



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: 4 Ridgewood 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: Maryse Callard, Trustee (c/o George Szdlowski) Telephone#: 860-874-8559
Address: PO Box 422 Cell Phone#: 860-874-8559
City/State: Goshen, CT 06756 Email: georgeesq@charter.net

3. Applicant Information

Name: James Bernardo, LS Telephone#: 860-447-0236
Address: 102A Spithead Rd Cell Phone#: _____
City/State: Waterford, CT 06385 Email: jim@jbsurvey.com

4. Agent Information

Name: James Bernardo, LS Telephone#: 860-447-0236
Address: 102A Spithead Rd Cell Phone#: _____
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 Or Address of Affected Premises

Map/Block/Lot: 57A / / 20 / / Street No. & Name: 4 Ridgewood Avenue
Approximate Size SF/AC: 10,600 / 0.24 Date acquired: 11-24-98 Zone(s): VR-7.5
Deed recorded in Waterford Land Records Volume Number: 495 Page(s): 993
Located on the side S of Ridgewood Avenue, 25 feet
(N, S, E, W) (STREET)
W from the intersection of Greenfield Street and Ridgewood Avenue
(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	7,500 SF	10,600 SF	10,600 SF
MINIMUM FRONTAGE	50'	65'	65'
MINIMUM FRONT YARD	30'		15'
MINIMUM SIDE	15'		5'
MINIMUM REAR YARD	30'	-	50±'
MAXIMUM BUILDING COVERAGE	20%	-	9%
MAXIMUM BUILDING HEIGHT	20'	-	20'
MINIMUM PARKING SPACES	2	-	2

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

Attach additional sheet if necessary

Section 6A.6, Side Yard
Section 6A.6, Front Yard

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

Attach additional sheet if necessary

SECTION 6a.6, SIDE YARD - A VARAINCE OF 10' IS REQUIRED TO ALLOW A SIDE YARD SETBACK OF 5' FOR THE CONSTRUCTION OF THE NEW DECK AND STAIRS.

SECTION 6a.6, FRONT YARD - A VARIANCE OF 15' IS REQUIRED TO ALLOW A FRONT YARD SETBACK OF 15' FOR THE CONSTRUCTION OF THE NEW HOUSE.

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 has existed since 1927, prior to any zoning regulations in the Town. The property contains tidal wetlands which significantly limit the buildable area on the site. The new house is a minimal size and is located in the only position on the lot that will have the least impact on the tidal wetlands. The variances requested are the least amount necessary to allow a reasonable use of the property.

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 _____

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.

Dillon J. Trustee

Signature of Owner

8/31/22

Date

James Bernardo

Signature of Applicant/Agent

9.7-2022

Date

4 RIDGEWOOD AVENUE

Location 4 RIDGEWOOD AVENUE**Mblu** 176/ / 6524/ /**Acct#** 00605800**Owner** CALLARD MARYSE TRUSTEE**Assessment** \$37,980**Appraisal** \$54,250**PID** 6524**Building Count** 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$0	\$54,250	\$54,250
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$0	\$37,980	\$37,980

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner CALLARD MARYSE TRUSTEE**Sale Price** \$0**Co-Owner****Certificate****Book & Page** 0495/0993**Sale Date** 03/02/1999**Instrument** 26

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CALLARD MARYSE TRUSTEE	\$0		0495/0993	26	03/02/1999
GRABOWSKI BERNARD F TRUSTEE	\$12,000		0360/0323	25	05/05/1989

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 %	
SF FBM	
SF Rec Rm	

Building Photo

(<https://images.vgsi.com/photos/WaterfordCTPhotos//00\01\23\76.JPG>)

Building Layout

(https://images.vgsi.com/photos/WaterfordCTPhotos//Sketches/6524_6524.jpg)

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

To all People to Whom these Presents shall Come, Greetings:

Know Ye, that Bernard F. Grabowski, Trustee, of, Bristol, Connecticut herein designated as the Grantor. In consideration of \$1.00 and other consideration received from Maryse Callard, Trustee, of 2 Gleneagles Drive, Farmington, Connecticut, herein designated as the Grantee, does by these presents give, bargain, sell and confirm unto the said Grantee and to the Grantee's heirs, successors, and administrators, forever, all the right, title, interest, whatsoever as the Grantor has or ought to have in or to:

All those (3) certain pieces or parcels of land situated in the town of Waterford, County of New London, and State of Connecticut more particularly described as:

(A) 52A Shore Drive, Waterford, Connecticut, as previous granted in vol.360 at page 323 of the Waterford Land Records.

(B) 6 Ridgewood Avenue, Waterford, Connecticut, as previous granted in vol.360 at page 323 of the Waterford Land Records.

