

MEMORANDUM OF STAFF COMMENTS

TO: Zoning Board of Appeals
FROM: Maureen Giusti, Acting Town Planner/ZEO
DATE: April 23, 2020
RE: #2020-08 Yard Variance
APPLICANT: Richard Megos, owner
ADDRESS: 125 Wethersfield Road
MBL 10-2 / 12 / 2A
ZONE: R-21

Proposal and Background

Richard Megos is requesting a variance of front yard setbacks on for a second-floor dormer and front porch roof extension in the required setback per Berlin Zoning Regulations §V.A.10 at an existing single-family dwelling in the R-21 zone.

Staff Comments

The existing cape style house was built approximately 1950. The second story bedrooms have sloped ceilings.

1. The applicant is proposing to adjust the roofline to allow for a full shed dormer on the rear/west of the house. The property is a corner lot and therefore will encroach on required front yard along Seibert Road.
2. The applicant is proposing to add a covered front porch at the entry facing Wethersfield Road. There is an existing 4 ft. x 10 ft. enclosed front porch. The proposed covered porch would extend from the enclosed porch.

Zoning Requirements:

§V.B.5. Front Yard: Required: 40 ft.
Proposed: 1. Siebert Rd: at existing 1st floor setback
2. Wethersfield Rd: extending 4 ft for a 38 ft setback

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

ZBA # 2020 - 018

Planning and Zoning Department

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

Town of Berlin
Received

APR 07 2020

ZONING BOARD OF APPEALS APPLICATION

Planning & Zoning Department
Berlin, Connecticut

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

Property Owner(s): Richard Meigs

Project Address*: 125 Wethersfield Road

Map: 10-2 Block: 126 Lot: 2A Zone(s): B-21 Lot Area: .37 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: Richard Meigs Firm Name: _____

Street Address: 125 Wethersfield Rd City: Berlin ST: CT Zip: 06037

Email: rich51@hotmail.com Phone: 860 805 2070

Signature: [Signature] Date: 3-25-20

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

Name: _____ Principal: _____

Street Address: _____ City: _____ ST: _____ Zip: _____

Email: _____ Phone: _____

*Letter of Authorization Required

ZBA action is requested pursuant to Berlin Zoning Regulations Section(s): V.A.10

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

Brief description of the proposal: raise 46 inch section of
2nd floor corner ROOF to current Dormer
Add 4 ft extension For Roof To cover front porch

VARIANCE APPLICATIONS: For relief of: set back requirement.

Requested requirement: _____

Reason/Description of Hardship (REQUIRED): makes it very
difficult To place furniture in room
Protect front door & steps from weather

MOTOR VEHICLE USE LOCATION:

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

☐ New Car Dealer	<u>Number of Service Bays</u>	<u>Parking Required</u>	<u>Parking Provided</u>
☐ Used Car Dealer	_____	_____	_____
☐ General Repairer	_____	_____	_____
☐ Limited Repairer	_____	_____	_____
☐ Gasoline Station	_____	_____	_____

SALE OF ALCOHOLIC BEVERAGES LOCATION¹

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

Type of State Liquor Permit:

- ☐ On -Premises Permit: Type _____
- ☐ Off-Premises: Type _____
- ☐ Other: Explain _____

To be completed by P&Z staff only:

Fee Paid \$ 345 (Refer to current Fee Schedule)

ZBA # _____ - _____ - _____

Received by: MR. CHEN 1204

Scheduled on ZBA Agenda of: _____

ZONING BOARD OF APPEALS DECISION:

Plan Title & Date: _____

Letter of Authorization

Property Owner: Richard Megos

Principal: _____

Subject Address: 125 Wethersfield Rd

Applicant: _____

I, Richard Megos (Current Owner or Principal) hereby give consent to Richard Megos (Applicant), to

apply to all relevant Town of Berlin land use Boards and Commissions for

Variance (Purpose of Application) at the property located at 125 Wethersfield Rd Berlin, (Address &/or Map Lot Block)

Berlin Connecticut.

