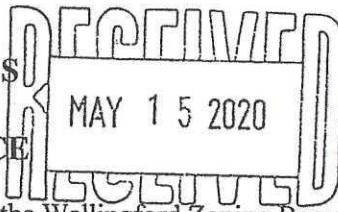


ORIGINAL

ZONING BOARD OF APPEALS  
Wallingford, Connecticut  
APPLICATION FOR VARIANCE



APPLICATION NO.: 20-012  
APPROVED: \_\_\_\_\_  
DENIED: \_\_\_\_\_

The undersigned Applicant hereby applies to the Wallingford Zoning Board of Appeals for a variance of the Wallingford Zoning Regulations.

- 1.) Street Address or Location of the Property: 17 FRITZ PLACE, TALESVILLE
- 2.) Zoning District of the Property: R-18
- 3.) Indicate the type of variance requested (e.g., lot area, side yard) and the Section of the Zoning Regulations being varied. If more than one variance, list each separately.

Type of Variance	Section of Zoning Regulations	Required by Regulations	Existing	Proposed
<u>SIDE YARD</u>	<u>5.1A</u>	<u>20</u>	<u>34'</u>	<u>10.6</u>

4.) Briefly state the purpose of the proposed variance (e.g., "to build a two-car garage"): TO BUILD A TWO-CAR GARAGE

5.) Briefly describe why strict application of regulations would produce an unreasonable hardship: THIS IS THE ONLY PLACE FOR A 2-CAR ATTACHED GARAGE FOR THIS PROPERTY (PLEASE SEE ATTACHED).

- 6.) If any variances for the Property have previously been requested, please complete the following section.
  - a. Date(s) of ZBA action: \_\_\_\_\_
  - b. What variance(s) were requested: \_\_\_\_\_
  - c. What variance(s) were granted: \_\_\_\_\_

7.) APPLICANT (Please list mailing address.)

Name(s): <sup>Mary</sup> NANCY RICCI Signature: <sup>Mary</sup> Nancy Ricci

Address: 17 FRITZ PLACE City: TALESVILLE State: CT Zip: 06492

Telephone No: 203-265-6216 Interest in Property: Owner:  Other: \_\_\_\_\_

8.) PROPERTY OWNER(S) OF RECORD (Please list mailing address. This section must be completed.)

Name(s): RICCI 2019 LIVING TRUST Signature: <sup>LIVING</sup> M. Nancy Ricci Trust

Address: 17 FRITZ PLACE City: TALESVILLE State: CT Zip: 06492

Telephone No: 203-265-6216  
OR 860-301-5353 (JOHN RICCI - SON)

9.) Please list below the names and mailing addresses of all abutting property owners. (Those properties that are directly adjacent or contiguous to yours.)

	<u>Name</u>	<u>Mailing Address</u>
1.	<u>ARNOLD B. L. WILLHIRE JR. &amp; SHERYL L. WILLHIRE</u>	<u>19 FRITZ PLACE, YALESVILLE, CT 06499</u>
2.	<u>EARL SMITH</u>	<u>22 SWAN AVE, YALESVILLE, CT 06492</u>
3.	<u>ROBERT J. SZILVASY &amp; MICHAEL J. SZILVASY</u>	<u>11 FRITZ PLACE, YALESVILLE, CT 06492</u>
4.	_____	_____
5.	_____	_____
6.	_____	_____

(Attach additional sheet(s) if necessary)

10.) Please provide directions to the subject property from a well recognized Town road. GO WEST ON CHURCH ST (RT. 68) FROM CENTER, TAKE 3<sup>RD</sup> RIGHT ONTO GROVE ST, THEN 1<sup>ST</sup> R. ONTO FRITZ PLACE, (17) IS ON THE RIGHT

**NOTES TO APPLICANT:**

1. Please provide eleven copies of a map or plan drawn to scale clearly illustrating the variance(s) requested. (The plan must show the property boundaries, all existing and proposed buildings and dimensions for any setback, size, area or height related variance request.)
2. The Applicant must notify abutters by Certificate of Mailing, 10-15 days prior to the Public Hearing by sending them a copy of the Legal Notice. The Legal Notice will be sent to the Applicant at least 15 days prior to the meeting. Certificates of Mailing must be returned to the Planning & Zoning Office at least five days prior to the meeting. \*
3. The extent of any variance granted is limited to only that represented on the plan submitted as part of this application.

(FOR ZBA USE ONLY)

DECISION:  GRANTED  DENIED EFFECTIVE DATE: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

REASON(S) FOR DECISION: \_\_\_\_\_

CONDITION(S): \_\_\_\_\_

The extent of any variance granted is limited to only that represented on the plan submitted as part of this application.

SIGNED: \_\_\_\_\_

WALLINGFORD  
ZONING BOARD OF APPEALS  
Variance Application: Revised May 2008

TITLE: \_\_\_\_\_

ALSO  
\* PLEASE SEND COPY OF LEGAL NOTICE TO  
DANIEL W. LYON, ARCHITECT  
4 SIMPSON AVE.  
WALLINGFORD, CT. 06492

TOPO.	UTILITIES	STRT./ROAD	LOCATION	DESCRIPTION	Code	Appraised Value	Assessed Value
1 Level	2 Public Water	1 Paved	2 Suburban	RES LAND DWELLING RES OUTBL	1-1 1-3 1-4	110,700 112,700 1,200	77,500 78,900 800

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	w/i	SALE PRICE	V.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
ICCI 2019 LIVING TRUST	1601 / 415	04/10/2019	U	I	0	29	2018	1-1	77,500	2017	1-1	77,500
ICCI NANCY M	505 / 799	02/06/2019	U	I	0	31	2018	1-3	78,900	2017	1-3	78,900
ICCI JAMES AND NANCY M	505 / 799	04/16/1981					2018	1-4	800	2017	1-4	800

EXEMPTIONS	Amount	Code	Description	Number	Amount	Comm. Int.

