

**MEMORANDUM OF STAFF COMMENTS**

**TO:** Zoning Board of Appeals  
**FROM:** Maureen Giusti, Acting Town Planner/ZEO  
**DATE:** April 23, 2020  
**RE:** #2020-06 Yard Variance  
**APPLICANT:** Kevin and Jill Heslin  
**OWNER:** Jill C Heslin  
**ADDRESS:** 46 Cynthia Drive  
MBL 9-3 / 90 / 4D  
**ZONE:** R-11

**Proposal and Background**

Kevin and Jill Heslin are requesting a variance of 4 feet for a side yard setback of 6 feet when 10 feet is required in the R-11 zone per Berlin Zoning Regulations §V.B.5. for garage and living space additions. The property is owned by Jill C Heslin.

**Staff Comments**

The proposed 1.5 to 2-story addition for a garage and kitchen addition with master bedroom above will encroach into the required 10-foot easterly side yard. The house was built without a garage. The new master bedroom will be accessed through the existing second floor of the dwelling.

**Zoning Requirements:**

§V.B.5.

Side Yard: Required: 10 ft. Proposed: 6.4 ft.

*The Town of Berlin Plan of Conservation and Development, Section II, Strategic Outline for Implementation, Strategy 1: Coordinate the Regulatory Structure to Support the Plan, 3) states: Any variance granted by the Zoning Board of Appeals should be consistent with the standards imposed by Connecticut General Statutes in which a hardship exists owing to conditions affecting a specific parcel of land, and the variance which is granted should be consistent with the goals and policies of this plan and the intent of the zoning regulations.*

Town of Berlin  
Geographic Information System (GIS)



Date Printed: 4/23/2020



**MAP DISCLAIMER - NOTICE OF LIABILITY**

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Berlin and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 100 feet





# Town of Berlin

## Planning and Zoning Department

240 Kensington Road  
Berlin, Connecticut 06037  
www.town.berlin.ct.us

ZBA # 2020 06

Town of Berlin  
Received

MAR 03 2020

### ZONING BOARD OF APPEALS APPLICATION

- ☐ Special Permit ☒ Variance ☐ Appeal of ZEO  
☐ Motor Vehicle Location ☐ Alcohol Uses Location ☐ Other / Determination

Property Owner(s): Jill C Heslin

Project Address\*: 46 Cynthia Drive

Map: 9-3 Block: 90 Lot: 4D Zone(s): R-11 Lot Area: .32 AC

#### Please select all relevant items below:

- ☐ Supplemental Information Is Required For:  
ZBA Special Permit / Sale of Alcoholic Beverages Location / Motor Vehicle Uses Location  
☐ Inland Wetlands and Water Course Commission review needed  
☐ Planning and Zoning Commission review needed  
☐ Property is within 500 feet of a Municipal Boundary of \_\_\_\_\_  
☐ Previous Zoning Board of Appeals actions on this property:  
Date(s) & Purpose(s): \_\_\_\_\_

#### Applicant Information

Name: Kevin J. Heslin Firm Name: \_\_\_\_\_  
Street Address: 46 Cynthia Drive City: Berlin ST: CT Zip: 06037  
Email: Kevin.Heslin@yahoo.com Phone: 860-212-5952  
Signature: [Signature] Date: 3/3/20

#### Property Owner(s) Information (If Not the Applicant)

Name: Jill C Heslin Principal: \_\_\_\_\_  
Street Address: 46 Cynthia Drive City: Berlin ST: CT Zip: 06037  
Email: jill.curtis@bcglobal.net Phone: 203-430-2025

\*Letter of Authorization Required

ZBA action is requested pursuant to Berlin Zoning Regulations Section(s): V.B.5

\*Any town official and/or employee who the town deems necessary may enter the property to verify information submitted with this application.

Town of Berlin  
Received

Brief description of the proposal: To add a garage and  
second floor master suite to the existing property.

MAR 03 2020

Planning & Zoning Department  
Berlin, Connecticut

**VARIANCE APPLICATIONS:** For relief of: 10 ft side yard requirement.

Requested requirement: 6 ft side yard

Reason/Description of Hardship (REQUIRED): we would like to add  
garage and bedroom space to be able to  
securely park our vehicles at night and to be  
able to accommodate our growing family

**MOTOR VEHICLE USE LOCATION<sup>1</sup>:**

The first page of the State DMV application is required to be submitted with this application

|                                           | Number of Service Bays | Parking Required | Parking Provided |
|-------------------------------------------|------------------------|------------------|------------------|
| <input type="checkbox"/> New Car Dealer   | _____                  | _____            | _____            |
| <input type="checkbox"/> Used Car Dealer  | _____                  | _____            | _____            |
| <input type="checkbox"/> General Repairer | _____                  | _____            | _____            |
| <input type="checkbox"/> Limited Repairer | _____                  | _____            | _____            |
| <input type="checkbox"/> Gasoline Station | _____                  | _____            | _____            |

**SALE OF ALCOHOLIC BEVERAGES LOCATION<sup>-1</sup>**

The first page of the State Liquor Permit application is required to be submitted with this application

Type of State Liquor Permit:

|                                               |               |
|-----------------------------------------------|---------------|
| <input type="checkbox"/> On -Premises Permit: | Type _____    |
| <input type="checkbox"/> Off-Premises:        | Type _____    |
| <input type="checkbox"/> Other:               | Explain _____ |

**To be completed by P&Z staff only:**

Fee Paid \$ \_\_\_\_\_ (Refer to current Fee Schedule)

