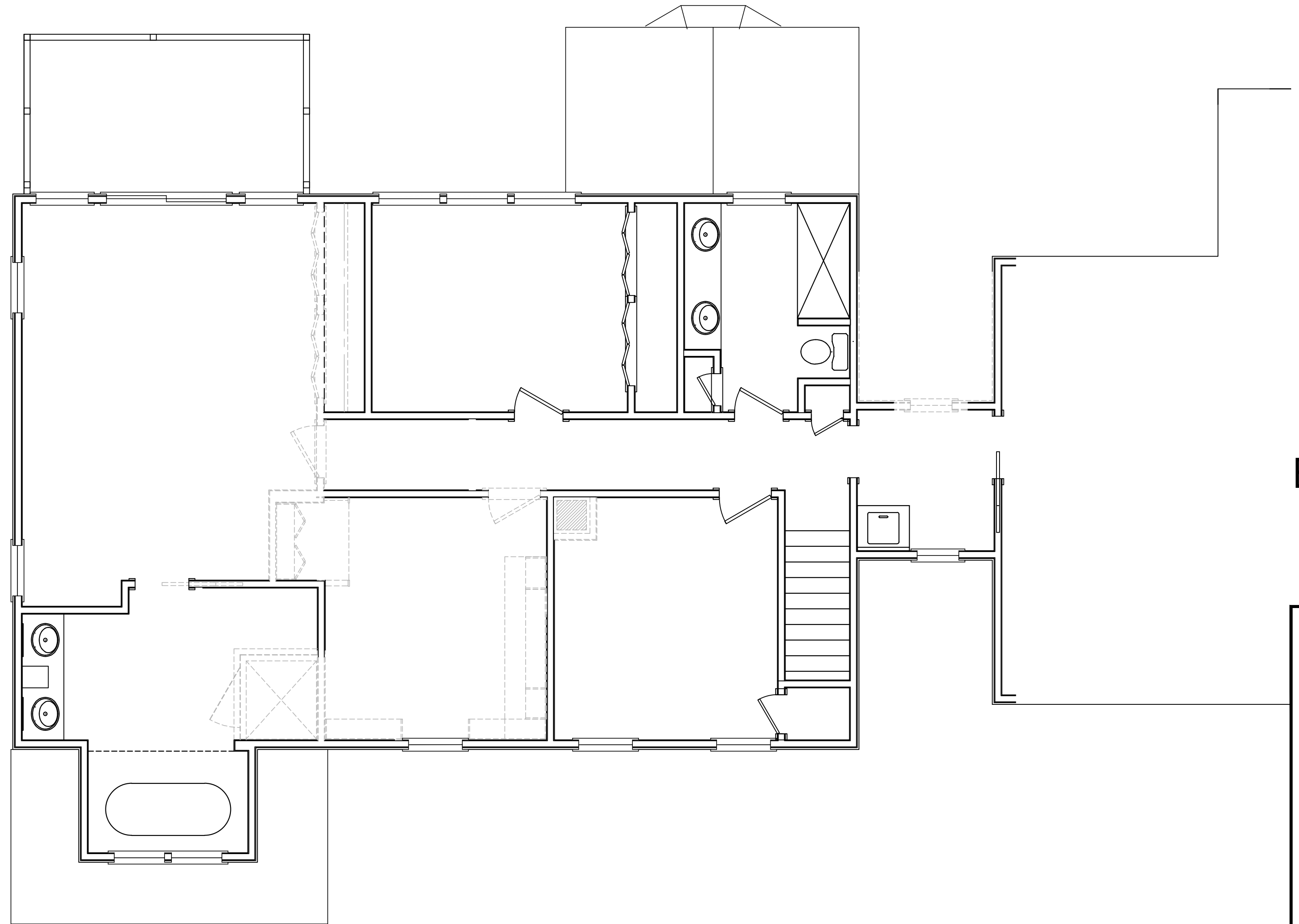
A.2

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FIRST FLOOR PLAN — EXISTING — DEMOLITION

1/4"=1'-0"