OTHER ASSESSMENTS	Amount	Code	Description	Number	Amount	Comm. Int.

ASSESSING NEIGHBORHOOD	Street Index Name	Tracing	Batch

NOTES
ST=2 BED,1B,K,LR ND=1 BED BM=1B,KIT1,REC

BUILDING PERMIT RECORD	Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/CHANGE HISTORY	Date	Type	IS	ID	Cd.	Purpose/Result
	08/04/2015				V	Field Review
	06/25/2010			SR	SR	Field Review
	02/22/2010			V	V	Letter Sent - No Response
	12/17/2009	03		KK	KK	Measured
	12/17/2009	03		KK	KK	1st Callback

LAND LINE VALUATION SECTION	Zone	D	Front	Depth	Units	Unit Price	Factor	S.A.	Acre Disc	C. ST.
	R18				18,000	SF	6.15	1.0000	5	1.0000

Special Pricing	Spec Use	Spec Calc	S. Adj Fact	Adj.	Unit Price	Land Value
			1.00		6.15	110,700

NET TOTAL APPRAISED PARCEL VALUE	2009 WOB
224,600	

APPRaised VALUE SUMMARY	Appraised Bldg. Value (Card)	Appraised XF (B) Value (Bldg)	Appraised OB (L) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
	110,400	2,300	1,200	110,700	0	224,600

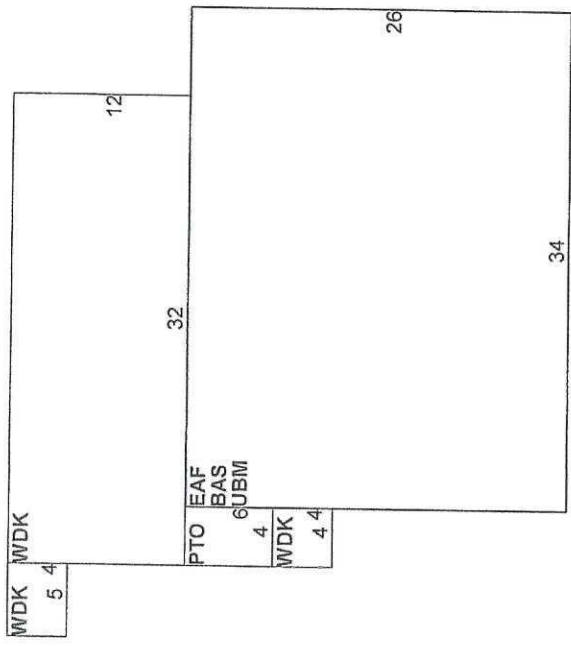
TOTAL CARD LAND UNITS	Parcel Total Land Area	Total Land Value
0.41 AC	0.41 AC	110,700

VISION

6148  
WALLINGFORD, CT

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	04		Cape Cod				
Model	01		Residential				
Grade	C						
Stories	1.25		1 1/4 Stories				
Occupancy	1						
Exterior Wall 1	14		Wood Shingle				
Exterior Wall 2							
Roof Structure	03		Gable				
Roof Cover	03		Asphalt				
Interior Wall 1	05		Drywall				
Interior Wall 2							
Interior Flr 1	14		Carpet				
Interior Flr 2							
Heat Fuel	03		Gas				
Heat Type	05		Hot Water				
AC Type	03		Central				
Total Bedrooms	03		3 Bedrooms				
Total Bthrms	2						
Total Half Baths	0						
Total Xtra Fixtrs							
Total Rooms	5		5 Rooms				
Bath Style	02		Average				
Kitchen Style	02		Average				
Whirlpool Tub							
Fireplaces	1						



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

Code	Description	Sub	Unit	Price	Yr	Gde	Dp	Rt	Cnd	%Cnd	Apr	Value
HDI	Shed Frame	L	128	10.00	1986	C			A	50		600
FAZ	Gazebo	L	77	16.00	1960	C			A	50		600
KIT1	Kitchen Average	B	1	3,000.00	1993				1	100		2,300

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
IAS	First Floor	884	884	884	87.73	77,553
FAF	Attic, Expansion, Finished	354	884	354	35.13	31,056
PTO	Patio	0	24	2	7.31	175
JBM	Basement, Unfinished	0	884	177	17.57	15,528
VDK	Deck, Wood	0	420	42	8.77	3,685
<b>Ttl. Gross Liv/Unse Areas:</b>					<b>1,238</b>	<b>141,498</b>

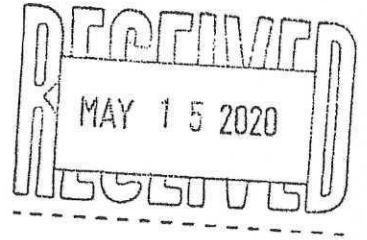


# DANIEL WEBSTER LYON, ARCHITECT

SERVING CONNECTICUT SINCE 1969

May 13, 2020

Zoning Board of Appeals  
Wallingford, CT



re: Item 6 continuation of application for variance at 17 Pritz Place, Yalesville

The neighborhood contains several homes with garages closer to the line than 20' required. The proposed garage addition will be complimentary to, and in keeping with, the existing homes in the area.

**4 Simpson Avenue, Wallingford, Connecticut 06492\***

T: 203.269.9419 E: [dan@danlyonarchitect.com](mailto:dan@danlyonarchitect.com) W: [www.danlyonarchitect.com](http://www.danlyonarchitect.com) \*GPS: 639 Center St, Wallingford