(C) 6 Second Avenue, Waterford, Connecticut, as previously granted in vol.308 at Page 100 of the Waterford Land Records.

The above mentioned parcels are subject to the following encumbrances as of record are revealed:

1. Taxes to the Town of Waterford which the Grantee agrees to assume and pay.

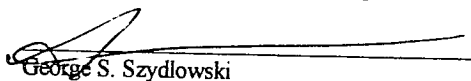
2. Any and all provisions of any ordinance, zoning regulation, municipal regulation or public or private law to which reference may be had in the Land Records of the Town of Waterford, Connecticut.

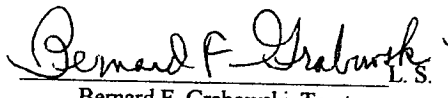
To Have and To Hold the above granted and bargained premises, with all of the appurtenances thereof, unto the said Grantee and to the Grantee's, heirs successors, and administrators forever, to them and their own proper use and behoof. And also the said Grantor does for himself, and his heirs, executors, and administrators, covenant with the said Grantee, her successors, executors and administrators, that at and until the ensealing of these presents, he is well seized of the premises, has a good indefeasible estate in fee simple and have good right to bargain and sell the same in the manner and form as is above written; and that the same are free from all encumbrances whatsoever, except as hereinafter mentioned. And furthermore, the said Grantor does by these presents bind himself, and his heirs, executors, and administrators forever to WARRANT AND DEFEND the above granted and bargained premises to the said Grantee, her successors executors and administrators, against all claims and demands whatsoever, except as hereinafter mentioned.

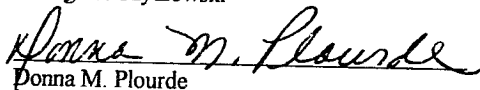
IN WITNESS WHEREOF, the Grantor has signed and sealed this instrument

This 24th day of November, 1998.

Signed, Sealed and Delivered in the presence of:


George S. Szydlowski

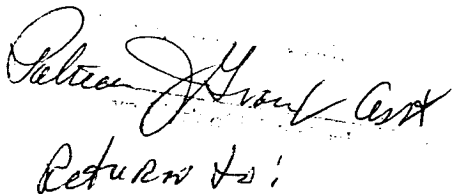

Bernard F. Grabowski, Trustee

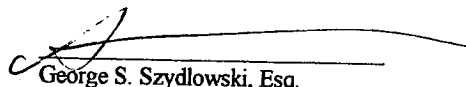

Donna M. Plourde

State of Connecticut)
County of Hartford) Ss. Bristol

November 24, 1998

Personally appeared, Bernard F. Grabowski, Trustee of Bristol, Connecticut, who with proper authority is the Signer and Sealer of the foregoing Instrument, and acknowledged the same to be his free act and deed before me.


Return to:


George S. Szydlowski, Esq.
Commissioner of the Superior Court

Address of Grantee: 2 Gleneagles Drive Farmington, Connecticut 06032

RECEIVED FOR RECORD March 2, 1999
2:30 P.M. ATTEST 
TOWN CLERK

Fin Bsmt Qual	
Bsmt Access	
Usrflid 300	
Usrflid 301	

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Use Code	100
Description	Res Vacant
Zone	VR75W
Neighborhood	1120
Alt Land Appr Category	No

Land Line Valuation

Size (Acres)	0.21
Frontage	105
Depth	0
Assessed Value	\$37,980
Appraised Value	\$54,250