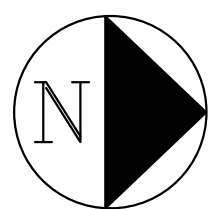


SECOND FLOOR PLAN — EXISTING — DEMOLITION

1/4"=1'-0"

KEY	
	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE REMOVED

PAWLIK
12 BAYSIDE AVENUE WATERFORD CT



BUILDING
PERMIT
SET



Revisions:

Project Number: 2308

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

Date: 11.28.23

Drawn By: RL

Checked By: USG

Wayne S. Garrick A.I.A.
Architects
1175 Main Street
New Haven, Connecticut 06511
203-776-1874 Fax 203-776-8002

A.2.1

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EAST ELEVATION (PARTIAL) – EXISTING



SOUTH ELEVATION (PARTIAL) – EXISTING



WEST ELEVATION (PARTIAL) - EXISTING

BUILDING PERMIT SET

Wayne S. Garrick A.I.A.
Architects
591 Whitney Avenue
203 • 776 • 1874
New Haven • Connecticut 06511
fax 203 • 776 • 8009



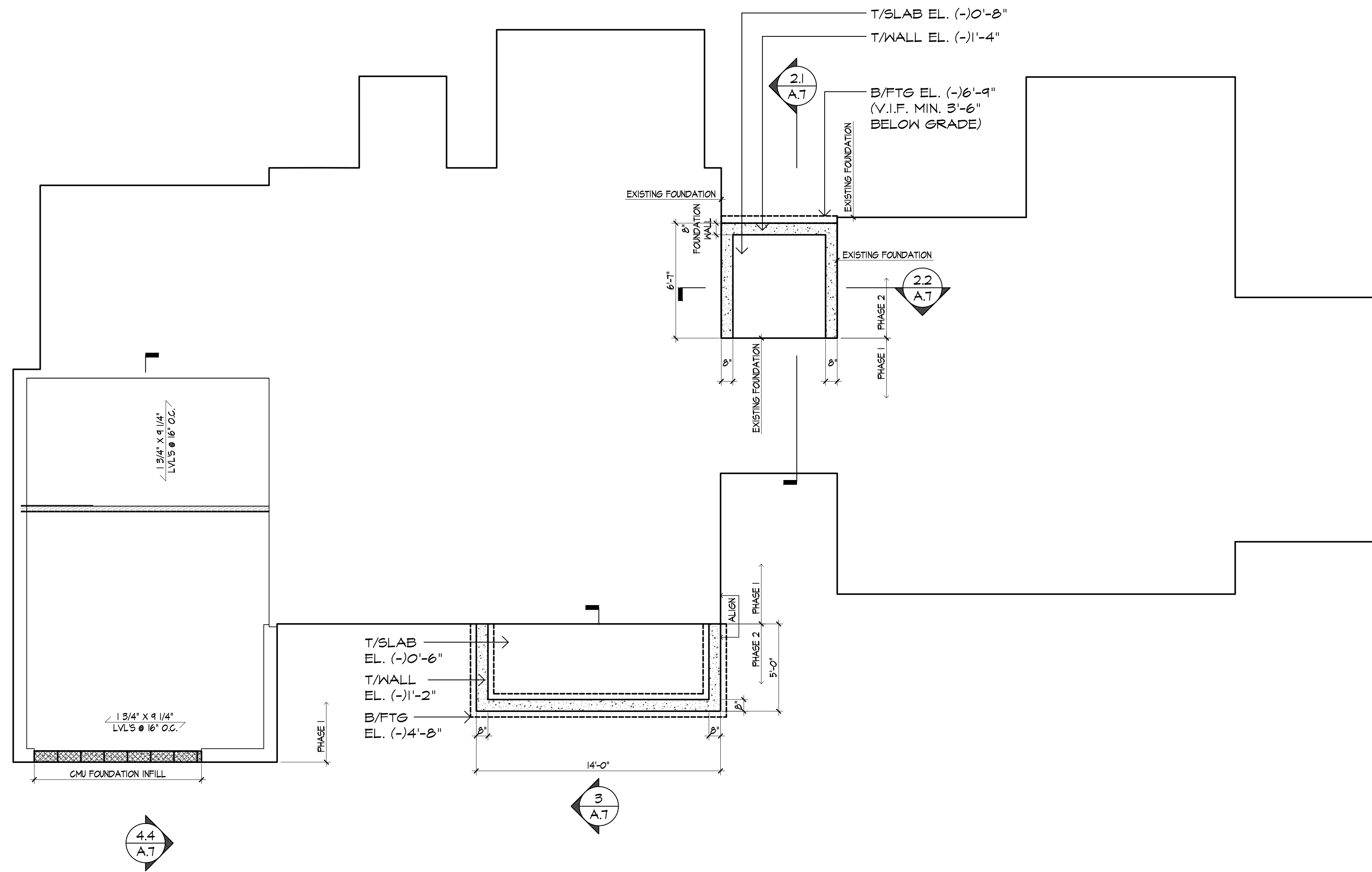
Revisions.

