

Town of Wallingford, Connecticut

### Wallingford Zoning Board of Appeals Meeting Monday, June 21, 2021 7:00 p.m.

#### **REMOTE MEETING ONLY**

The meeting can be accessed through:

https:/global.gotomeeting.com/join/596643045 YOU CAN ALSO DIAL IN USING YOUR PHONE: United States (Toll Free): +1 (866)-899-4679 Access Code: 596-643-045

Live Stream of the meeting will also be available on the Town of Wallingford You Tube Channel: https://www.youtube.com/c/wallingfordgovernmenttelevision

## AGENDA

Call to Order Pledge of Allegiance Roll Call

## PUBLIC HEARINGS

- 1. #21-009 Variance Request/Leahy/58 Nod Brook Road
- 2. #21-010 Variance Requests/Choate Rosemary Hall/333-356 Christian Street
- 3. #21-011 Variance Request/Benson/15 Atkinson Lane
- 4. #21-012 Variance Requests/Maghery/48 Apple Street
- 5. #21-013 Variance Request/Booth/2 Bartholomew Lane
- 6. #21-014 Variance Requests/Moran/321 Church Street

## **CONSIDERATION OF MINUTES**

3. May 17, 2021, Regular Meeting

## ADJOURNMENT

Individuals in need of auxiliary aids for effective communications in programs and services of the Town of Wallingford are invited to make their needs and preferences known to the ADA Compliance Coordinator at 203-294-2070 five (5) days prior to the meeting date.



Town of Wallingford, Connecticut

LEGAL NOTICE

The Wallingford Zoning Board of Appeals will hold the following public hearing(s) REMOTELY ONLY at their meeting of Monday June 21, 2021, 7:00 p.m.

The meeting can be accessed through:

https:/global.gotomeeting.com/join/596643045 YOU CAN ALSO DIAL IN USING YOUR PHONE: United States (Toll Free): +1 (866)-899-4679 Access Code: 596-643-045

Live Stream of the meeting will also be available on the Town of Wallingford You Tube Channel: https://www.youtube.com/c/wallingfordgovernmenttelevision

- #21-009 Variance Request/Leahy/front yard of 18 ft. (40 ft. required) to construct an attached 23 ft. x 26 ft. attached garage at 58 Nod Brook Road in an R-18 District.
- 2. #20-010 Variance Requests/Choate Rosemary Hall/height of 70 ft. (50 ft. max permitted), up-lighting (no uplighting permitted), and sign 25 ft. W x 10 ft. H (12 sq. ft. max area permitted) to erect light poles and scoreboard at Athletic Field at 333- 356 Christian Street in an R-18 District.
- 3. #20-011 Variance Request/Benson/side yard of 11.2 ft. (12 ft. required) to construct a single story addition at 15 Atkinson Lane in an R-11 District.
- 4. #20-012 Variance Requests/Maghery/front yard of 24.5 ft. (40 ft. required) and building coverage of 23% (15% max permitted) to construct a handicap accessible addition at 48 Apple Street in an R-18 District.
- 5. #21-013 Variance Request/Booth/front yard of 65.5 ft. (75 ft. required) to construct a detached 23.5 ft. x 35 ft. garage at 2 Bartholomew Lane in an RU-120 District.
- 6. #21-014 Variance Requests/Moran/front yard of 28 ft. (40 ft. required) and parking of 30 spaces (36 required) to construct an attached covered patio addition at 321 (325) Church Street in a CA-12 District.

Should you wish to review any of the above-listed application(s), or have any questions regarding these matters, please contact the Wallingford Planning Office at 203-294-2090.

WALLINGFORD ZONING BOARD OF APPEALS IŠ CZERWINŠKÍ, SECRETARY

DATED AT WALLINGFORD June 2, 2021

POSTING DATES June 8, 2021 June 15, 2021

"Individuals in need of auxiliary aids for effective communication in programs and services of the Town of Wallingford are invited to make their needs and preferences known to the ADA Compliance Coordinator at 203-294-2070 five (5) days prior to meeting date."