ZBA # 2020 06

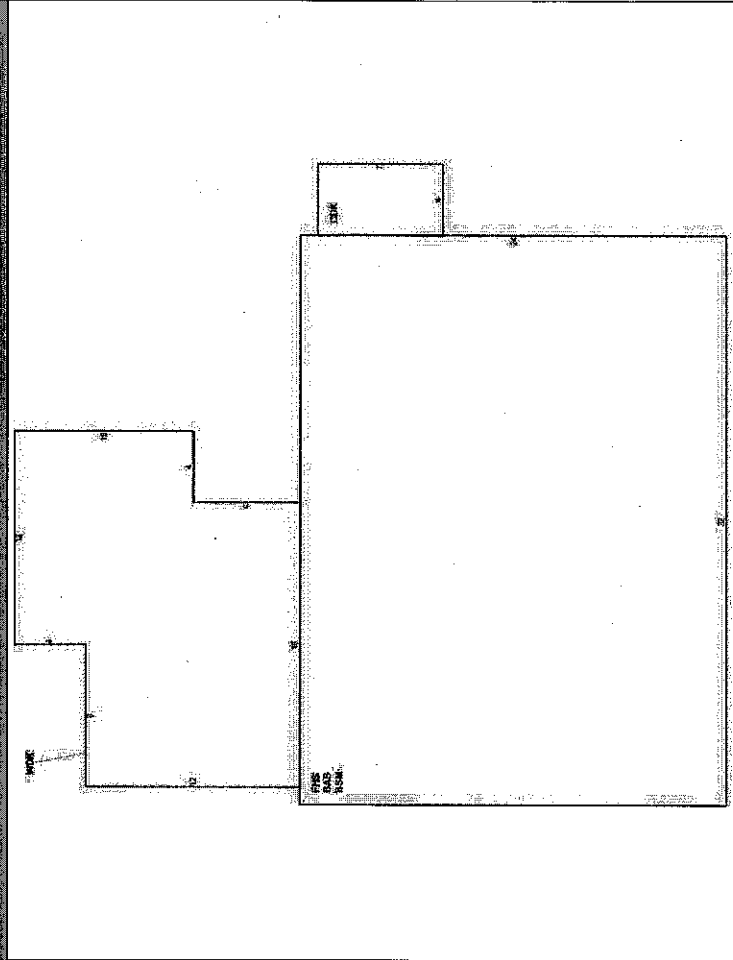
Received by: \_\_\_\_\_

Scheduled on ZBA Agenda of: \_\_\_\_\_

**ZONING BOARD OF APPEALS DECISION:**

Plan Title & Date: \_\_\_\_\_

|                             |  |                        |  |
|-----------------------------|--|------------------------|--|
| HESLIN JILL C               |  | 6007                   |  |
| BERLIN, CT                  |  | 6007                   |  |
| 46 CYNTHIA DR               |  | VISION                 |  |
| BERLIN CT 06037             |  | Planning & Zoning Dept |  |
| GIS ID 9-3-90-4D            |  | 211,600                |  |
| Alt Pct ID 09-3 0090 00004D |  | 148,200                |  |
| CENSUS 4001                 |  | 148,200                |  |
| (not used) Light            |  | 148,200                |  |
| Incomeexp                   |  | 148,200                |  |
| Section: E                  |  | 148,200                |  |
| dc                          |  | 148,200                |  |
| CB Letter                   |  | 148,200                |  |
| Assoc Pld#                  |  | 148,200                |  |
| Year                        |  | Assessed               |  |
| Code                        |  | Year                   |  |
| Description                 |  | Assessed               |  |
| 0713                        |  | 2019                   |  |
| 0566                        |  | 2018                   |  |
| 0565                        |  | 2017                   |  |
| 0495                        |  | 2016                   |  |
| 0218                        |  | 2015                   |  |
| 0189                        |  | 2014                   |  |
| 0353                        |  | 2013                   |  |
| 0284                        |  | 2012                   |  |
| 0839                        |  | 2011                   |  |
| 1024                        |  | 2010                   |  |
| 0189                        |  | 2009                   |  |
| 0353                        |  | 2008                   |  |
| 0284                        |  | 2007                   |  |
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| 1024                        |  | 1990                   |  |
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| 1024                        |  | 1985                   |  |
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| 1024                        |  | 1975                   |  |
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| 0839                        |  | 1971                   |  |
| 1024                        |  | 1970                   |  |
| 0189                        |  | 1969                   |  |
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| 0284                        |  | 1967                   |  |
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| 1024                        |  | 1965                   |  |
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| 0839                        |  | 1961                   |  |
| 1024                        |  | 1960                   |  |
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| 0353                        |  | 1958                   |  |
| 0284                        |  | 1957                   |  |
| 0839                        |  | 1956                   |  |
| 1024                        |  | 1955                   |  |
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| 0353                        |  | 1953                   |  |
| 0284                        |  | 1952                   |  |
| 0839                        |  | 1951                   |  |
| 1024                        |  | 1950                   |  |
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| 0353                        |  | 1948                   |  |
| 0284                        |  | 1947                   |  |
| 0839                        |  | 1946                   |  |
| 1024                        |  | 1945                   |  |
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| 0353                        |  | 1943                   |  |
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| 0284                        |  | 1937                   |  |
| 0839                        |  | 1936                   |  |
| 1024                        |  | 1935                   |  |
| 0189                        |  | 1934                   |  |
| 0353                        |  | 1933                   |  |
| 0284                        |  | 1932                   |  |
| 0839                        |  | 1931                   |  |
| 1024                        |  | 1930                   |  |
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| 0353                        |  | 1928                   |  |
| 0284                        |  | 1927                   |  |
| 0839                        |  | 1926                   |  |
| 1024                        |  | 1925                   |  |
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| 0353                        |  | 1923                   |  |
| 0284                        |  | 1922                   |  |
| 0839                        |  | 1921                   |  |
| 1024                        |  | 1920                   |  |
| 0189                        |  | 1919                   |  |
| 0353                        |  | 1918                   |  |
| 0284                        |  | 1917                   |  |
| 0839                        |  | 1916                   |  |
| 1024                        |  | 1915                   |  |
| 0189                        |  | 1914                   |  |
| 0353                        |  | 1913                   |  |
| 0284                        |  | 1912                   |  |
| 0839                        |  | 1911                   |  |
| 1024                        |  | 1910                   |  |
| 0189                        |  | 1909                   |  |
| 0353                        |  | 1908                   |  |
| 0284                        |  | 1907                   |  |
| 0839                        |  | 1906                   |  |
| 1024                        |  | 1905                   |  |
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| 0353                        |  | 1903                   |  |
| 0284                        |  | 1902                   |  |
| 0839                        |  | 1901                   |  |
| 1024                        |  | 1900                   |  |
| 0189                        |  | 1899                   |  |
| 0353                        |  | 1898                   |  |
| 0284                        |  | 1897                   |  |
| 0839                        |  | 1896                   |  |
| 1024                        |  | 1895                   |  |
| 0189                        |  | 1894                   |  |
| 0353                        |  | 1893                   |  |
| 0284                        |  | 1892                   |  |
| 0839                        |  | 1891                   |  |
| 1024                        |  | 1890                   |  |
| 0189                        |  | 1889                   |  |
| 0353                        |  | 1888                   |  |
| 0284                        |  | 1887                   |  |
| 0839                        |  | 1886                   |  |
| 1024                        |  | 1885                   |  |
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| 0353                        |  | 1883                   |  |
| 0284                        |  | 1882                   |  |
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| 1024                        |  | 1880                   |  |
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| 0353                        |  | 1878                   |  |
| 0284                        |  | 1877                   |  |
| 0839                        |  | 1876                   |  |
| 1024                        |  | 1875                   |  |
| 0189                        |  | 1874                   |  |
| 0353                        |  | 1873                   |  |
| 0284                        |  | 1872                   |  |
| 0839                        |  | 1871                   |  |
| 1024                        |  | 1870                   |  |
| 0189                        |  | 1869                   |  |
| 0353                        |  | 1868                   |  |
| 0284                        |  | 1867                   |  |
| 0839                        |  | 1866                   |  |
| 1024                        |  | 1865                   |  |
| 0189                        |  | 1864                   |  |
| 0353                        |  | 1863                   |  |
| 0284                        |  | 1862                   |  |
| 0839                        |  | 1861                   |  |
| 1024                        |  | 1860                   |  |
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| 0353                        |  | 1858                   |  |
| 0284                        |  | 1857                   |  |
| 0839                        |  | 1856                   |  |
| 1024                        |  | 1855                   |  |
| 0189                        |  | 1854                   |  |
| 0353                        |  | 1853                   |  |
| 0284                        |  | 1852                   |  |
| 0839                        |  | 1851                   |  |
| 1024                        |  | 1850                   |  |
| 0189                        |  | 1849                   |  |
| 0353                        |  | 1848                   |  |
| 0284                        |  | 1847                   |  |
| 0839                        |  | 1846                   |  |
| 1024                        |  | 1845                   |  |
| 0189                        |  | 1844                   |  |
| 0353                        |  | 1843                   |  |
| 0284                        |  | 1842                   |  |
| 0839                        |  | 1841                   |  |
| 1024                        |  | 1840                   |  |
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| 0353                        |  | 1838                   |  |
| 0284                        |  | 1837                   |  |
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| 1024                        |  | 1835                   |  |
| 0189                        |  | 1834                   |  |
| 0353                        |  | 1833                   |  |
| 0284                        |  | 1832                   |  |
| 0839                        |  | 1831                   |  |
| 1024                        |  | 1830                   |  |
| 0189                        |  | 1829                   |  |
| 0353                        |  | 1828                   |  |
| 0284                        |  | 1827                   |  |
| 0839                        |  | 1826                   |  |
| 1024                        |  | 1825                   |  |
| 0189                        |  | 1824                   |  |
| 0353                        |  | 1823                   |  |
| 0284                        |  | 1822                   |  |
| 0839                        |  | 1821                   |  |
| 1024                        |  | 1820                   |  |
| 0189                        |  | 1819                   |  |
| 0353                        |  | 1818                   |  |
| 0284                        |  | 1817                   |  |
| 0839                        |  | 1816                   |  |
| 1024                        |  | 1815                   |  |
| 0189                        |  | 1814                   |  |
| 0353                        |  | 1813                   |  |
| 0284                        |  | 1812                   |  |
| 0839                        |  | 1811                   |  |
| 1024                        |  | 1810                   |  |
| 0189                        |  | 1809                   |  |
| 0353                        |  | 1808                   |  |
| 0284                        |  | 1807                   |  |
| 0839                        |  | 1806                   |  |
| 1024                        |  | 1805                   |  |
| 0189                        |  | 1804                   |  |