Project Number. 2308
Scale. 1/4" = 1'-0"
Date. 11.28.23
Drawn By. AL
Checked By. WSG

PAWLIK
12 BAYSIDE AVENUE WATERFORD CT

A.3

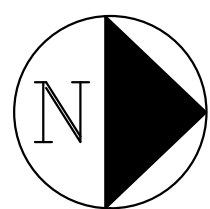
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FOUNDATION PLAN – FRAMING
1/4"=1'-0"

KEY	
	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE REMOVED
	NEW CONSTRUCTION - WOOD FRAME
	NEW CONSTRUCTION - CONCRETE
	NEW CONSTRUCTION - CMU

PAWLIK
12 BAYSIDE AVENUE WATERFORD CT



BUILDING
PERMIT
SET

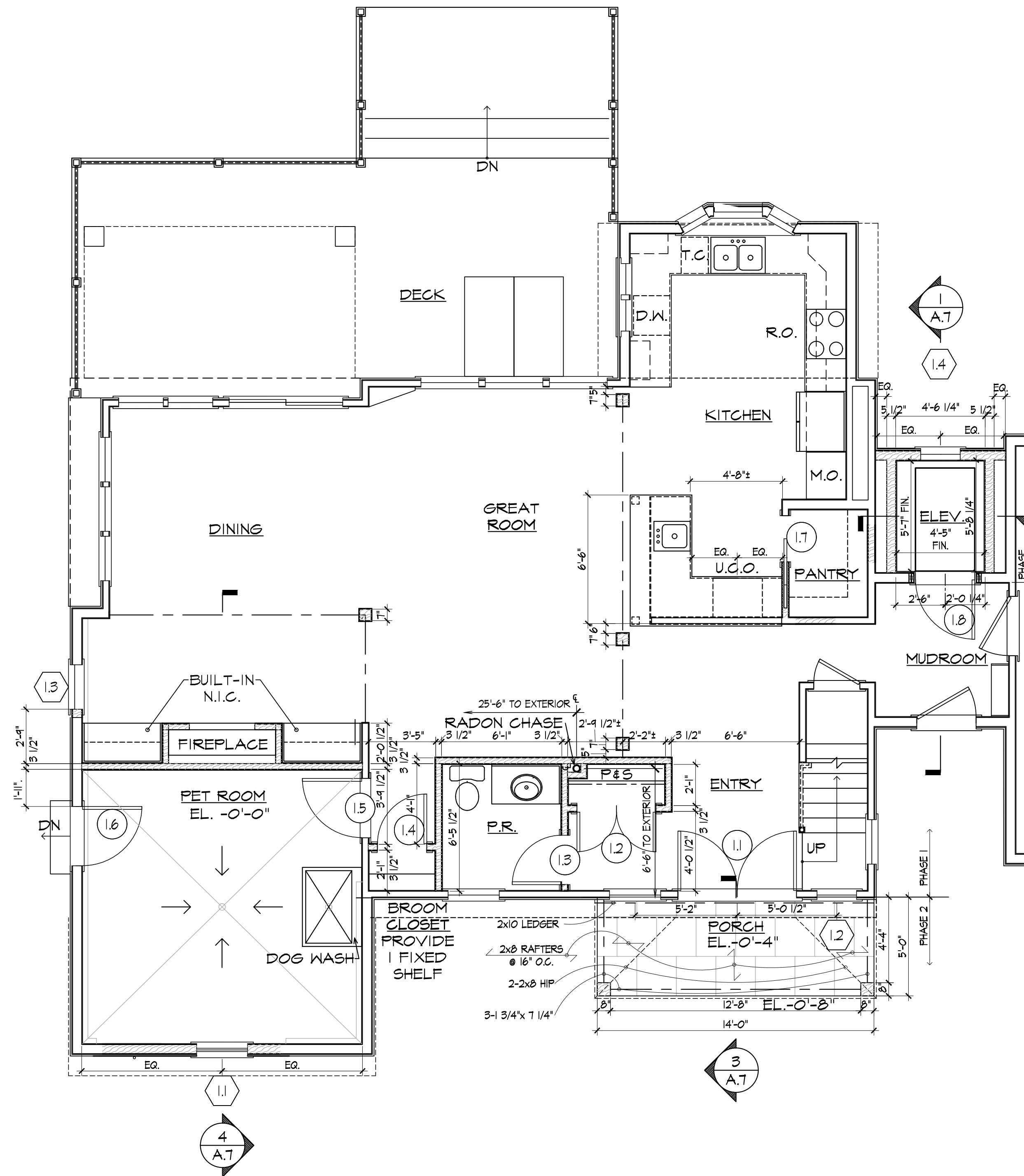
Wayne S. Garrick A.I.A.
Architects
1050 New Britain Avenue
New Haven, Connecticut 06511
203-776-1874 Fax 203-776-8002