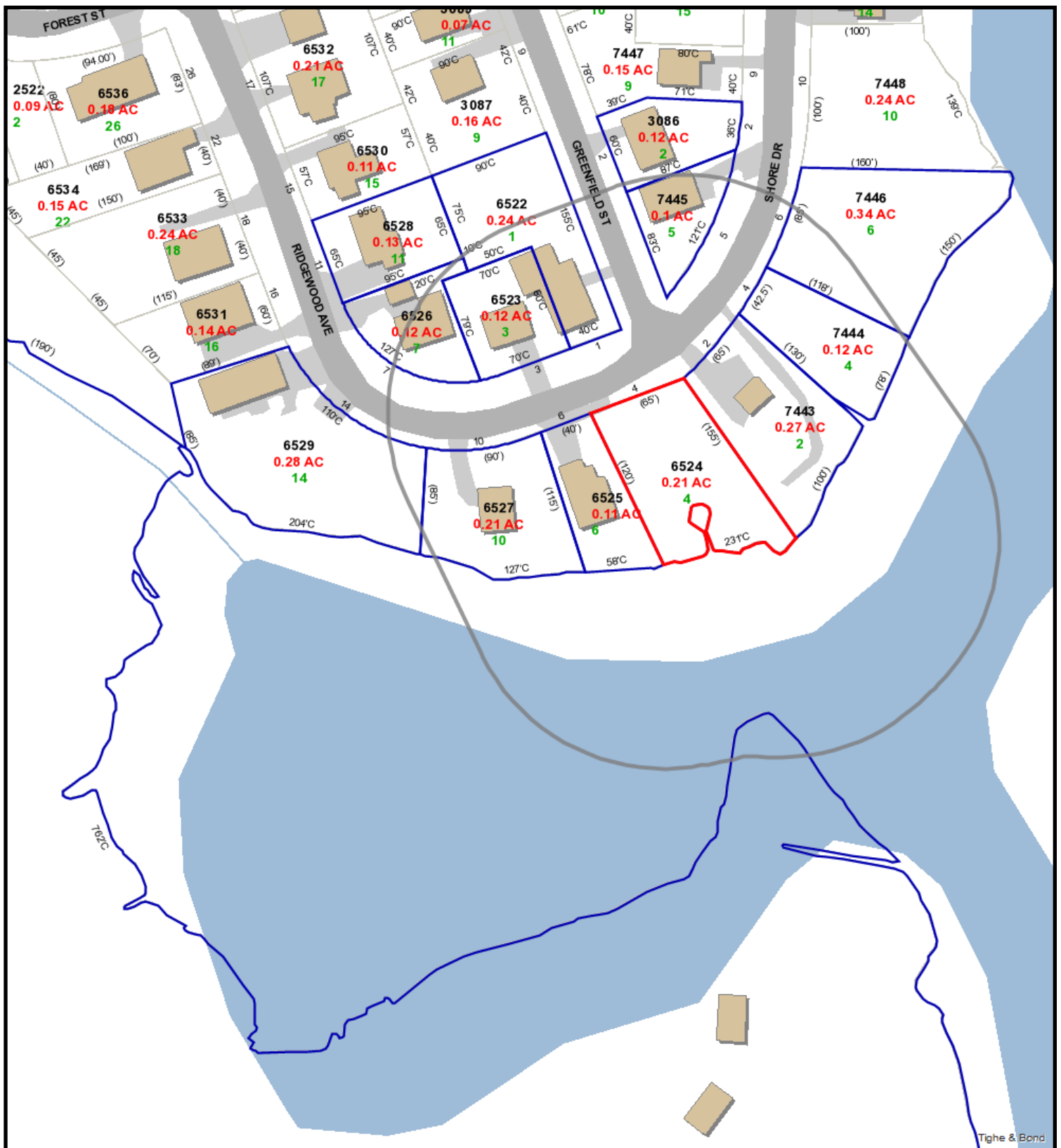
Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$0	\$54,250	\$54,250
2020	\$0	\$54,250	\$54,250

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$0	\$37,980	\$37,980
2020	\$0	\$37,980	\$37,980



8/31/2022 8:22:12 AM

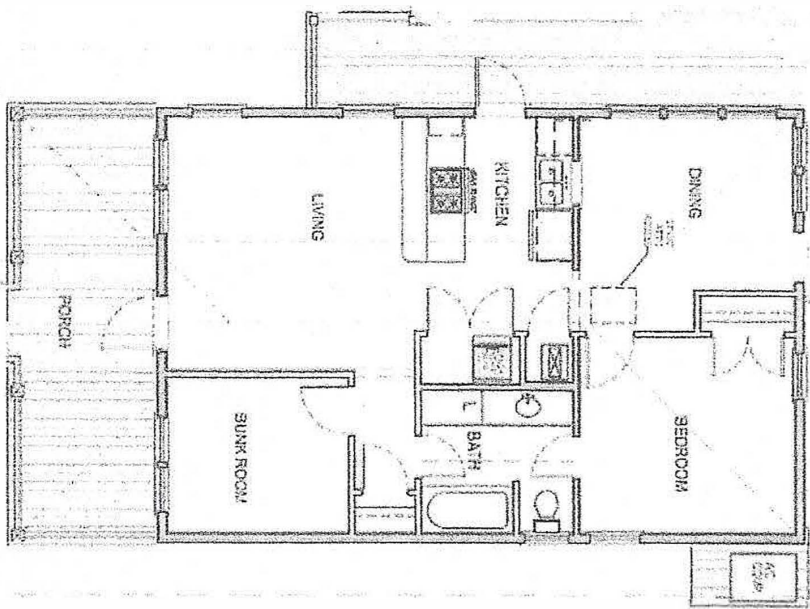
Scale: 1"=100'