In addition I consent to allow any town official and/or employee that the town deems necessary the ability to enter said property to verify any information submitted with corresponding application.

Sincerely,

 Signature

3-23-20 Date

Property Location
Vision ID 6482

125 WETHERSFIELD RD
Account # 1065710

Map ID 10-2/126/2A/1
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 1010
Print Date 4/3/2020 11:05:20 AM

CURRENT OWNER
MEGOS RICHARD

76 WEBSTER COURT

NEWINGTON CT 06111

UTILITIES
1 Level
3 Sewer
5 Well

10-2 0126 00002A
CENSUS 4001
(not used) Medium
Incomeexp

Section: E
dc
CS Letter

Assoc Pk#

RECORD OF OWNERSHIP

GIS ID 10-2-126-2A

6007
BERLIN, CT

VISION

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed
2019	1-1	73,200	2017	1-1	73,200
	1-3	89,600		1-3	89,600
Total		162,800	Total		162,800

OTHER ASSESSMENTS

Year	Code	Description	Amount	Comm Int
2019	1-1		114,000	14
	1-3		0	14
			0	14
			0	25
			0	1
Total			114,000	

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	Tracing	Batch
1065			

NOTES

GL 16 RMV FST
96SF SHED=NC

APPROPRIATE VALUE SUMMARY

Appraised Bldg. Value (Card)	128,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	104,600
Special Land Value	0
Total Appraised Parcel Value	232,600
Valuation Method	C

PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp
PP-20-0048	03-12-2020	PL	Plumbing	5,000		0	
EP-20-0058	03-12-2020	EL	Electric	4,000		0	
EP-20-0055	03-11-2020	EL	Electric	2,000		0	
BP-20-0034	02-03-2020	RS	Residential	56,220		0	

LAND-TIME VALUATION SECTION

B Use Code	Description	Zone	D	Front	Dept	Land Units	Unit Price	I Factor	SA	Cond.	ST:lot	Adj.	Notes
1 1010	Single Family	R-21	7			0.370	136,400	2.25178	5	1.00	2	0.920	

VALUATION SUMMARY

Special Pricing	Spec Use	Spec Cal	S Adj	Adj. Unit	Land Value
0			1.001		104,600
Total Land Value					104,600

A dark, grainy, black and white photograph of a multi-story building, possibly a school or institutional structure, with several windows visible. The image is heavily shadowed and appears to be a reproduction from a document.

PROPOSAL FOR:
125 WETHERSFIELD RD.
BERLIN, CT 06037

SUBMITTED BY: RICHARD MEGOS, PROPERTY OWNER

RE: PROPERTY VARIANCE APPROVAL REQUEST

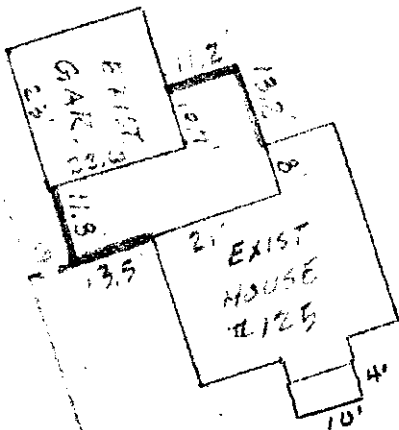
SEIBERT RD.

150.

WETHERSFIELD RD.

118.10

197.45



PLOT PLAN

SHOWING

LOCATION OF ADDITION TO BE BUILT
BY

CLYDE E. & EUPHemia WARNER
AT

#125 WETHERSFIELD RD.