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ZONING BOARD O.	FAPPEALES MA	V 4 4 9090 111111	LICATION NO.: 21 ROVED:	009
Wallingford, Con APPLICATION FOR		F 4 4 5	IED:	
The undersigned Applicant her	and alm.	ingford Zoning Board of	Appeals for a variance of th	e Wallingford
Zoning Regulations.				
1.) Street Address or Location	of the Property:	58 Hod BRook	LoAd WallingFor	4
2.) Zoning District of the Prope				
3.) Indicate the type of varianc If more than one variance,	e requested (e.g., lot ar list each separately.	ea, side yard) and the Sec	ion of the Zoning Regulation	ons being varied.
Type of Variance	Section of Zoning Regulations	<u>Required by</u> <u>Regulations</u>	Existing	Proposed
FROMTYARd		40 Feet	43 Feet	18 Feet
				S
		<b>.</b>	0.41	- 40
4.) Briefly state the purpose of			garage"): Duild L	CAK
/	23'>		~	
5.) Briefly describe why strict	•			
Ability to im	olore my Pla	perty Consist	tent with other	R Houses
in the Area.		/		
6.) If any variances for the Pr	operty have previously	been requested, please co	mplete the following section	n.
a. Date(s) of ZBA action:				
<b>b.</b> What variance(s) were	requested:			
c. What variance(s) were	granted:			
7.) <u>APPLICANT</u> (Please li	st mailing address.)		$O \land \circ \land \circ$	1
Name(s): PAUGL	eahy	Signature	- Val G Fer	h
Address: 58 Hol BR	ook Rd	City: WIFd	_ State: Zip:	106497
Telephone No: 203 92	50-7464 Interes	t in Property: Owner:		
8.) PROPERTY OWNER				leted.)
Name(s):	G. Leaky	Signature	: Jul 61h	1
Address: 58 Mad	BROOK Rd	City: WFd	State: Zip:	06492
Telephone No:	980-2464			
			ж.	

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), 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> Justin + McLissa Fahy Gail Villani	<u>Mailing Address</u> <u>54 Nod Blook Rd. w IFd</u> <u>4 MEAdow hend Rd. w IFd</u>
6	
<ol> <li><u>IOTES TO APPLICANT</u>:</li> <li>Please provide eleven copies of a map or plan drawn to scale (The plan <u>must</u> show the property boundaries, <u>all</u> existing size, area or height related variance request.)</li> <li>The Applicant must notify abutters by Certificate of Mailing of the Legal Notice. The Legal Notice will be sent to the Mailing must be returned to the Planning &amp; Zoning Office at</li> <li>The extent of any variance granted is limited to only that</li> </ol>	and proposed buildings and dimensions for any setback, , 10-15 days prior to the Public Hearing by sending them a copy Applicant at least 15 days prior to the meeting. Certificates of least five days prior to the meeting. represented on the plan submitted as part of this application.
DECISION: GRANTED DENIED	EFFECTIVE DATE: / /
EASON(S) FOR DECISION:	
CONDITION(S):	
The extent of any variance granted is limited to only that re SIGNED:	presented on the plan submitted as part of this application. WALLINGFORD ZONING BOARD OF APPEALS Variance Application: Revised May 2008

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# ORIGINAL

## **ZONING BOARD OF APPEALS** Wallingford, Connecticut **APPLICATION FOR VARIANC**

PLICATION NO.:

ENIED:

**APPROVED**:

The undersigned Applicant hereby applies to the coning Board of Appeals for a variance of the Wallingford Zoning Regulations. 333 Christian Street - 356 Christian Street. (North of Christian Street, between

1.) Street Address or Location of the Property:

Rosemary Lane and Old Durham road

**R-18** 2.) Zoning District of the Property:

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.