| 0353                        |  | 1803                   |  |
| 0284                        |  | 1802                   |  |
| 0839                        |  | 1801                   |  |
| 1024                        |  | 1800                   |  |
| 0189                        |  | 1799                   |  |
| 0353                        |  | 1798                   |  |
| 0284                        |  | 1797                   |  |
| 0839                        |  | 1796                   |  |
| 1024                        |  | 1795                   |  |
| 0189                        |  | 1794                   |  |
| 0353                        |  | 1793                   |  |
| 0284                        |  | 1792                   |  |
| 0839                        |  | 1791                   |  |
| 1024                        |  | 1790                   |  |
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| 0353                        |  | 1788                   |  |
| 0284                        |  | 1787                   |  |
| 0839                        |  | 1786                   |  |
| 1024                        |  | 1785                   |  |
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| 0839                        |  | 1776                   |  |
| 1024                        |  | 1775                   |  |
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| 0284                        |  | 1772                   |  |
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| 1024                        |  | 1770                   |  |
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| 0353                        |  | 1768                   |  |
| 0284                        |  | 1767                   |  |
| 0839                        |  | 1766                   |  |
| 1024                        |  | 1765                   |  |
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| 0353                        |  | 1763                   |  |
| 0284                        |  | 1762                   |  |
| 0839                        |  | 1761                   |  |
| 1024                        |  | 1760                   |  |
| 0189                        |  | 1759                   |  |
| 0353                        |  | 1758                   |  |
| 0284                        |  | 1757                   |  |
| 0839                        |  | 1756                   |  |
| 1024                        |  | 1755                   |  |
| 0189                        |  | 1754                   |  |
| 0353                        |  | 1753                   |  |
| 0284                        |  | 1752                   |  |
| 0839                        |  | 1751                   |  |
| 1024                        |  | 1750                   |  |
| 0189                        |  | 1749                   |  |
| 0353                        |  | 1748                   |  |
| 0284                        |  | 1747                   |  |
| 0839                        |  | 1746                   |  |
| 1024                        |  | 1745                   |  |
| 0189                        |  | 1744                   |  |
| 0353                        |  | 1743                   |  |
| 0284                        |  | 1742                   |  |
| 0839                        |  | 1741                   |  |
| 1024                        |  | 1740                   |  |
| 0189                        |  | 1739                   |  |
| 0353                        |  | 1738                   |  |
| 0284                        |  | 1737                   |  |
| 0839                        |  | 1736                   |  |
| 1024                        |  | 1735                   |  |
| 0189                        |  | 1734                   |  |
| 0353                        |  | 1733                   |  |
| 0284                        |  | 1732                   |  |
| 0839                        |  | 1731                   |  |
| 1024                        |  | 1730                   |  |
| 0189                        |  | 1729                   |  |
| 0353                        |  | 1728                   |  |
| 0284                        |  | 1727                   |  |
| 0839                        |  | 1726                   |  |
| 1024                        |  | 1725                   |  |
| 0189                        |  | 1724                   |  |
| 0353                        |  | 1723                   |  |
| 0284                        |  | 1722                   |  |
| 0839                        |  | 1721                   |  |
| 1024                        |  | 1720                   |  |
| 0189                        |  | 1719                   |  |
| 0353                        |  | 1718                   |  |
| 0284                        |  | 1717                   |  |
| 0839                        |  | 1716                   |  |
| 1024                        |  | 1715                   |  |
| 0189                        |  | 1714                   |  |
| 0353                        |  | 1713                   |  |
| 0284                        |  | 1712                   |  |
| 0839                        |  | 1711                   |  |
| 1024                        |  | 1710                   |  |
| 0189                        |  | 1709                   |  |
| 0353                        |  | 1708                   |  |
| 0284                        |  | 1707                   |  |
| 0839                        |  | 1706                   |  |
| 1024                        |  | 1705                   |  |
| 0189                        |  | 1704                   |  |
| 0353                        |  | 1703                   |  |
| 0284                        |  | 1702                   |  |
| 0839                        |  | 1701                   |  |
| 1024                        |  | 1700                   |  |
| 0189                        |  | 1699                   |  |
| 0353                        |  | 1698                   |  |
| 0284                        |  | 1697                   |  |
| 0839                        |  | 1696                   |  |
| 1024                        |  | 1695                   |  |
| 0189                        |  | 1694                   |  |
| 0353                        |  | 1693                   |  |
| 0284                        |  | 1692                   |  |
| 0839                        |  | 1691                   |  |
| 1024                        |  | 1690                   |  |
| 0189                        |  | 1689                   |  |
| 0353                        |  | 1688                   |  |
| 0284                        |  | 1687                   |  |
| 0839                        |  | 1686                   |  |
| 1024                        |  | 1685                   |  |
| 0189                        |  | 1684                   |  |
| 0353                        |  | 1683                   |  |
| 0284                        |  | 1682                   |  |
| 0839                        |  | 1681                   |  |
| 1024                        |  | 1680                   |  |
| 0189                        |  | 1679                   |  |
| 0353                        |  | 1678                   |  |
| 0284                        |  | 1677                   |  |
| 0839                        |  | 1676                   |  |
| 1024                        |  | 1675                   |  |
| 0189                        |  | 1674                   |  |
| 0353                        |  | 1673                   |  |
| 0284                        |  | 1672                   |  |
| 0839                        |  | 1671                   |  |
| 1024                        |  | 1670                   |  |
| 0189                        |  | 1669                   |  |
| 0353                        |  | 1668                   |  |
| 0284                        |  | 1667                   |  |
| 0839                        |  | 1666                   |  |
| 1024                        |  | 1665                   |  |
| 0189                        |  | 1664                   |  |
| 0353                        |  | 1663                   |  |
| 0284                        |  | 1662                   |  |
| 0839                        |  | 1661                   |  |
| 1024                        |  | 1660                   |  |
| 0189                        |  | 1659                   |  |
| 0353                        |  | 1658                   |  |
| 0284                        |  | 1657                   |  |
| 0839                        |  | 1656                   |  |
| 1024                        |  | 1655                   |  |
| 0189                        |  | 1654                   |  |
| 0353                        |  | 1653                   |  |
| 0284                        |  | 1652                   |  |
| 0839                        |  | 1651                   |  |
| 1024                        |  | 1650                   |  |
| 0189                        |  | 1649                   |  |
| 0353                        |  | 1648                   |  |
| 0284                        |  | 1647                   |  |
| 0839                        |  | 1646                   |  |
| 1024                        |  | 1645                   |  |
| 0189                        |  | 1644                   |  |
| 0353                        |  | 1643                   |  |
| 0284                        |  | 1642                   |  |
| 0839                        |  | 1641                   |  |
| 1024                        |  | 1640                   |  |
| 0189                        |  | 1639                   |  |
| 0353                        |  | 1638                   |  |
| 0284                        |  | 1637                   |  |
| 0839                        |  | 1636                   |  |
| 1024                        |  | 1635                   |  |
| 0189                        |  | 1634                   |  |
| 0353                        |  | 1633                   |  |
| 0284                        |  | 1632                   |  |
| 0839                        |  | 1631                   |  |
| 1024                        |  | 1630                   |  |
| 0189                        |  | 1629                   |  |
| 0353                        |  | 1628                   |  |
| 0284                        |  | 1627                   |  |
| 0839                        |  | 1626                   |  |
| 1024                        |  | 1625                   |  |
| 0189                        |  | 1624                   |  |
| 0353                        |  | 1623                   |  |
| 0284                        |  | 1622                   |  |
| 0839                        |  | 1621                   |  |
| 1024                        |  | 1620                   |  |
| 0189                        |  | 1619                   |  |
| 0353                        |  | 1618                   |  |
| 0284                        |  | 1617                   |  |
| 0839                        |  | 1616                   |  |
| 1024                        |  | 1615                   |  |
| 0189                        |  | 1614                   |  |
| 0353                        |  | 1613                   |  |
| 0284                        |  | 1612                   |  |
| 0839                        |  | 1611                   |  |
| 1024                        |  | 1610                   |  |
| 0189                        |  | 1609                   |  |
| 0353                        |  | 1608                   |  |
| 0284                        |  | 1607                   |  |
| 0839                        |  | 1606                   |  |
| 1024                        |  | 1605                   |  |
| 0189                        |  | 1604                   |  |
| 0353                        |  | 1603                   |  |
| 0284                        |  | 1602                   |  |
| 0839                        |  | 1601                   |  |
| 1024                        |  | 1600                   |  |
| 0189                        |  | 1599                   |  |
| 0353                        |  | 1598                   |  |
| 0284                        |  | 1597                   |  |
| 0839                        |  | 1596                   |  |
| 1024                        |  | 1                      |  |