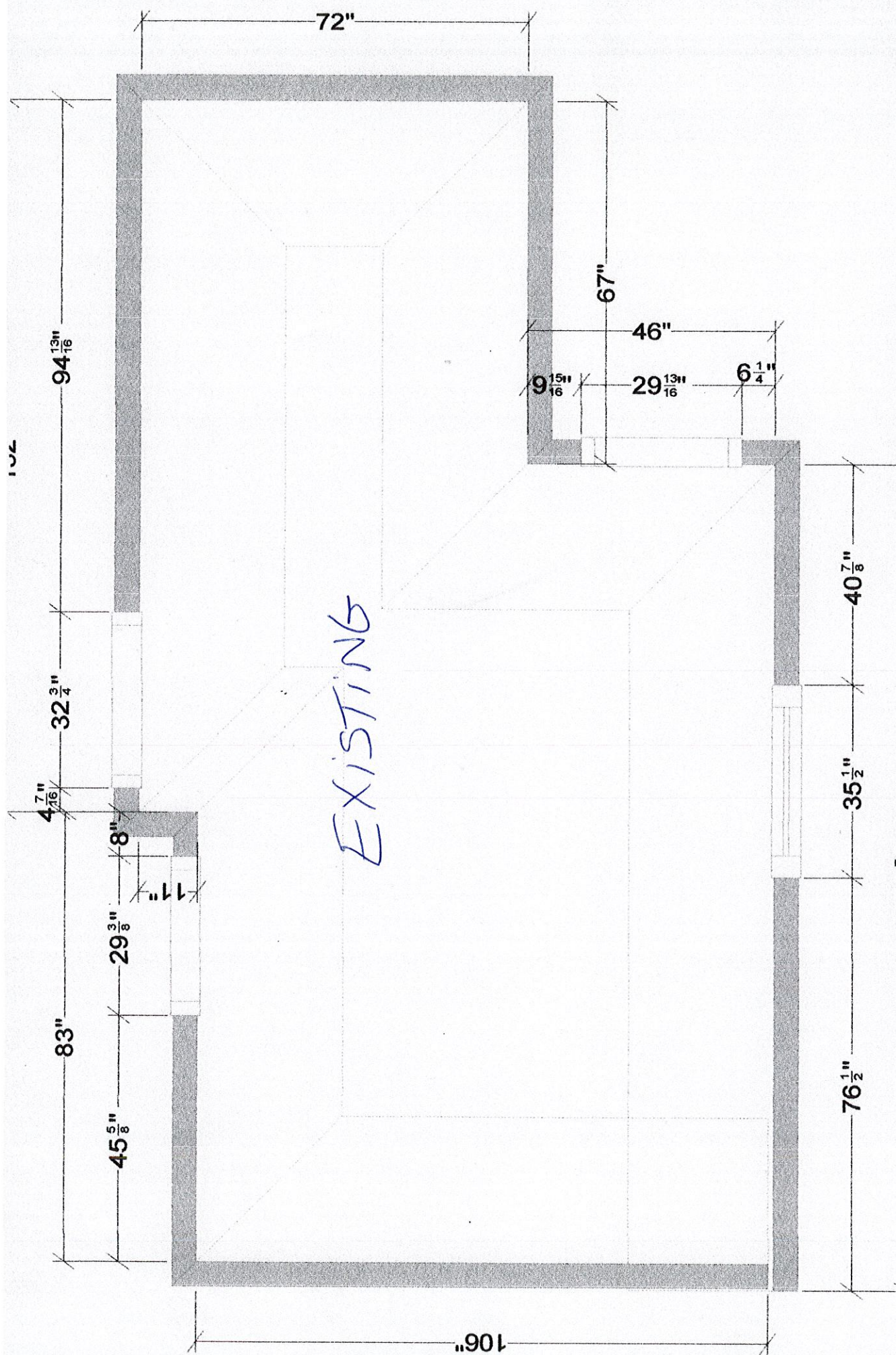
BERLIN, CONN.

NOV. 29, 1971

SCALE 1"=30'

CERTIFIED SUBSTANTIALLY CORRECT

Edwin W. Symmes, Jr.