<b>Type of Variance</b>	<u>Section of Zoning</u> <u>Regulations</u>	<u>Required by</u> <u>Regulations</u>	Existing	Proposed
Structure Height	6.1	50' Maximum Height	Undeveloped	4-70' Tall Light Poles
Up Lighting	6.26.C.2	Up Lighting	Undeveloped	4- Poles with Uplights
Signs in Residential Zone	6.9.D.1	12 s.f. per 25 acres	Undeveloped	Scoreboard 25'Wx10'Tall

4.) Briefly state the purpose of the proposed variance (e.g., "to build a two-car garage"): - See Attached

- See Attached 5.) Briefly describe why strict application of regulations would produce an unreasonable hardship:

6.) If any variances for the Property have previously been requested, please complete the following section.

a. Date(s) of ZBA action: 5-20-20	019, Variance #19-010
<b>b.</b> What variance(s) were requested:	Height of 70 ft. where maximum 30ft. is permitted to erect 4 poles to illuminate reconstructed athletic field at 333 Christian Street - 55 North Elm Street in an R-18 District.
c. What variance(s) were granted:	Variance was granted
7.) <u>APPLICANT</u> (Please list mailing	address.)
Name(s): Choate Rosemary Hall	Signature: Patrick TDC-Patrick Durbin, CFO
Address:333 Christian Street	City: <u>Wallingford</u> State: <u>CT</u> Zip: <u>06492</u>
Telephone No: 203-697-2230	Interest in Property: Owner: Other:
8.) PROPERTY OWNER(S) OF REC	CORD (Please list mailing address. This section must be completed.)
Name(s): Choate Rosemary Hall	Signature: Patrick T. D Patrick Durbin, CFO
Address: 333 Christian Street	City: <u>Wallingford</u> State: <u>CT</u> Zip: <u>06492</u>
Telephone No: 203-697-2230	

9.) Please list below the names and mailing address directly adjacent or contiguous to yours.)	sites of all abutting property owners. (Those properties that are
<u>Name</u>	Mailing Address
1. Choate Rosemary Hall	333 Christian Street, Wallingford, CT
2Town of Wallingford	45 South Main Street, Wallingford, CT
3	
4	
5.	
6. (Attach ad	Iditional sheet(s) if necessary)
10.) Please provide directions to the subject proper	rty from a well recognized Town road.
North of Christian Street, between Rosemary Lane and	l Old Durham Road
NOTES TO APPLICANT:	
(The plan <u>must</u> show the property boundaries, size, area or height related variance request.)	wn to scale clearly illustrating the variance(s) requested. <u>all existing and proposed buildings and dimensions for any setback</u> , of Mailing, 10-15 days prior to the Public Hearing by sending them a co
<ul> <li>(The plan <u>must</u> show the property boundaries, size, area or height related variance request.)</li> <li>2. The Applicant must notify abutters by Certificate of the Legal Notice. The Legal Notice will be Mailing must be returned to the Planning &amp; Zonir</li> </ul>	<u>all existing and proposed buildings and dimensions for any setback</u> , e of Mailing, 10-15 days prior to the Public Hearing by sending them a co sent to the Applicant at least 15 days prior to the meeting. Certificates ng Office at least five days prior to the meeting.
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<ul> <li>(The plan <u>must</u> show the property boundaries, size, area or height related variance request.)</li> <li>2. The Applicant must notify abutters by Certificate of the Legal Notice. The Legal Notice will be Mailing must be returned to the Planning &amp; Zonir</li> <li>3. The extent of any variance granted is limited to (FO)</li> <li>DECISION: GRANTED DEN</li> </ul>	all existing and proposed buildings and dimensions for any setback,         e of Mailing, 10-15 days prior to the Public Hearing by sending them a consent to the Applicant at least 15 days prior to the meeting. Certificates and Office at least five days prior to the meeting.         e only that represented on the plan submitted as part of this application         DOR ZBA USE ONLY)         NIED       EFFECTIVE DATE:       /
(The plan <u>must</u> show the property boundaries, size, area or height related variance request.) 2. The Applicant must notify abutters by Certificate of the Legal Notice. The Legal Notice will be Mailing must be returned to the Planning & Zonir 3. The extent of any variance granted is limited to (FO DECISION: GRANTED DEN REASON(S) FOR DECISION:	all existing and proposed buildings and dimensions for any setback, e of Mailing, 10-15 days prior to the Public Hearing by sending them a co sent to the Applicant at least 15 days prior to the meeting. Certificates by Office at least five days prior to the meeting. o only that represented on the plan submitted as part of this application OR ZBA USE ONLY) NIED EFFECTIVE DATE: ///
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#### To: Town of Wallingford – Planning and Zoning Department

From: Chris Hulk, PE - Senior Civil Engineer (SLR Consulting Inc.)

