



Town of Berlin

ZBA # 2020-09

Planning and Zoning Department

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

Town of Berlin
Received

JUN 02 2020

Planning & Zoning Department
Berlin, Connecticut

ZONING BOARD OF APPEALS APPLICATION

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

Property Owner(s): Terry, Robin Grant

Project Address*: 1104 High Rd

Map: 14-1 Block: 51 Lot: 9 Zone(s): B-21 Lot Area: _____

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: Robin Grant Firm Name: _____
Street Address: 1104 High Rd City: Kensington ST: CT Zip: 06037
Email: terrysenergy@aol.com Phone: 860-965-6477
Signature: Rob Grant Date: 5/28/20

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): _____

*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: We're building a needed garage. Originally garage was supposed to go along right side of house, now there is a sewer line through my yard.

VARIANCE APPLICATIONS: For relief of: _____ requirement.

Requested requirement: _____

Reason/Description of Hardship (REQUIRED): _____

Sewer easement, which I was unaware of when I purchased home, proposed plot for garage is the only option.

MOTOR VEHICLE USE LOCATION¹:

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

	<u>Number of Service Bays</u>	<u>Parking Required</u>	<u>Parking Provided</u>
☐ New Car Dealer	_____	_____	_____
☐ 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 \$ _____ (Refer to current Fee Schedule)

ZBA # 2020-09

Received by: _____

Scheduled on ZBA Agenda of: _____

ZONING BOARD OF APPEALS DECISION:

Plan Title & Date: _____

Town of Berlin

Geographic Information System (GIS)



Date Printed: 6/19/2020

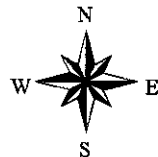


MAP DISCLAIMER - NOTICE OF LIABILITY

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 = 75 feet

0 75
Feet



CURRENT OWNER		TOPO		UTILITIES		SIRT/ROAD		LOCATION		CURRENT ASSESSMENT				6007 BERLIN, CT	
GRANT ROBIN C & TERENCE E		1 Level	2 Water	3 Sewer	1 Paved					Description	Code	Appraised Value	Assessed Value		
1104 HIGH RD										RES LAND	1-1	111,700	78,200		
										DWELLING	1-3	88,200	61,700		
										RES OUTBL	1-4	2,300	1,600		
Alt Prcl ID 14-1 0051 000009															
CENSUS 4003															
(not used) Medium															
Incomeexp															
GIS ID 14-1-51-9															
Section: W															
dc															
CB Letter															
Assoc Pld#															
Total		202,200 141,500													
RECORD OF OWNERSHIP															
GRANT ROBIN C & TERENCE E		BK-VOL/PAGE	SALE DATE	Q/U	VII	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
		0646 0901	02-17-2011	U	I	0	01	Year	Code	Assessed	Year	Code	Assessed	Year	
GRANT ROBIN C		0646 0900	02-17-2011	U	I	0	34	2019	1-1	78,200	2018	1-1	78,200	2017	
BEAULIEU ROBIN C		0441 0707	12-27-2000	U	I	120,000			1-3	61,700		1-3	61,700		
LOMBARDO JOSEPH F &		0136 0000	03-08-1965	U	I	0			1-4	1,600		1-4	1,600		
Total		0.00		Total 141500 141500 141500											
This signature acknowledges a visit by a Data Collector or Assessor															
EXEMPTIONS															
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
Total		0.00													
ASSESSING NEIGHBORHOOD															
Nbhd	Nbhd Name		B		Tracing		Batch								
1020															
NOTES															
6/27/02 ADD A/C GARAGE															
CONVERTED TO LIVING AREA															
GL14 ADD COMPOSITE DECK															
APPRAISED VALUE SUMMARY															
Appraised Bldg. Value (Card) 88,200															
Appraised Xf (B) Value (Bldg) 0															
Appraised Ob (B) Value (Bldg) 2,300															
Appraised Land Value (Bldg) 111,700															
Special Land Value 0															
Total Appraised Parcel Value 202,200															
Valuation Method C															
Total Appraised Parcel Value 202,200															
VISIT / CHANGE HISTORY															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
BP15-0135	05-19-2015	RS	Residential	5,000		100		12 X 20 PREFAB STORAGE S	10-01-2015	JF	1		51	BP Exterior only	
5012	06-28-2004	RS	Residential	9,800		100		VINYL SIDING & ROOFING 2	08-25-2014	JH	1		01	Measur+1/visit	
1560	04-24-2001	CV	Permit	1,000		100		SERV UPRGR 200 A	05-28-2002	PD			01	Measur+1/visit	
LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	D	Front	Dept	Land Units	Unit Price	I Factor	SA	Cond.	ST.Idx	Adj.	Notes	
1	1010	Single Family	R-21	1			0.560 AC	136,400	1.53881	5	1.00	7	0.950		
Total Card Land Units 0.5600 AC Parcel Total Land Area 0.5600															
Total Land Value 111,700															

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)											
Element	Cd	Description	Element	Cd	Description										
Style: 01 Ranch															
Model: 01 Residential															
Grade: 05 C															
Stories: 1 1 Story															
Occupancy 1															
Exterior Wall 1 25 Vinyl Siding															
Exterior Wall 2															
Roof Structure: 03 Gable															
Roof Cover 03 Asph/F Glis/Cmp															
Interior Wall 1 05 Drywall															
Interior Wall 2															
Interior Flr 1 14 Carpet															
Interior Flr 2															
Heat Fuel 03 Gas/Oil															
Heat Type: 04 Forced Air-Duc															
AC Type: 03 Central															
Total Bedrooms 02 2 Bedrooms															
Total Bthrms: 1															
Total Half Baths 1															
Total Xtra Fixtrs															
Total Rooms: 5															
Bath Style: 02															
Kitchen Style: 02															
Whirlpool Tub															
# Fireplaces 1															
Fin Bsmnt Area															
Fin Bsmnt Qualit															
Fin Bsmnt Qualit															
Bsmnt Garage															
Fin Bsmnt Area2															
OB - OUTBUILDING & YARD ITEMS (L) / XF - BUILDING EXTRA FEATURES (B)															
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond	Cd	% Cd	Grade	Grade Adj.	Appr. Value				
SHD1	Shed Wd Res	L	240	12.54	2015	G		75		0.00	2,300				
BUILDING SUB-AREA SUMMARY SECTION															
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value									
BAS	First Floor	1,392	1,392	1,392	74.66	103,933									
BSM	Basement	0	1,008	202	14.96	15,082									
CDK	Composite Deck	0	320	54	12.60	4,032									
FST	Utility, Finished	0	54	16	22.12	1,195									
Ttl Gross Liv / Lease Area				1,392	2,774	1,664									