EXISTING

All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.

2020

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

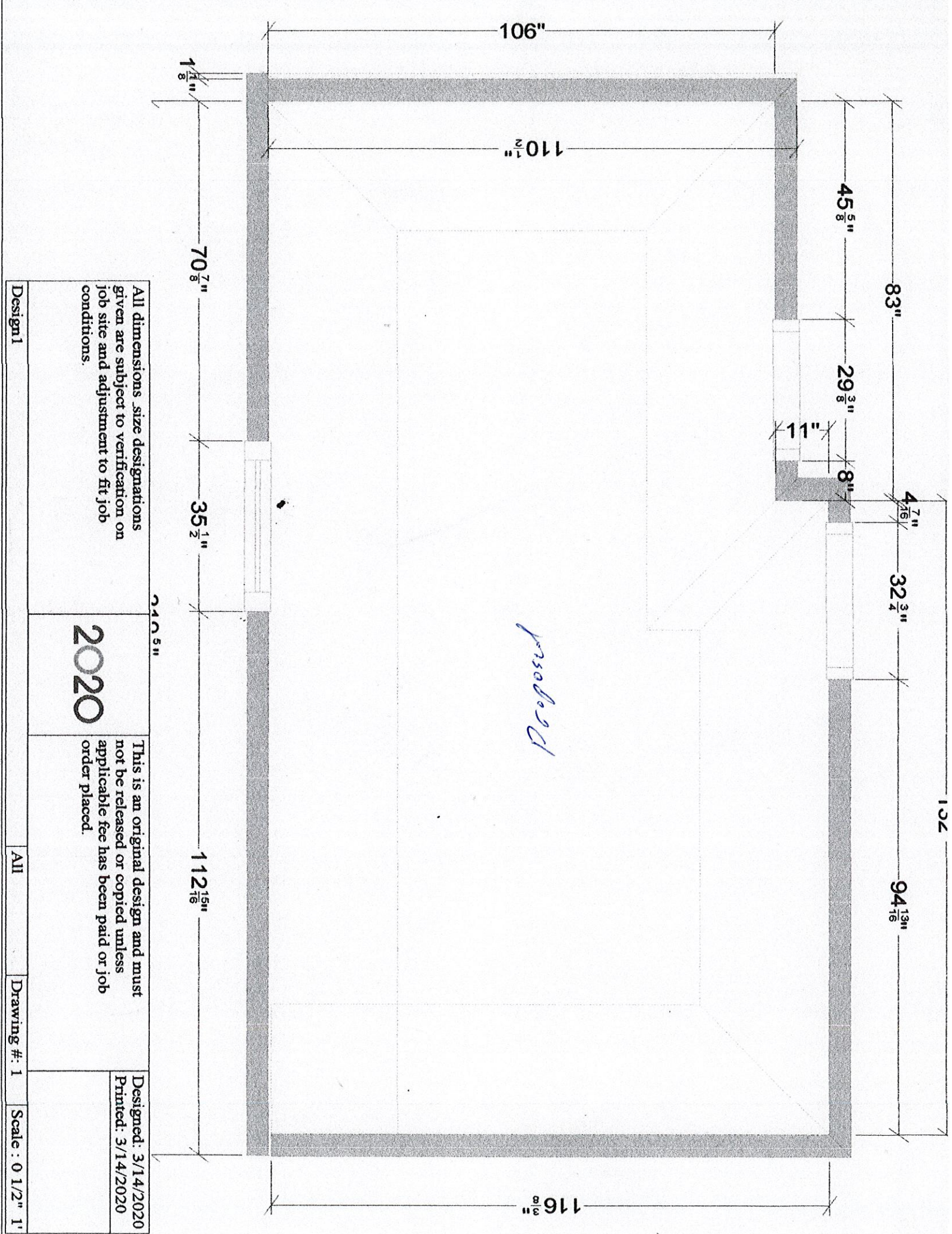
Designed: 3/14/2020
Printed: 3/14/2020