| Element             | Cd | Description    | Element | Cd | Description |
|---------------------|----|----------------|---------|----|-------------|
| Style: 04           |    | Cape           |         |    |             |
| Model 01            |    | Residential    |         |    |             |
| Grade: 05           |    | C              |         |    |             |
| Stories: 1.5        |    | 1 1/2 Stories  |         |    |             |
| Occupancy 1         |    |                |         |    |             |
| Exterior Wall 1 25  |    | Vinyl Siding   |         |    |             |
| Exterior Wall 2     |    |                |         |    |             |
| Roof Structure: 03  |    | Gable          |         |    |             |
| Roof Cover 03       |    | Asph/F Gls/Cmp |         |    |             |
| Interior Wall 1 05  |    | Drywall        |         |    |             |
| Interior Wall 2     |    |                |         |    |             |
| Interior Fir 1 12   |    | Hardwood       |         |    |             |
| Interior Fir 2      |    |                |         |    |             |
| Heat Fuel 03        |    | Gas/Oil        |         |    |             |
| Heat Type: 05       |    | Hot Water      |         |    |             |
| AC Type: 03         |    | Central        |         |    |             |
| Total Bedrooms 04   |    | 4 Bedrooms     |         |    |             |
| Total Bthrms: 1     |    |                |         |    |             |
| Total Half Baths 1  |    |                |         |    |             |
| Total Xtra Fixtrs 8 |    |                |         |    |             |
| Total Rooms: 02     |    | Average        |         |    |             |
| Bath Style: 02      |    | Average        |         |    |             |
| Whirlpool Tub       |    |                |         |    |             |
| # Fireplaces 1      |    |                |         |    |             |
| Fin Bsmt Area       |    |                |         |    |             |
| Fin Bsmt Qualit     |    |                |         |    |             |
| Fin Bsmt Qualit     |    |                |         |    |             |
| Bsmt Garage         |    |                |         |    |             |
| Fin Bsmt Area2      |    |                |         |    |             |