#### Date: May 14, 2021

Re: Variance Application for Athletic Field Lighting Structure Height Choate Rosemary Hall - Athletic Field

Choate Rosemary Hall is seeking variances from the following sections of the Town of Wallingford Zoning Regulations:

Section 6.1 – To allow height of 70 feet where a maximum of 50 feet spire height is permitted.

 Proposed: Install (4) 70' tall poles to illuminate new athletic field at 356 Christian Street in an R-18 Zone.

Section 6.26.C.2 – To allow up lighting where up lighting is prohibited.

- Proposed: Install up lighting on 4 new poles to illuminate athletic field balls to appropriate levels.

Section 6.9.D.1 - To allow a scoreboard in a residential zone 25' Wide x 10' Tall

- Proposed: Install a new scoreboard with programable LED digits

#### **Description of Hardship**

The project proposes to develop a new athletic field at Choate Rosemary Hall on the north side of Christian Street, between Rosemary Lane and Old Durham Road. The areas surrounding the proposed field location are Choate owned properties to the north and west. The site is bordered to the south by the Town of Wallingford right of way for Christian Street with additional land owned by Choate beyond the roadway. These properties mainly consist of other athletic fields and academic buildings. Lastly, to the east of the site is Old Durham Road and undeveloped land beyond the roadway also owned by the school. The site is located within an R-18 zone.

The proposed field is a new synthetic turf field with bleachers, field house, scoreboard and athletic field lighting. In order to maximize the playability and usability of the field, athletic field lighting is proposed. This system will be a 4 pole LED system with pole heights of 70 feet tall and up lighting on each pole. This field will be designed to accommodate the recommended illumination for similar fields with an average of 50 footcandles in order to enhance player safety and performance and to improve spectator visibility.

The fundamental hardship is that the athletic field cannot be safely illuminated using poles that fall within the maximum height specified for spires, water tanks and similar structures (50'). Placing lights on shorter poles or having a lower level of illumination than what is proposed will cause lights to shine into

Variance Application Choate Athletic Field Page 2

the athletes' eyes or create dark areas where a player may not be able to see, increasing the risk of injury and/or reducing the playability of the field especially for the Fall sports' season. Up lighting is required to illuminate balls in play that exceed the height of the light poles, i.e. football punts, etc. without up lighting the field would not be able to adequately illuminated.

The proposed scoreboard will be 25' wide by 10' tall and include a programable portion at the base of the board and a display portion at the top of the board. The fundamental hardship is that signs in residential zones are limited to 12 square feet per 25 acres of property. A 12 square foot scoreboard would not be a sufficient size to support the new athletic field and would not be adequately visible to spectators or players. The proposed seating areas range from 200'-400+' from the scoreboard and require lettering/number dimensions larger than what is allowable in the R-18 residential zone to be visible.