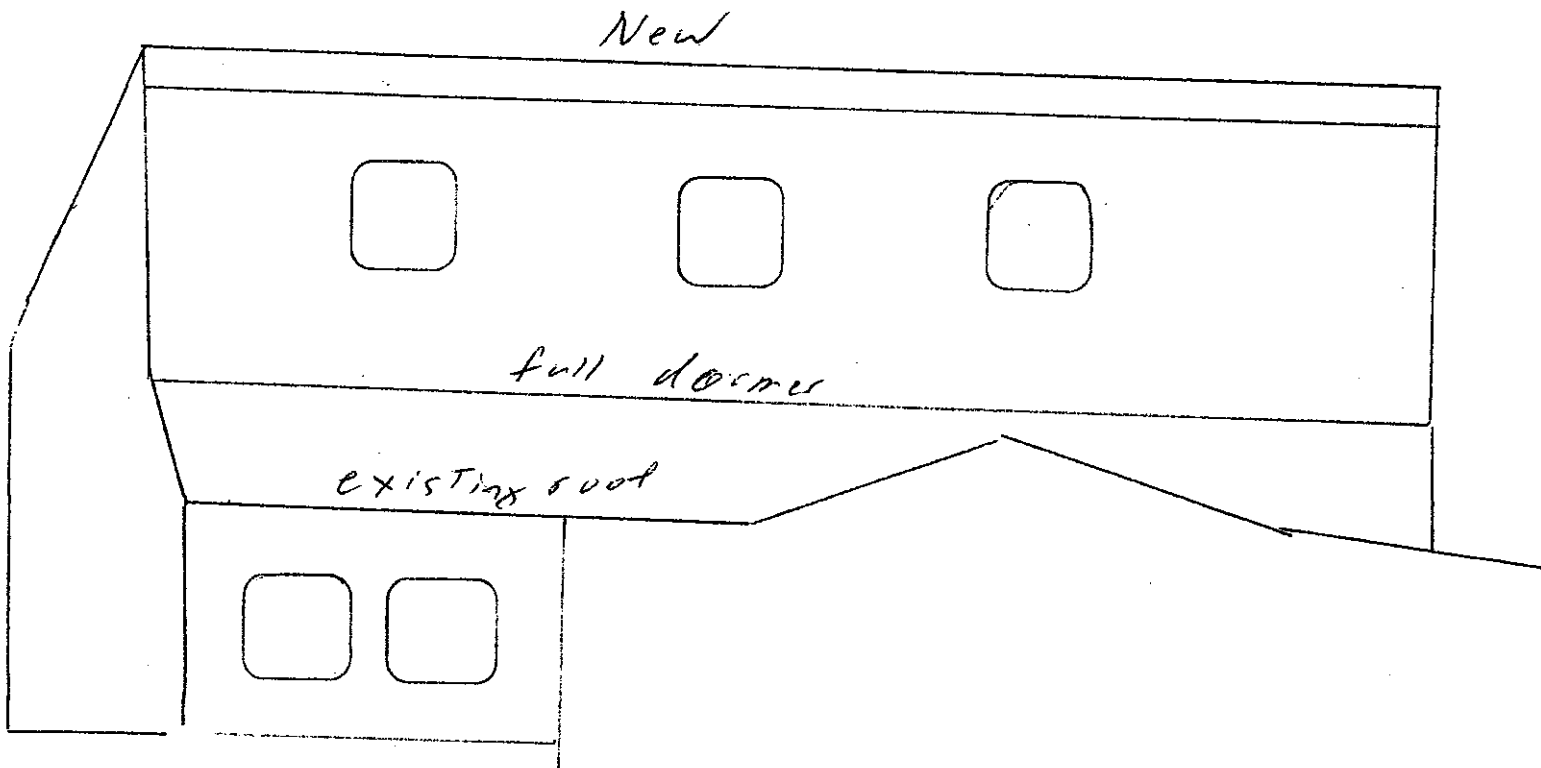
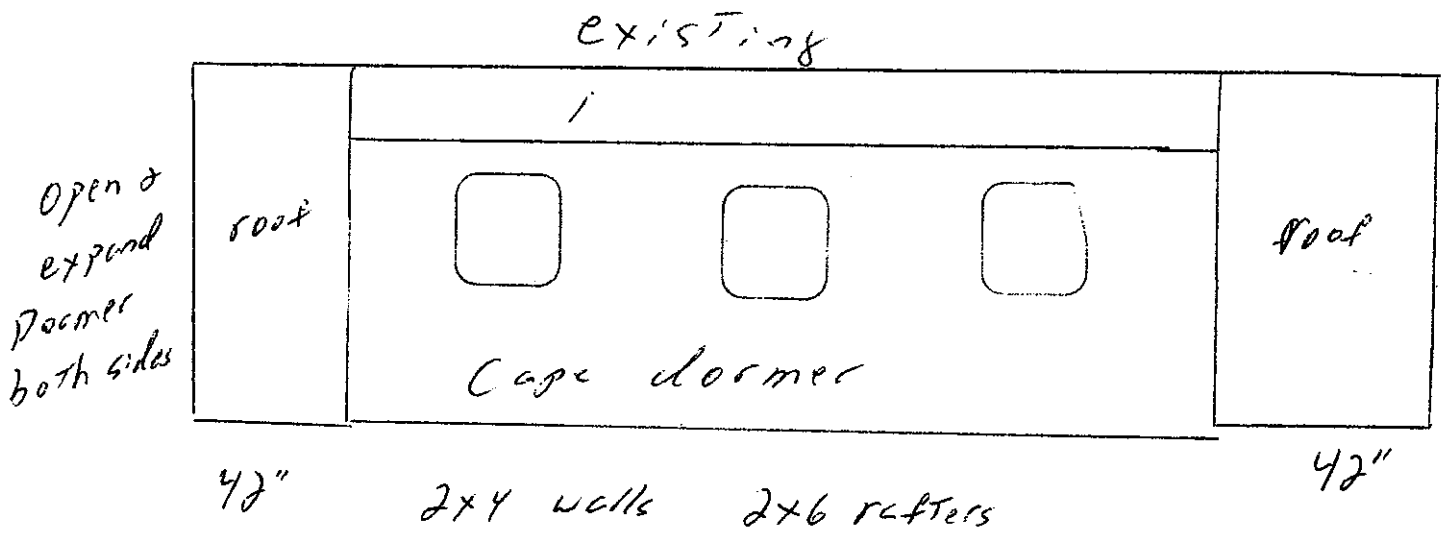
Design1