Building Value New 127,055

Year Built 1980

Effective Year Built G

Depreciation Code 22

Remodel Rating 1

Year Remodeled 78

Depreciation % 99,100

Functional Obsol

External Obsol

Trend Factor

Condition

Condition %

Percent Good

Cns Sect Rcnld

Dep % Ovr

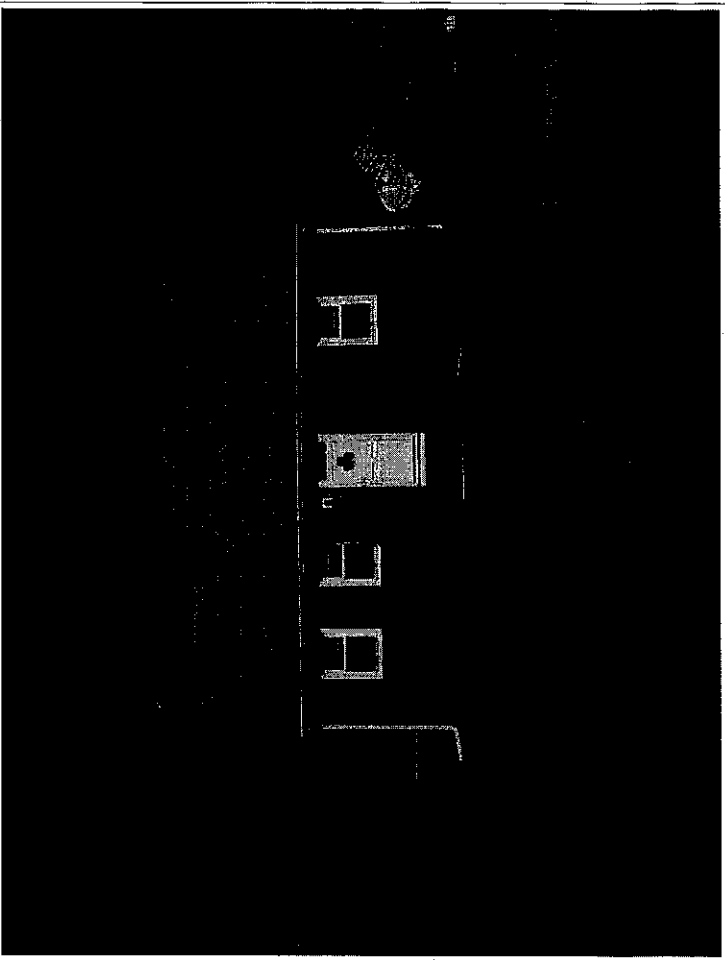
Dep Ovr Comment

Misc Imp Ovr

Misc Imp Ovr Comment

Cost to Cure Ovr

Cost to Cure Ovr Comment



| Code | Description   | L/B | Units | Unit Price | Yr Blt | Cond. | Cd | % Gd | Grade | Grade Adj. | Appr. Value |
|------|---------------|-----|-------|------------|--------|-------|----|------|-------|------------|-------------|
| SHD1 | Shed Wd Res   | L   | 144   | 12.54      | 1994   | F     |    | 40   |       | 0.00       | 700         |
| PAV1 | Paving - Asph | L   | 280   | 3.00       | 1985   | NV    |    | 1    |       | 0.00       | 0           |

| Code                       | Description    | Living Area | Floor Area | Eff Area | Unit Cost | Undeprac Value |
|----------------------------|----------------|-------------|------------|----------|-----------|----------------|
| BAS                        | First Floor    | 768         | 768        | 768      | 86.67     | 66,561         |
| BSM                        | Basement       | 0           | 768        | 154      | 17.38     | 13,347         |
| CDK                        | Composite Deck | 0           | 28         | 5        | 15.48     | 433            |
| FHS                        | Half Story     | 499         | 768        | 499      | 56.31     | 43,247         |
| WDK                        | Deck, Wood     | 0           | 264        | 40       | 13.13     | 3,467          |
| Ttl Gross Liv / Lease Area |                | 1,267       | 2,596      | 1,466    |           | 127,055        |

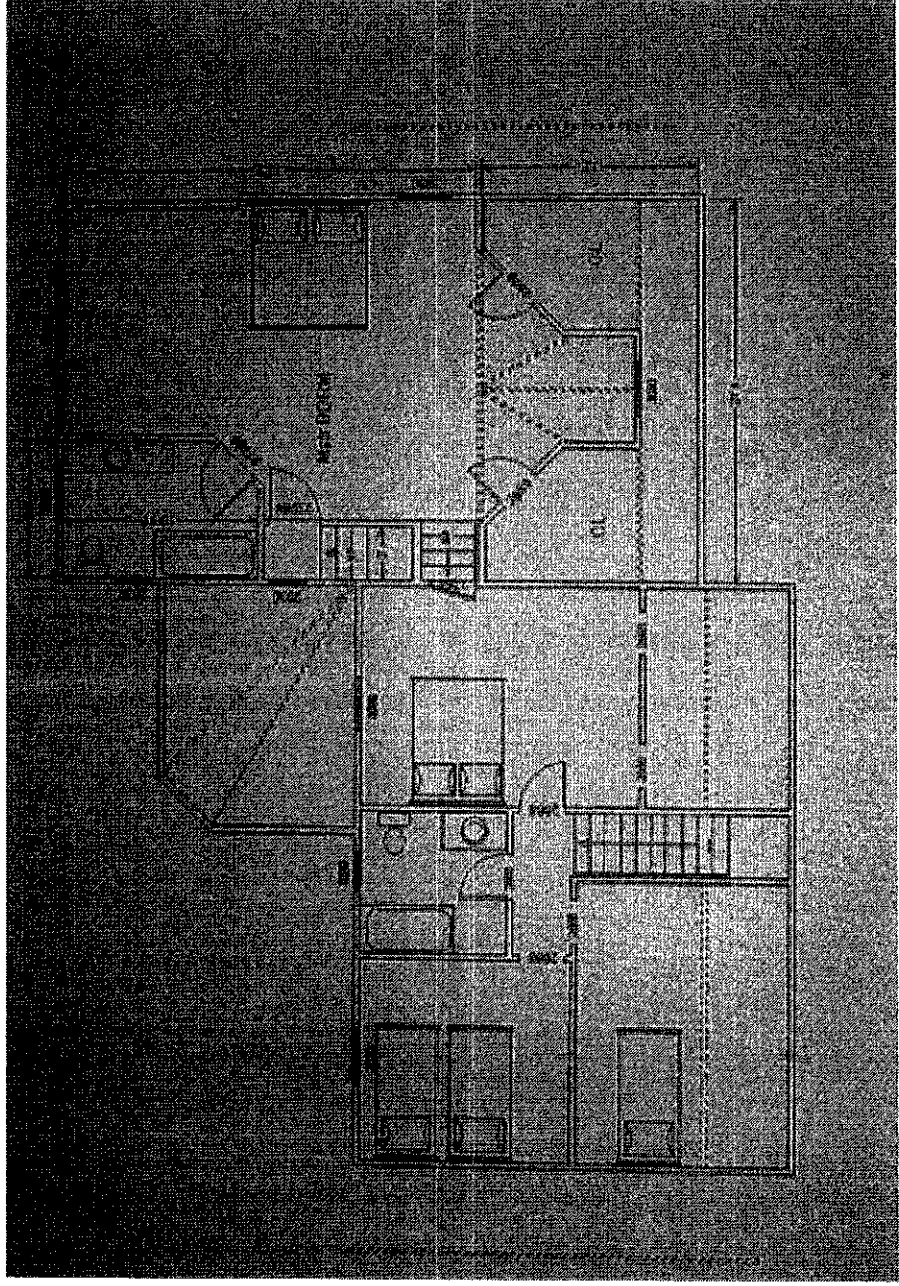
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MAP REFERENCES:  
1) MAP ENTITLED, "SUBDIVISION PLAN SECTION III FOUR ROD ROAD SUBDIVISION PROPERTY OF A. CIAMIELLA & SON INC. BERLIN, CONNECTICUT DATE FEB. 26, 1980 REV.: 3-28-80 SCALE 1"=40' JOHN L. THOMPSON, L.S." MAP 1684 IN THE TOWN CLERK'S OFFICE OF 4 WENDELL L. HOLSTEIN ENG.  
2) MAP ENTITLED, "ASAL ACRES SUBDIVISION LOTS 2A, 2N, 3A & LOT 3 BLOCK 90 FOUR ROD ROAD BERLIN, CT. DATE: 12-31-02 REVISED THRU 10/11/05 SCALE 1"=40' RODERICK D. HEWITT L.S."