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ZONING BOARD Wallingford, C APPLICATION FC	onnecticut	APP 1 3 2021 APP APP DEN	LICATION NO.: 21 ROVED:	- 011
The undersigned Applicant h Zoning Regulations.	hereby applies to the Wal			f the Wallingford
1.) Street Address or Location	on of the Property:	5 Atkinson	1 Lane	
2.) Zoning District of the Pro	operty: <u> </u>			
<b>3.)</b> Indicate the type of varian If more than one variance		rea, side yard) and the Section	ion of the Zoning Regul	ations being varied.
<b><u>Type of Variance</u></b>	Section of Zoning Regulations	<u>Required by</u> <u>Regulations</u>	Existing	Proposed
Sideyard	5.1	12'	1D'.4"	11.2"
1				
				·
4.) Briefly state the purpose	of the proposed variance	(e.g., "to build a two-car g	arage"): to bui	id a
Yoom, mode	om full bat	h = launday ro	on on 1st	Flow
5.) Briefly describe why stric	, et application of regulation	ons would produce an unrea	asonable hardship: 👤	XIstine
Side yard sott	stine Side of the	house for mas	imm we	and design.
6.) If any variances for the Pr				
a. Date(s) of ZBA action:	August	21, 2006		
		height 6.2. A	b. 15' Require	ed 15% built
<b>c.</b> What variance(s) were	granted: gara	er hercht	0	1
7.) APPLICANT (Please li	st mailing address.)	0 9	15/1/~	
Name(s): Mark	- Nancy Be	MADN Signature:	Manen gree	nour
Name(s): <u>Mark</u> Address: <u>15 Atkinsor</u>	plane 1	City: Wallingfrod	State: CT Zip:	06492
Telephone No: 203-76	7-92DH Interest i	in Property: Owner $\chi$	Other:	1
8.) <u>PROPERTY OWNER(S</u>	S) OF RECORD (Pleas	se list mailing address. Th	is section must be com	pleted.)
Name(s): Mark ~	Nancy Be	MSon_Signature:	Mana Ben	DON
Name(s): <u>Mark</u> ~ Address: <u>15 At Kin</u>	you lane	City: Wallingford	State: $\begin{array}{c} 1 \\ \hline \end{array}$ Zip:	04492
Telephone No: 203	214-7650	(Nancy)		

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

Name	Mailing Address
1. Devin + Brynn Koski	11 Atkinson lane Wallinsford
2. Monica Boros	120 grandview Avenue SFO
3. Nophic Arelland	122 grandies avenue with
4. Frank + Nancy Chontz	4 Mincoln Drive Wifd
5 (harlene + Steven Munzi	16 Lincoln Drive Wifd
6. Kim I. Varney	567 Pilgrim Harbor Wifd.
(Attach additional sl) 10.) Please provide directions to the subject property from a	well recognized Town road. helding South m
	en, Right on Grandview Left on to ane #15 Graen House on Right
NOTES TO APPLICANT: 4HKINGON L	ane #15 Green House in Right
of the Legal Notice. The Legal Notice will be sent to the Mailing must be returned to the Planning & Zoning Office at 3. The extent of any variance granted is limited to only that	, 10-15 days prior to the Public Hearing by sending them a copy Applicant at least 15 days prior to the meeting. Certificates of least five days prior to the meeting. represented on the plan submitted as part of this application.
(FOR ZBA U	JSE ONLY)
DECISION: GRANTED DENIED	EFFECTIVE DATE: /////
REASON(S) FOR DECISION:	
CONDITION(S):	
The extent of any variance granted is limited to only that rep	presented on the plan submitted as part of this application.
SIGNED:	WALLINGFORD ZONING BOARD OF APPEALS
TITLE:	Variance Application: Revised May 2008

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## ORIGINAL

## ZONING BOARD OF APPEALS Wallingford, Connecticut APPLICATION FOR VARIANCE

NTOPINAR	
MAY 14 2021	FLICATION NO.: <b>21 012</b> PROVED:
ULISUSSITI	NIED:

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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: 48 Apple St

- 2.) Zoning District of the Property:
- 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.