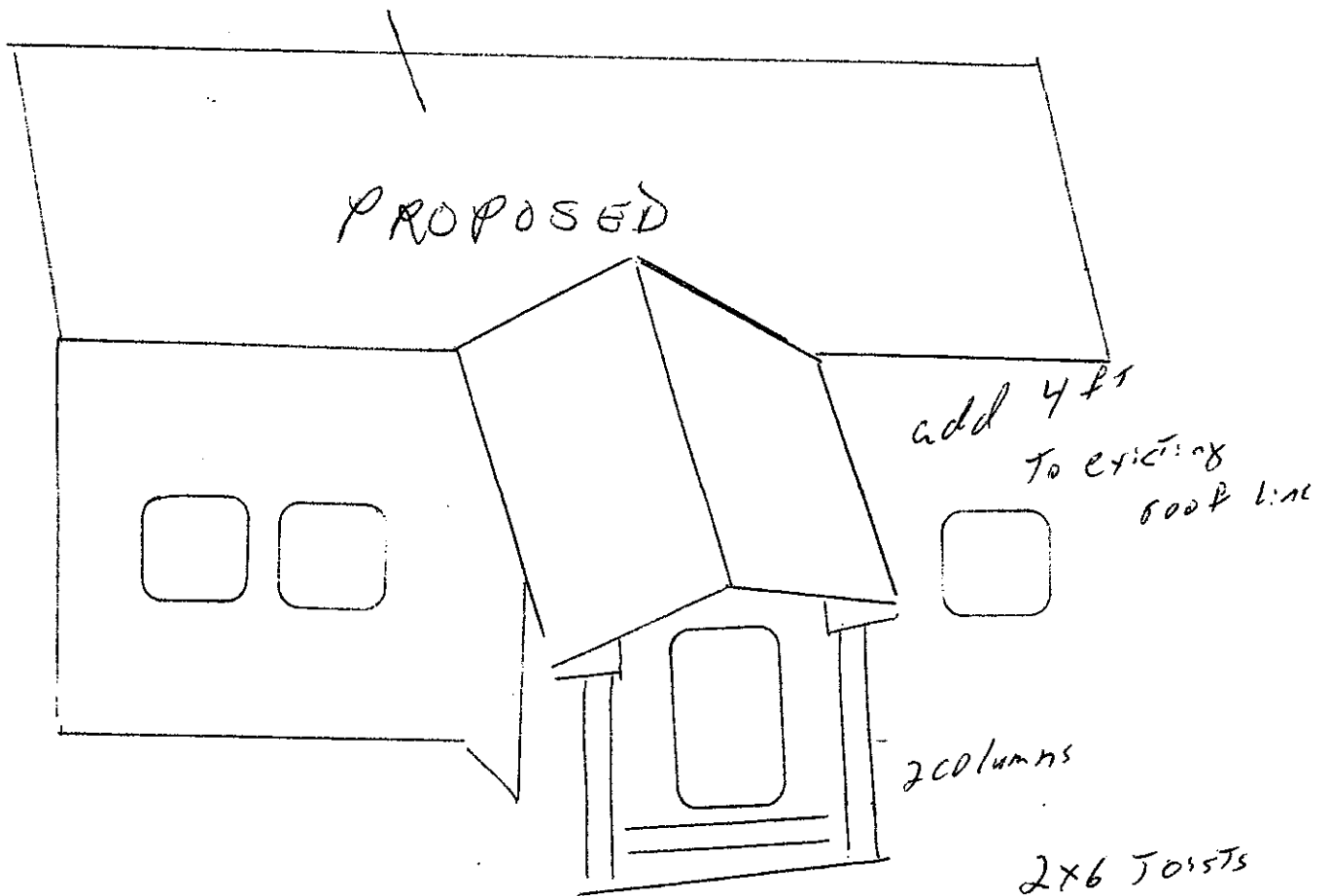
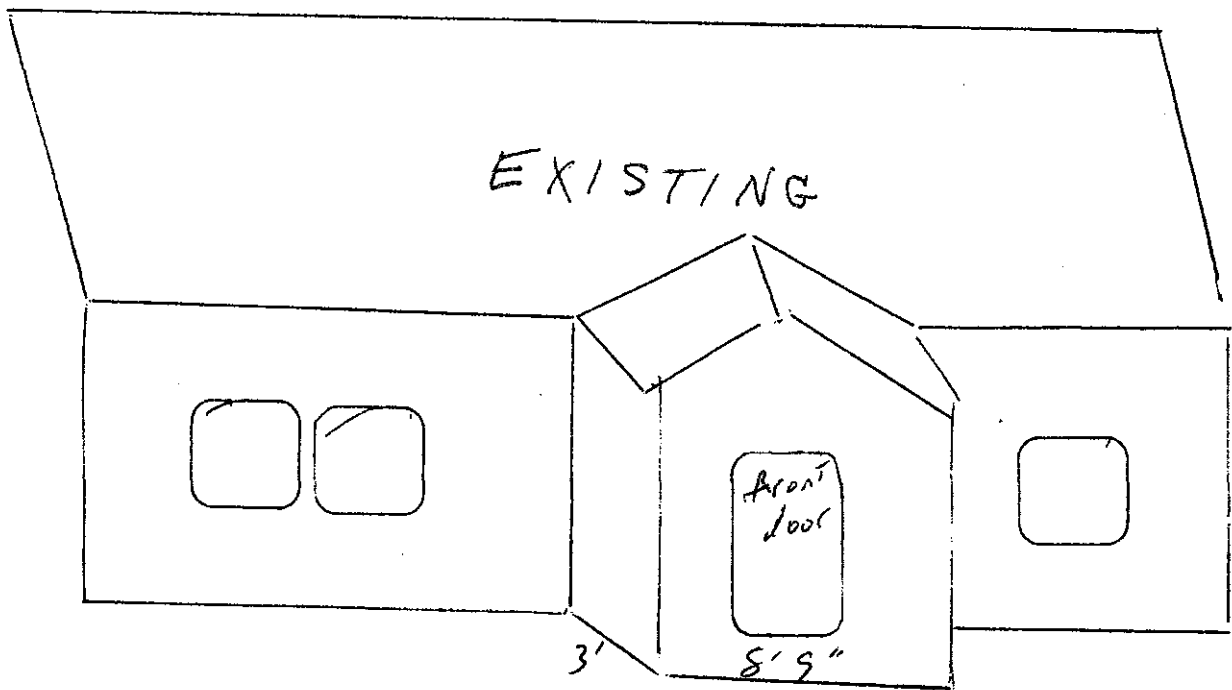
All