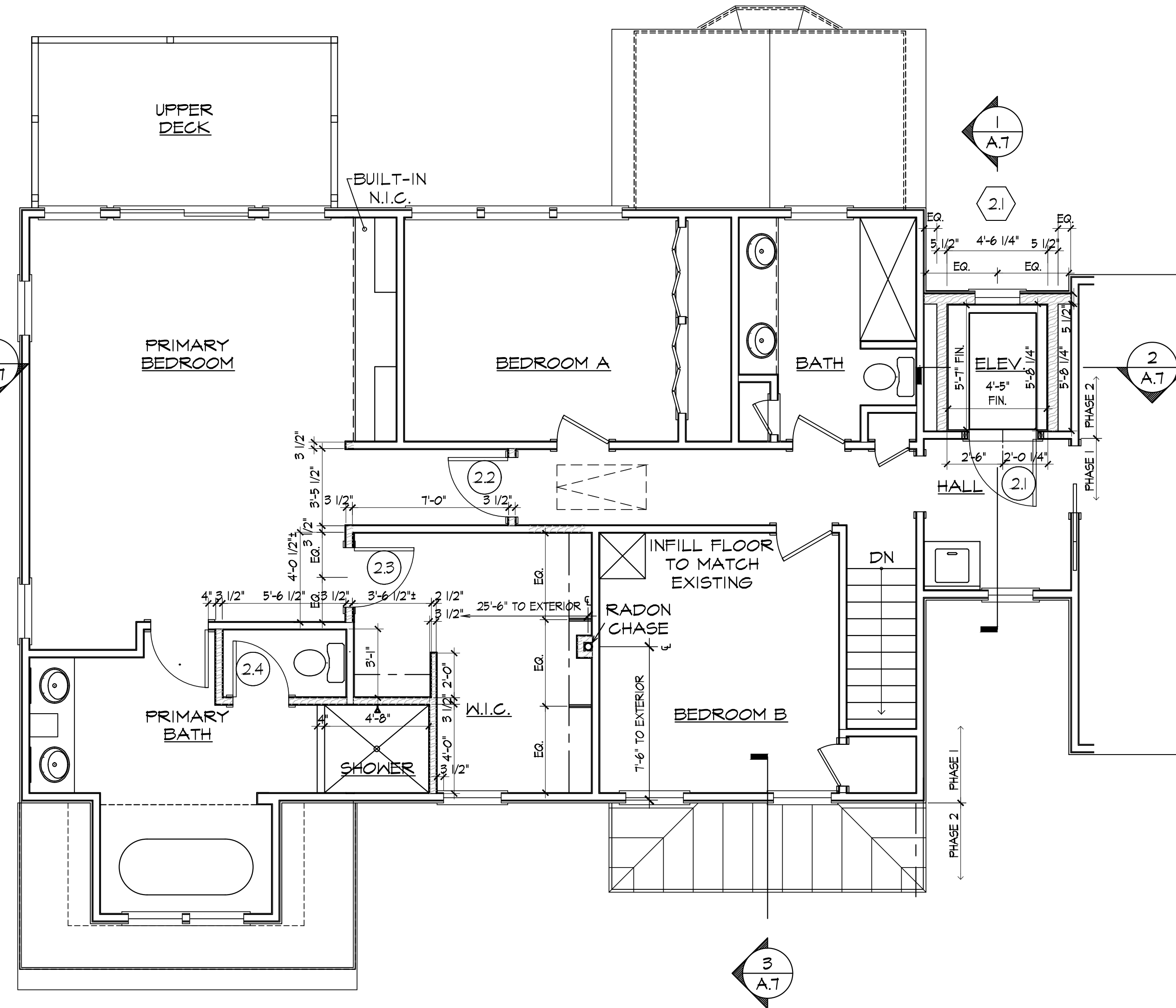
Revisions

Project Number: 2308
Scale: 1/4" = 1'-0"
Date: 11.28.23
Drawn By: RL
Checked By: WSG

A.4



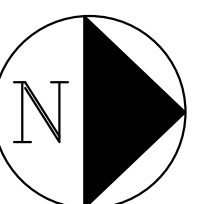
FIRST FLOOR PLAN (PARTIAL) - FRAMING (PORCH)
1/4"=1'-0"



SECOND FLOOR PLAN (PARTIAL)
1/4"=1'-0"

KEY	
	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE REMOVED
	NEW CONSTRUCTION - WOOD FRAME

PAWLIK
12 BAYSIDE AVENUE WATERFORD CT



BUILDING
PERMIT
SET

Wayne S. Garrick A.I.A.
Architects
1000 Lakeside Avenue
New Haven, Connecticut 06511
203-776-1874 Fax 203-776-8008



Revisions:

Project Number: 2308
Scale: 1/4" = 1'-0"
Date: 11.28.23
Drawn By: RL
Checked By: WSG

A.5

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EAST ELEVATION (PARTIAL)

1/4"=1'-0"



SOUTH ELEVATION (PARTIAL)

1/4"=1'-0"

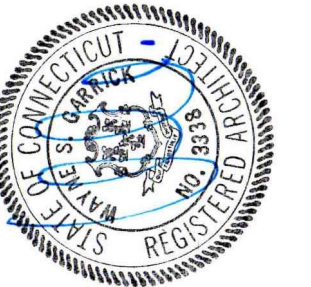


WEST ELEVATION (PARTIAL)

1/4"=1'-0"

**BUILDING
PERMIT
SET**

Wayne S. Garrick A.I.A.
Architects
1000 Lakeside Avenue
New Haven, Connecticut 06511
203-776-1874 Fax 203-776-8002



Revisions

Project Number: 2308

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

Date: 11.28.23

Drawn By: RL

Checked By: USG

PAWLIK

12 BAYSIDE AVENUE WATERFORD CT

A.6



DEPARTMENT OF PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Zoning Board of Appeals

FROM: Mark Wujtewicz, Planner

DATE: April 3, 2024

TITLE: Staff Report: Application #ZBA-24-1
Single Family Residential
Lot Coverage Variance
12 Bayside Avenue