	764 B			
<b>Type of Variance</b>	Section of Zoning Regulations	<u>Required by</u> Regulations	Existing	Proposed
FRONT	SCHEDULE # 5.1A		24. 70 FEET	- 24.50 FEE - 24.6 FEE
BUTCDING GVENAGE		15%	20 %	23%
Dojta Die alle alle	JCHURCH John		20 10	2070
		and the second		
			······	
4.) Briefly state the purpose	of the proposed variance (e.g	g., "to build a two-car gar	age"): Enlarge b	athrace +
2 bedrocous for	handicapped ac	cessibility.		
5.) Briefly describe why stri	ct application of regulations	would produce an unreas	onable hardship: 1HE	PROPERTY
IS LEGALLY N	ON-CONFORMING.	IT IS ONLY	1 9,185 30	PFTIN
ANEN UTTHIN	A R-18 200F.	WE ARE ASK	ING EON N L	LA INFORP
6.) If any variances for the P	roperty have previously beer	ATION TO CAE requested, please compl	ATE A HANDIC ete the following section	AP ACCESSIBL
a. Date(s) of ZBA action:		F		BATHAGONY.
<b>b.</b> What variance(s) were	requested: N/A		-	
c. What variance(s) were	granted:N/1	4		
7.) <u>APPLICANT</u> (Please 1	ist mailing address.)			
Name(s): Erin Mo	ghery,	Signature:	Al	)<
Address: 48 Apple	0810	y: Wallingford s		
Telephone No: 203-215	-80916 Interest in P	0		/
8.) PROPERTY OWNER(	S) OF RECORD (Please li	st mailing address. This	section <u>must</u> be comple	eted.)
Name(s): ERIN M	146 HENY	Signature:		K
Name(s): $ERIN$ Mathematical M	STREET City	y: WALLENGFORD S	tate: CT Zip: C	6492
Telephone No: (203)	215-8094			

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

Name	Mailing Address
1. Craig Cassella	7 Quince St. Wallingford, CT alug2
2. Marcene Barders	- 7 Guince St. Wallingford, CT al492 46 Apple St. Wallingford CT al492
3.	
4	
5	
6	
(Attach additional sho 10.) Please provide directions to the subject property from a v	vell recognized Town road fight onto Canala
St. from Parter Feerns Rd. Then, 1st right NOTES TO APPLICANT:	anto Apple St. Haver (48) is first have an
NOTES TO APPLICANT:	n'gur.
<ul> <li>size, area or height related variance request.)</li> <li>2. The Applicant must notify abutters by Certificate of Mailing, of the Legal Notice. The Legal Notice will be sent to the A Mailing must be returned to the Planning &amp; Zoning Office at 14.</li> <li>3. The extent of any variance granted is limited to only that returned to the Planning with the returned to the Plan</li></ul>	Applicant at least 15 days prior to the meeting. Certificates of east five days prior to the meeting. epresented on the plan submitted as part of this application.
DECISION: GRANTED DENIED	EFFECTIVE DATE: / /
REASON(S) FOR DECISION:	
CONDITION(S):	
The extent of any variance granted is limited to only that rep	resented on the plan submitted as part of this application.
SIGNED:	WALLINGFORD ZONING BOARD OF APPEALS
TITLE:	Variance Application: Revised May 2008

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ZONING BOARD Wallingford, C			ICATION NO.: 2	1-013
APPLICATION FO	T 1/ ) T	TAT 2 7 2021	the state of the s	
The undersigned Applicant I Zoning Regulations.	hereby applies to the $Walting$	ngtord Zoning Board of A	ppeals for a variance of	f the Wallingford
1.) Street Address or Location	on of the Property: _2_7	Bartholomew	Lane	
2.) Zoning District of the Pro-	operty: <u>R-120</u>	an a		2 <sup>1</sup>
3.) Indicate the type of varia If more than one varianc		n, side yard) and the Section	on of the Zoning Regul	ations being varied.
Type of Variance	Section of Zoning Regulations	Required by Regulations	Existing	Proposed
FBONT YARD	5.1A	75	15/12.1	65-6"
	and the set of the second	atell designation	and an at the ends	
and the second		ne na presidente de la companya de l	s	l paraler invitante, and an invitante and a second and the second
	3 [ · · ]	*		
4.) Briefly state the purpose	of the proposed variance (e		rage"): <u>776 BOW</u>	
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C.

#21-013

MAP TITLE



Department 1



Department 2





## DANIEL WEBSTER LYON, ARCHITECT

SERVING CONNECTICUT SINCE 1969

June 15, 2021

Chairperson Zoning Board of Appeals Town Hall Wallingford, CT



re: 2 Bartholomew Lane

The median grade: calculated by averaging the grades at the four corners

415.10	
413.57	
413.57	
415.30	
1,657.54	1657.54/4 = 414.385 - median grade

proposed garage floor elevation

<u>413.230</u> 1.155 (1'-2")

To establish building height, see enclosed drawing.