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INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-822-4455 AND HAVE ALL UTILITIES MARKED.  
THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CANNOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS, WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

| REGULATIONS FOR R-11 ZONE |             |             |             |
|---------------------------|-------------|-------------|-------------|
| ITEM                      | REQUIRED    | EXISTING    | PROPOSED    |
| MIN. LOT AREA             | 11,250 S.F. | 17,780 S.F. | 17,780 S.F. |
| MIN. FRONTAGE             | 75'         | 75.13'      | 75.13'      |
| MIN. LOT WIDTH            | 75'         | 75.13'      | 75.13'      |
| MIN. FRONT YARD           | 25'         | 26.8'       | 26.8'       |
| MIN. SIDE YARD (EACH)     | 10'         | 14.6'       | 6.4' #      |
| MIN. REAR YARD            | 40'         | 116.4'      | 116.9'      |
| MAX. BLDG. HEIGHT         | 2.5 STY/35' | 2 STY/35'   | 2 STY/35'   |
| MAX. COVERAGE             | N/A         | 6.8%        | 13.6%       |

| ACCESSORY BUILDING      |       |        |        |
|-------------------------|-------|--------|--------|
| DIST. TO PRINCIPAL BLDG | 12.0' | 82.8'  | 116.9' |
| DIST. TO FRONT LOT LINE | 20.0' | 151.0' | 151.0' |
| DIST. TO SIDE LOT LINE  | 5.0'  | 12.5'  | 12.5'  |
| DIST. TO REAR LOT LINE  | 5.0'  | 20.5'  | 20.5'  |

#PROPOSED NEW GARAGE ADDITION WILL REQUIRE A ZBA VARIANCE FOR BEING 3.6' INTO THE 10' MIN. SIDE YARD SETBACK.

#### NOTES:

- 1) THIS AREA WAS ABANDONED AS A ROAD AS STATED AT PLANNING AND ZONING MEETING ON FEB. 2, 2005 (see map ref. no. 2)
- 2) THIS AREA WAS TO BE DEVED AT AFTER SUBDIVISION APPROVAL ASAL ACRES (see map ref. no. 2)

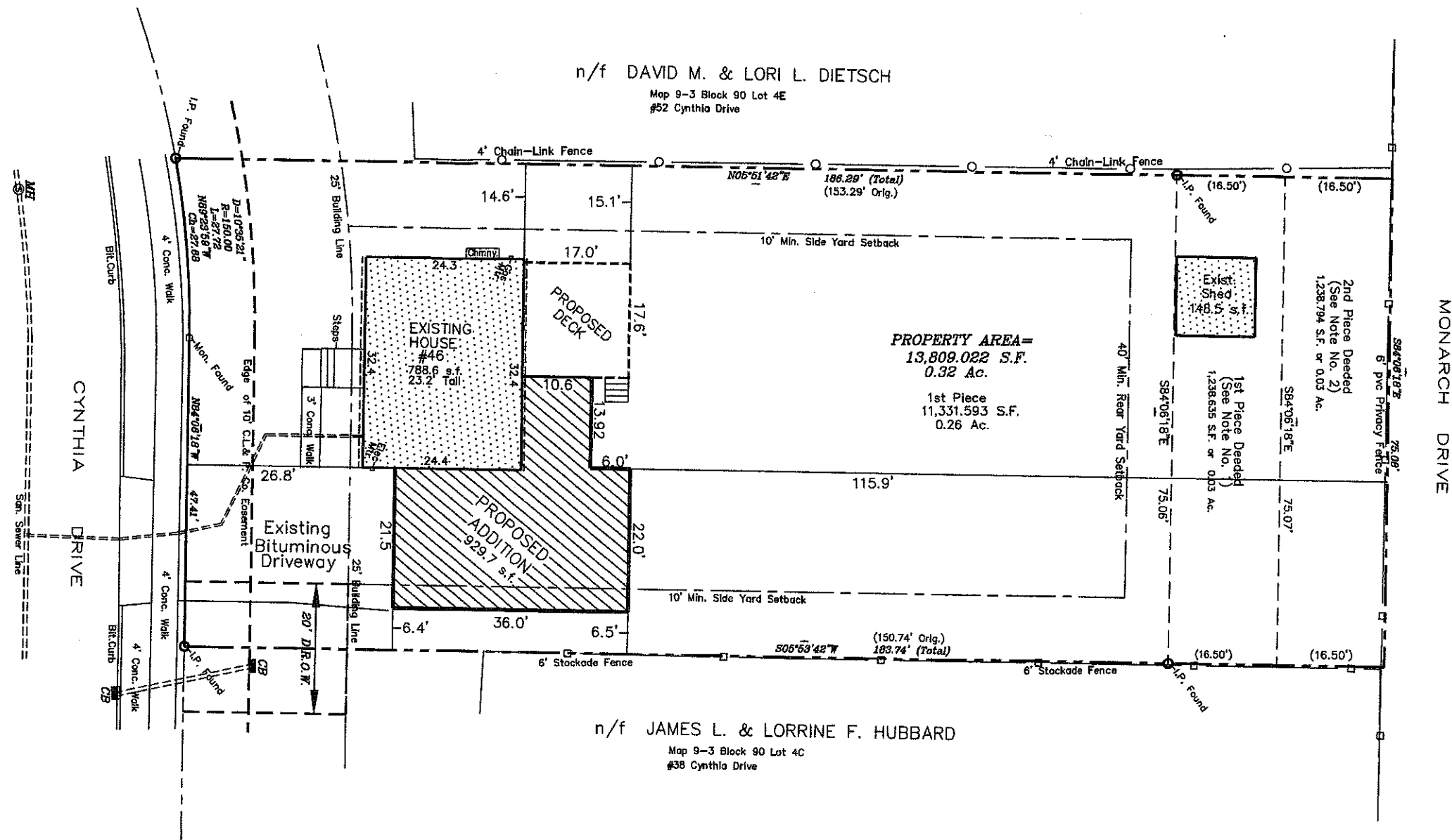
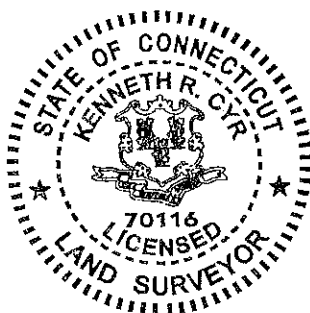
#### CERTIFICATION:

- 1) THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, AND THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE OCTOBER 24, 2016 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH THESE STANDARDS.  
THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF AN IMPROVEMENT LOCATION SURVEY.  
PROPERTY LINES, AS THEY ARE DEPICTED HEREON, PRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO A "DEPENDENT RESURVEY". THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS A-2 SURVEY.
- 2) THIS MAP AND SURVEY WERE PREPARED FOR KEVIN & JILL C. HESLI, TO BE USED IN MATTERS THAT RELATE TO PROPOSED CONDITIONS. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.
- 3) NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

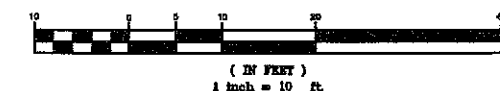
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PETER D. FLYNN  
KENNETH R. CYR  
NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE SEAL, & RAISED SEAL ARE AFFIXED.

FLYNN & CYR LAND SURVEYING, LLC  
1204 FARMINGTON AVE. 800-822-7800  
BERLIN, CONNECTICUT 06037



IMPROVEMENT LOCATION SURVEY  
SHOWING PROPOSED GARAGE  
PREPARED FOR  
KEVIN & JILL C. HESLI  
Map 9-3 Block 90 Lot 4D  
#46 CYNTHIA DRIVE  
BERLIN, CONNECTICUT  
SCALE 1"=10' MAR. 2, 2020  
GRAPHIC SCALE



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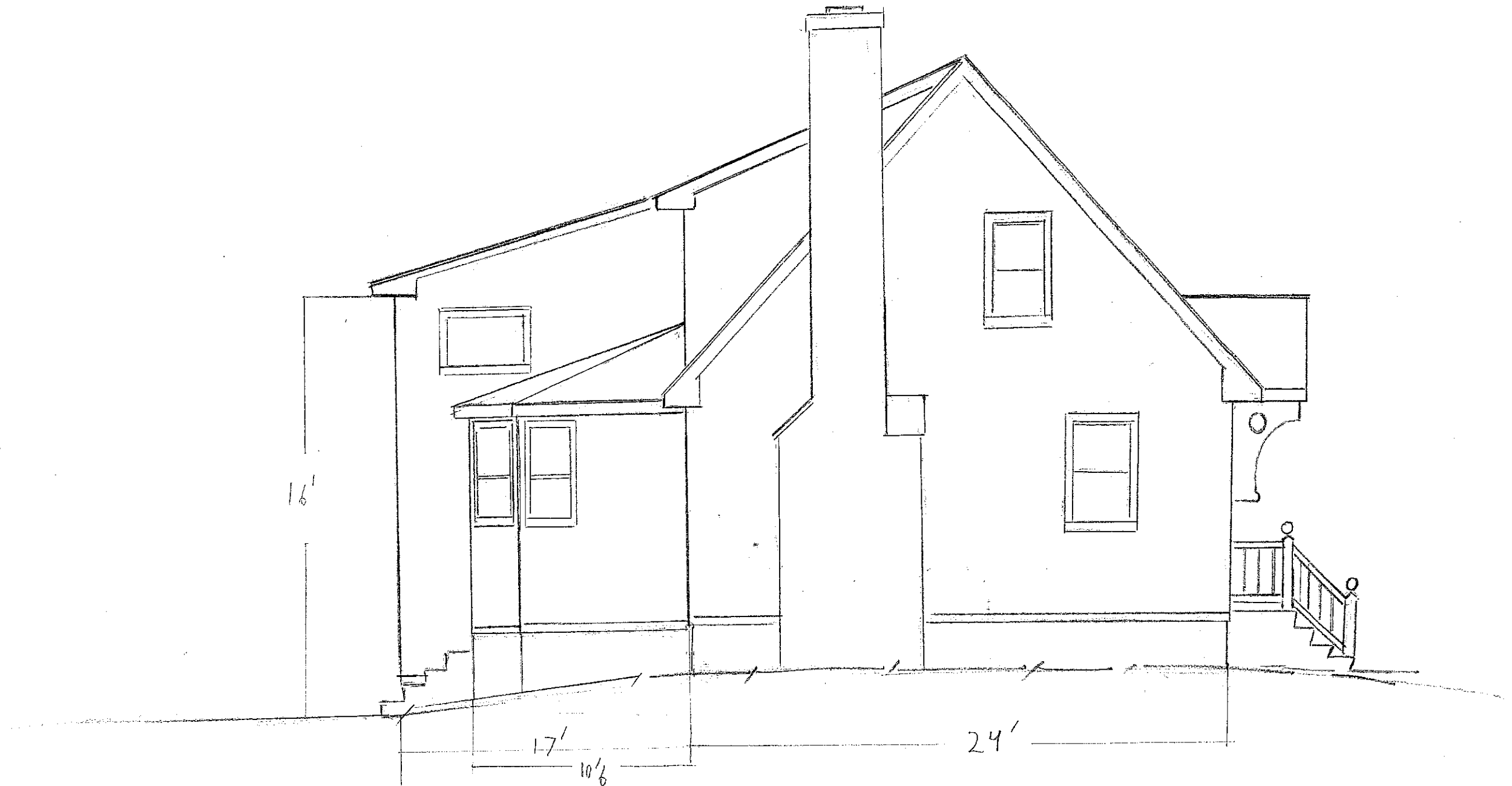