Scale is approximate

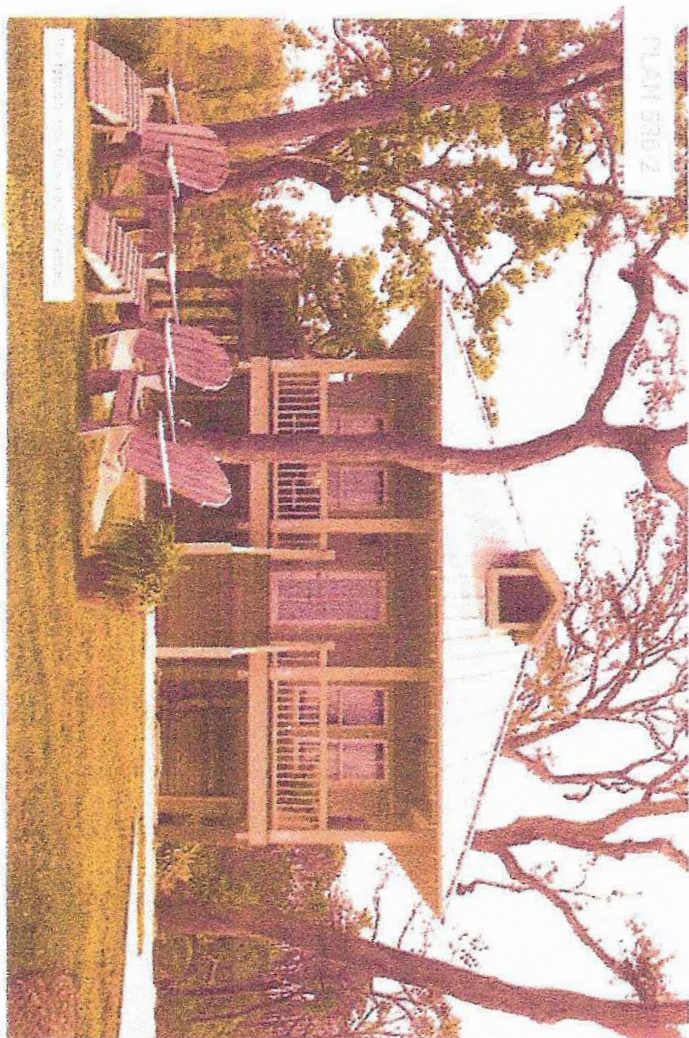
The information depicted on this map is for planning purposes only.
It is not adequate for legal boundary definition, regulatory
interpretation, or parcel-level analyses.



Parcel ID	Owner	Mailing Address	Mailing City	Mailing State	Mailing Zip	Mailing Address
057A 0022	BROWN SAMUEL & SUSAN M	10 RIDGEWOOD AVE	WATERFORD	CT	06385	10 RIDGEWOOD AVENUE
057A 0020	CALLARD MARYSE TRUSTEE	15 E HYERDALE DR	GOSHEN	CT	06756	4 RIDGEWOOD AVENUE
057A 0068	GOUDREAU KENNETH P & POULOPOULOS	7 RIDGEWOOD AVENUE	WATERFORD	CT	06385	7 RIDGEWOOD AVENUE
057A 0021	PAGE JESSE & LESLIE	6 RIDGEWOOD AVENUE	WATERFORD	CT	06385	6 RIDGEWOOD AVENUE
057A 0024	PAPPAS HELEN M	14 RIDGEWOOD AVE	WATERFORD	CT	06385	14 RIDGEWOOD AVENUE
057A 0070	PARISH BARBARA J	149 GREENFIELD ST	WATERFORD	CT	06385	1 RIDGEWOOD AVENUE
057A 0069	RIVERO WILLIAM J & DONNA M	3 RIDGEWOOD AVENUE	WATERFORD	CT	06385	3 RIDGEWOOD AVENUE
057A 0081	SCHIFF SARAH F	457 HAWTHORNE	ST LOUIS	MO	63119	2 GREENFIELD STREET
057A 0067	SHAPIRO ALAN LEWIS TRUSTEE &	3807 PICARD AVE	PLESANTON	CA	94588	11 RIDGEWOOD AVENUE
057A 0082	STEVENS PATRICK R & JEANETTE M	5 SHORE DRIVE	WATERFORD	CT	06385	5 SHORE DRIVE
057A 0018	WATERFORD TOWN OF	15 ROPE FERRY RD	WATERFORD	CT	06385	4 SHORE DRIVE
057A 0019	WATERFORD TOWN OF	15 ROPE FERRY RD	WATERFORD	CT	06385	2 SHORE DRIVE
058 0001	WATERFORD TOWN OF	15 ROPE FERRY RD	WATERFORD	CT	06385	305 GREAT NECK ROAD
057A 0017	WATERFORD TOWN OF	1000 HARTFORD TNPKE	WATERFORD	CT	06385	6 SHORE DRIVE



PLAN 526 Z



THE PATIO AND DECK ARE NOT INCLUDED IN THE PRICE.

SEE LISTING FOR DETAILS