Respectfully submitted,

Taviel W. Tyon

Daniel W. Lyon

4 Simpson Avenue, Wallingford, Connecticut 06492\*

T: 203.269.949 E: log, class book the control www.danlyonarchitect.com \*GPS: 639 Center St, Wallingford



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ZONING BOARD			LICATION NO.:	1-014
Wallingford, Co APPLICATION FO	1 1 1	AY 1 4 2021 APP	ROVED:	มักนี้สูงที่สำนักทุกและไปที่หมายสารสารสารสารสารสารสารสารสารสารสารสารสารส
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The undersigned Applicant he Zoning Regulations.	ereby applies to the Wallin	gford-Zoning-Board of A	Appeals for a variance of	the Wallingford
1.) Street Address or Location	n of the Property: <u>32</u>	1 CHURCH	-576	n person a series de la construction de la construction de la construction de la construction de la construction en la construction de la construction
2.) Zoning District of the Prop	perty: <u>CA. 12</u>			4
3.) Indicate the type of varian If more than one variance		side yard) and the Secti	ion of the Zoning Regula	ations being varied.
Type of Variance	Section of Zoning Regulations	Required by Regulations	Existing	Proposed
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OFF ST. PARKIN	6.11	36	32	30
2. 1				and form the second
4.) Briefly state the purpose of $(2 \times 40)$		2)	arage"): <u>TO BL</u>	PARKING PARKING OF SPAces.
5.) Briefly describe why stric	t application of regulations	would produce an unrea	asonable hardship: 72	ATING + BARKING
DESERVICE SOUTH DESERVICE SUST 6.) If any variances for the Pr	A. TPARKING	e Building	VRIVIR THE DA	M POR THE
	CT-			
a. Date(s) of ZBA action:	6.17.20	<u> 2165</u>		เสียงของรักษณ <sub>ากระ</sub> การแห่งเหตุขณะสุขารสุขารการแห่ง ของสุขารสุขารการการการการ
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7.) <u>APPLICANT</u> (Please li	ist mailing address.)			(mm)
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Address: 221 and	RCH ST C	ity: YALEGUILLE	State: <u>ST</u> Zip	06492
Telephone No: 203-9	05-090 Interest in	Property: Owner:	Other:	$\sim$
8.) PROPERTY OWNER(				
Name(s): CORVE		L.L.C. Signature:	min la	
Address: 321 CHUR	CH ST C	ity: YALESVILLE	State: <u>&lt;</u> Zip	: 06492
Telephone No: 203 - 6	05-0970			
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# MEMO

**TO:** Amy Torre, Zoning Enforcement Officer

FROM: Alison Kapushinski, P.E., Town Engineer AMK

RE: ZBA Application #21-014 321 Church Street/ Variance Application



**DATE:** June 4, 2021

Dear Commissioners:

We are in receipt of the following materials for the referenced application:

• Boundary Survey Land of Corner Shoppe, Inc., by Conklin & Soroka, Inc. and dated January 6, 1988.

We offer the following comments based on the reviewed application materials:

- 1. The current site plan does not propose any ADA spaces. Per Zoning Regulations, 2 accessible parking spaces are required for the proposed layout.
- 2. Per Google Streetview, there is a concrete pad with an AC unit on the west side of the building. This is in conflict with one proposed parking space on the west side of the building and eliminates access to two proposed parking spaces along the southern property line. If the concrete pad was to be removed, the proposed parking space on the west side of the building along eliminates access to the proposed parking spaces in the rear of the building.
- 3. The distance between the western building face and the western property line is ±13 feet. A one-way drive aisle, properly marked and signed, is recommended to be a minimum of 16 feet wide. A two-way drive aisle is recommended to be 24 feet wide. Insufficient drive aisle width eliminates access to the proposed parking spaces in the rear of the building.
- 4. Though a fence no longer exists along the western property line between the subject property and #341 Church Street as shown on the plan, the adjacent property shall not be used for a drive aisle. That leaves a  $\pm 10$ -foot drive aisle adjacent to two proposed parking spaces in front of the building. As previously

mentioned, a minimum one-way drive aisle, properly marked and signed, is recommended to be 16-feet wide and a two-way drive aisle is recommended to be 24 feet wide.