FRONT (SOUTH) ELEVATION

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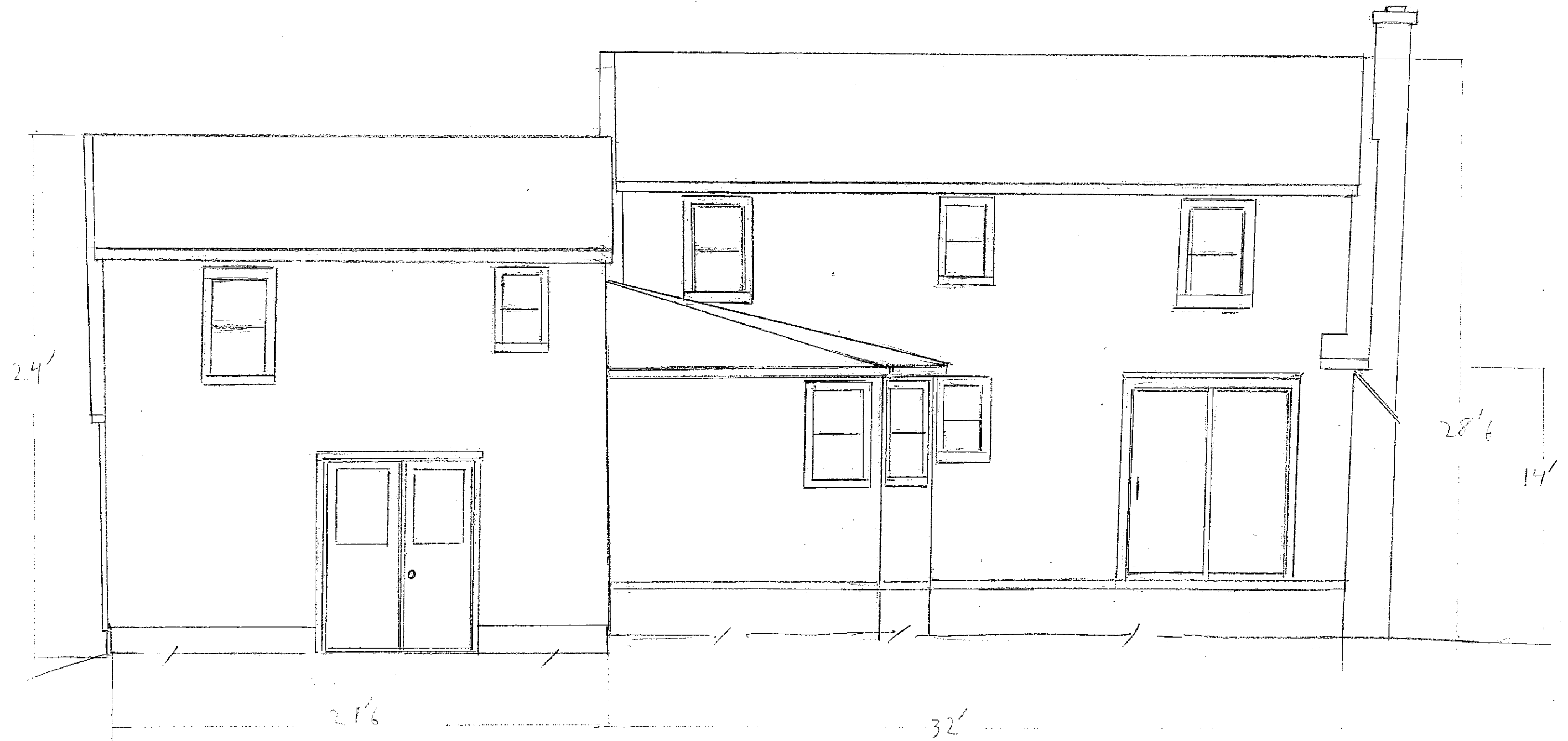


WEST ELEVATION

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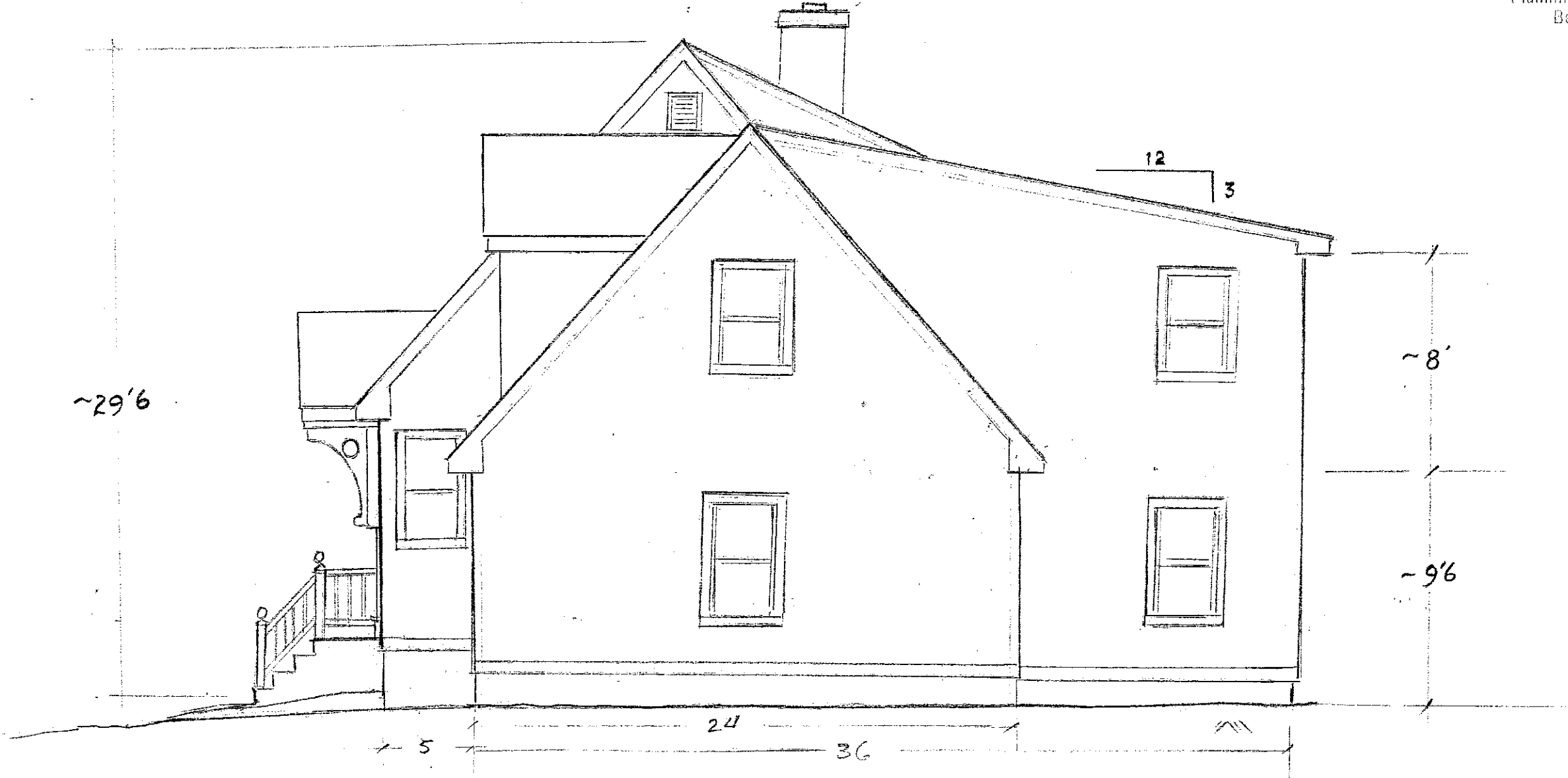


REAR (NORTH) ELEVATION

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EAST ELEVATION