SUMMARY

The applicant is proposing to construct an elevator on the rear of the structure and a covered front entry porch on an existing single-family dwelling located at 12 Bayside Avenue. The existing building contributes to an overall percent lot coverage of 21.5%. The maximum allowed coverage for the VR-10 Zone District is 20%. Therefore, the existing percent lot coverage is non-conforming as it exceeds the maximum coverage allowed by 1.5%. The proposed addition of the elevator and the covered front entry will add 0.7% of coverage to the existing 21.5% creating an overall percent coverage of 22.2%. The applicant is requesting a variance to allow an increase to the pre-existing nonconforming lot coverage by 0.7%. The proposed covered porch and elevator are located within the required setbacks for the Zone District.

A portion of the property lies within the Coastal Flood Hazard Area (VE-14), however all proposed work occurs outside of this designated flood hazard area. The work proposed is also exempt from a Coastal Area Management review.

Pertinent Regulations

CGS §8-6

Zoning Regulations

Sec. 6A.6 – Lot Area, Setback and Building Regulations

	Required	Existing	Proposed	Variance requested
Building Coverage (%)	20%	21.5%*	22.2%	0.7%

*- Pre-existing nonconforming

Permitted Use within the District:

Sec 6A.4.1 – One-family dwellings

Sec. 25.3 – Development in Flood Hazard Areas

DISCUSSION

The application presents the following statement of hardship:

"Owner would like to construct an elevator in order to accommodate future 'Aging In Place' needs. The existing entry is to be widened from 3'-0" to 6'-0". This assists with accessible access. The latch will be on the 'correct' side. The covered porch provides protection from the elements and is designed to be in scale and proportion with the existing residence."

To justify the granting of a variance, the Board must first determine whether a legal hardship exists. Per CT State Statutes 8-6 and Section 27.2.3 of the Town of Waterford Regulations, one of the powers and duties of the ZBA is:

- 27.2.3 To determine and vary the application of provisions of these Regulations, in harmony with their general purpose and intent and with due consideration for conserving the public health, safety, convenience, welfare, and property values solely with respect to a parcel of land where, owing to conditions especially affecting such parcel but not generally affecting the district in which it is situated, a literal enforcement of these Regulations would result in exceptional difficulty or unusual hardship, so that substantial justice will be done and the public safety and welfare secured.

Once the board has determined a legal hardship exists the following criteria for decisions from the Town of Waterford Zoning Regulations Section 27.5 must be applied and included in the board's findings:

27.5 CRITERIA FOR DECISIONS

In addition to other requirements established within these Regulations, the Zoning Board of Appeals, prior to making its decision regarding any application for a variance or any other matter requiring Board action in accordance with the provisions of these Regulations, shall consider, at a minimum, the following factors:

- a. The size and intensity of the proposal under consideration and its potential impact on the surrounding neighborhood including consideration of past ownership patterns involving the property in question and adjacent properties and changes in the Zoning Regulations, which have occurred since the lot in question was created.
- b. The existence of conditions of the same kind and/or character on other properties within the surrounding neighborhood.
- c. The impact the proposed request will have on the capacity of adjacent streets to handle peak traffic loads without causing congestion and without creating any traffic hazards.
- d. The possible obstruction of light or air, or the emission of noise, light, smoke, odor, gas, dust, or vibration in noxious or offensive quantities which might be caused by the proposal under consideration and the impact such conditions might have on adjacent properties.
- e. The resultant effect the proposal under consideration would have on the value and utilization of other properties within the surrounding neighborhood.

- f. The existence of unusual topography on the property in question and the nature, location and height of all existing and proposed buildings, walls, fences, and landscaping on the site in question.
- g. The extent, nature and arrangement of all existing and proposed parking facilities, driveways and roadways on the site in question.
- h. Any problems which might be created with regard to providing fire and/or police protection to the site in question or to adjacent properties.
- i. The preservation of the character of the neighborhood.
- j. The location of existing water and sewerage systems serving the subject site and the adequacy of such systems to support any additional construction on the property.
- k. All other standards prescribed by these Regulations.