5. The plan shows two parking spaces, which appear to be existing, along the Church Street frontage. These parking spaces are unprotected from entering and existing traffic as they are not adjacent to a curb and/or protected by curbed end islands.

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If you have any questions or require any additional information, please let me know.

TOWN OF WALLINGFORD DEPARTMENT OF PUBLIC UTILITIES WATER AND SEWER DIVISIONS

ENGINEERING SECTION PHONE: 203-949-2672 Fax: 203-949-2678

	INTEROFFICE MEMORANDUM				
то:	MY TORRE, ZONING ENFORCEMENT OFFICER				
VIA;	FAX 2095				
FROM:	SCOTT SHIPMAN P.E., JUNIOR ENGINEER, W	ATER AND SEWER DIVISIONS			
SUBJECT:	ZONING BOARD OF APPEALS APPLICATION – VARIOUS BUILDING ADDITIONS				
	58 NOD BROOK ROAD	APP. NO. 21-009			
	15 ATKINSON LANE	APP. NO. 20-011			
	48 APPLE STREET	APP. NO. 20-012			
	321 (325) CHURCH STREET YALESVILLE	APP. NO. 21-014			
DATE:	JUNE 17, 2021				
CC: N. AMWAK	E PE; E.KRUEGER; D. SULLIVAN; J. PAWLOWSKI				

Please note that all applications referenced above include additions to existing structures. The owner of each building should take into consideration the location of the existing water service and sanitary sewer lateral to the building when planning a building addition to ensure that the water and sewer lines are not in conflict with the proposed addition.

If the existing utility lines are in conflict with the proposed building addition it may be necessary to relocate the addition or modify the utility lines to avoid conflict.

Also, if the building addition will include new plumbing fixtures, the Water and Sewer Division will need to determine if the existing water service, water meter and sanitary sewer lateral are adequate for the additional demand associated with the proposed new plumbing fixtures.

Therefore it is requested that the following items be made conditions of approval that must be resolved prior to issuance of a building permit:

- Provided information is available, the Wallingford Water and Sewer Divisions will assist the owner in determining the location of the existing water service and sanitary sewer lateral for the building. If it is found that the utility lines will be in conflict with the proposed building addition the owner will be required to prepare a plan and relocate or modify said utility lines if determined necessary by the Wallingford Water and Sewer Divisions.
- If new plumbing fixtures are proposed then the Owner shall provide water use and sanitary sewer usage estimates for the proposed new fixtures. If it is determined that the water service, water meter or sanitary sewer lateral are in anyway inadequate to serve the proposed fixtures, it will be the owner's responsibility to upgrade said services if determined necessary by the Water and Sewer Divisions.

If it is required to modify, repair or replace any underground sanitary sewer or water line as part of the work proposed for the addition, it will be the Owner's responsibility to pay all fees and charges associated with such work and engage a properly licensed, AMY TORRE, ZONING ENFORCEMENT OFFICER JUNE 17, 2021 PAGE 2

insured, and bonded plumbing contractor to obtain a permit from this office to perform all such work in accordance with the Wallingford Water and Sewer Technical Standards and Details.

Also, Town Ordinance No. 577 stipulates that if a building permit is issued for improvements/repairs of buildings, costing at least \$25,000, then the Town may conduct an inspection of the property in order to determine if any groundwater or storm water drains are connected to the sanitary sewer. Therefore, If the proposed renovations meet these criteria, we hereby request that the property owner contact this office to arrange for an inspection of the property by the Sewer Division to review potential sources of inflow and infiltration that may need to be disconnected from the municipal sanitary sewer system.

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