Drawing #: 1

Scale : 0 1/2" 1'

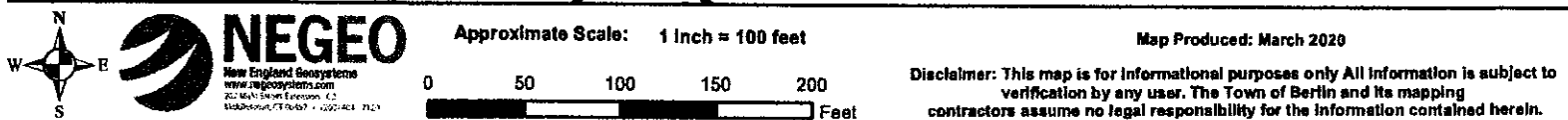








Parcel: 10-2-126-2A **Address:** 125 WETHERSFIELD RD



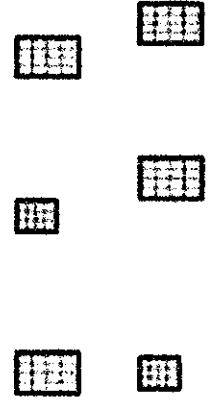
Map Produced: March 2020

Disclaimer: This map is for informational purposes only. 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.

12. 100% of the
front of the
house is covered



STANDARD SIDE ELEVATION



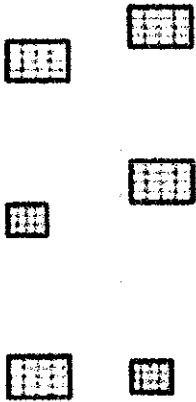
STANDARD REAR ELEVATION

A shed dormer is one pos-
sible modification for a
Cape Cod style home

13. 100% of the
front of the
house is covered



PROPOSED
SIDE ELEVATION



PROPOSED
REAR ELEVATION

Proposed

Proposed →

1. Proposed A for
existing house



STANDARD SIDE ELEVATION



STANDARD REAR ELEVATION

A shed dormer is one possible modification for a Cape Cod style home



REAR OF
PROPERTY

Existing



Proposed