

MEMORANDUM OF STAFF COMMENTS

TO: Zoning Board of Appeals
FROM: Adam Levitus, ZEO
DATE: October 21, 2020
RE: #2020-16 Yard Variance
APPLICANT: Vipul Patel (Owner)
ADDRESS: 65 Sbona Road
MBL 14-2 / 69 / 85
ZONE: R-15

Proposal and Background

Vipul Patel is requesting a variance for a northerly front yard of 25 feet when 35 feet is required in the R-15 Zone per Berlin Zoning Regulations §V.A.10 for a second-story addition above an existing attached garage. The property is on a corner lot, with the requested variance along Colonial Drive.

Staff Comments

The existing ranch house with the attached garage was built in approximately 1955. The existing garage has a current setback of 25 feet (between the garage and the property line along Colonial Drive) that was established at the time of the original construction.

The applicant is proposing to construct an addition above the existing garage. The proposed addition would not meet the current regulations for front yard setbacks; however, it would align with the existing nonconforming setback line of the garage and would not decrease the existing front yard along Colonial Drive.

Zoning Requirements:

§V.A.10 Front Yard
Required: 35 ft.

Existing
Nonconforming: 25 ft.

Proposed: 25 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

ZBA # 2020-16

Planning and Zoning Department

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

Town of Berlin
Received

OCT 05 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): Vipul C + Sarah P Patel
Project Address*: 65 Sborna Rd. Berlin CT 06037
Map: 14-2 Block: 69 Lot: 85 Zone(s): R-15 Lot Area: 0.41 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: Vipul C Patel Firm Name: _____
Street Address: 65 Sborna Rd. City: Berlin ST: CT Zip: 06037
Email: vcpatel1111@gmail.com Phone: 860-209-0966
Signature: [Signature] Date: _____

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 are proposing the zoning approval to build two bedrooms and one bathroom over the existing garage/breeze way area. The existing garage will be converted into a bedroom and bathroom making all three bedrooms of the house near each other.

VARIANCE APPLICATIONS: For relief of: 35ft setback requirement.

Requested requirement: 25 ft Setback.

Reason/Description of Hardship (REQUIRED): The current existing structure is nonconforming with a setback of 25 ft from Colonial drive. Our intent is to build a second story above the existing structure. This is the best use of the property as it will not take up any additional square footage on the lot.

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>
<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 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 \$ 210.00 (Refer to current Fee Schedule)

Received by: APL CLK # 0228

Scheduled on ZBA Agenda of:

10/27/20

ZBA # 2020 - 16 -

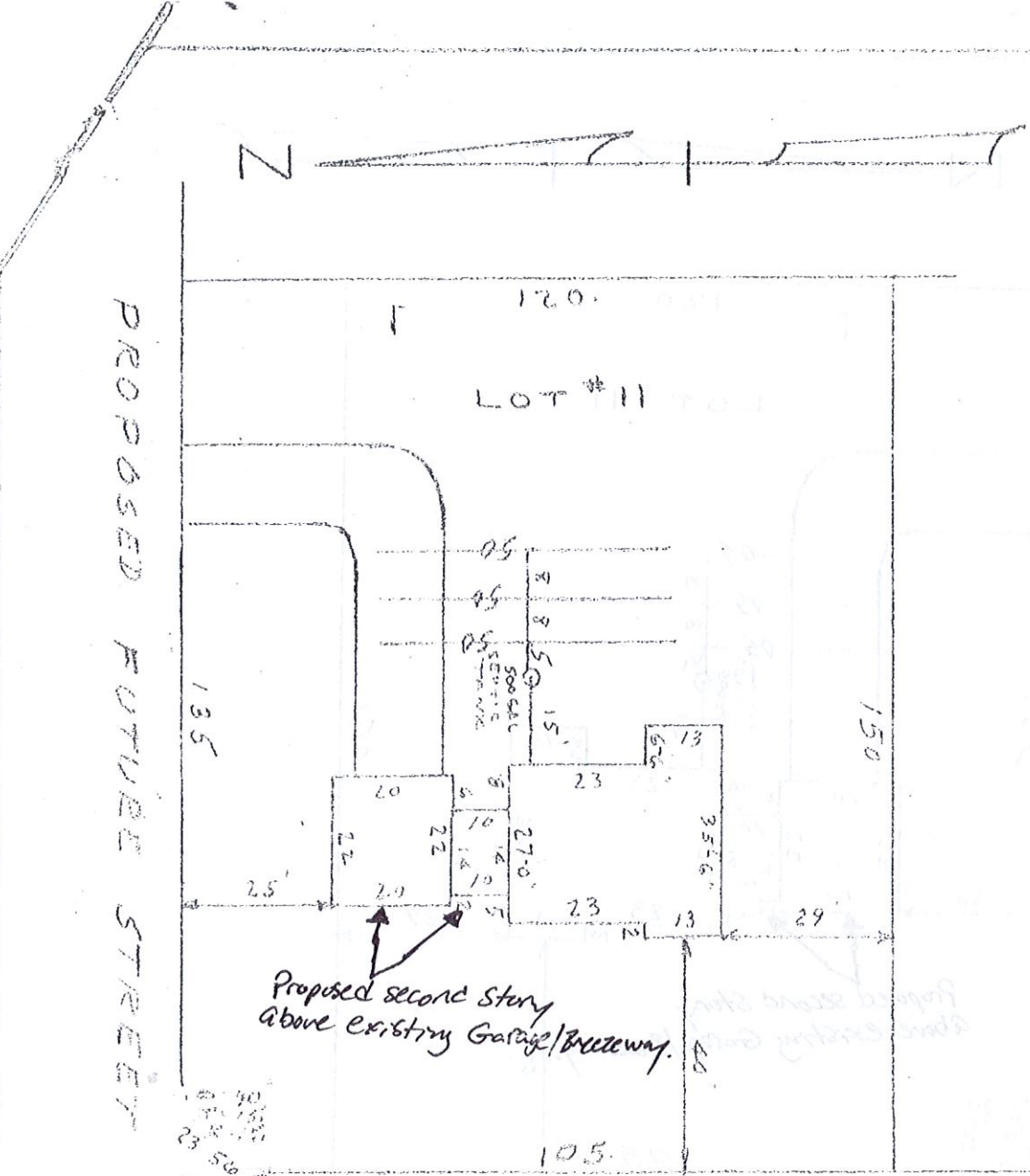
ZONING BOARD OF APPEALS DECISION:

Plan Title & Date: _____

Town of Berlin
Received

OCT 05 2020

Planning & Zoning Department
Berlin, Connecticut



6037 to Parcel Ave
 S BONA ROAD
 PROPERTY
 OF
 JOSEPH J & ANN W. MOSER
 ATTN: S BONA ROAD
 WASHINGTON CONN. 06097

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 OCT 05 2020

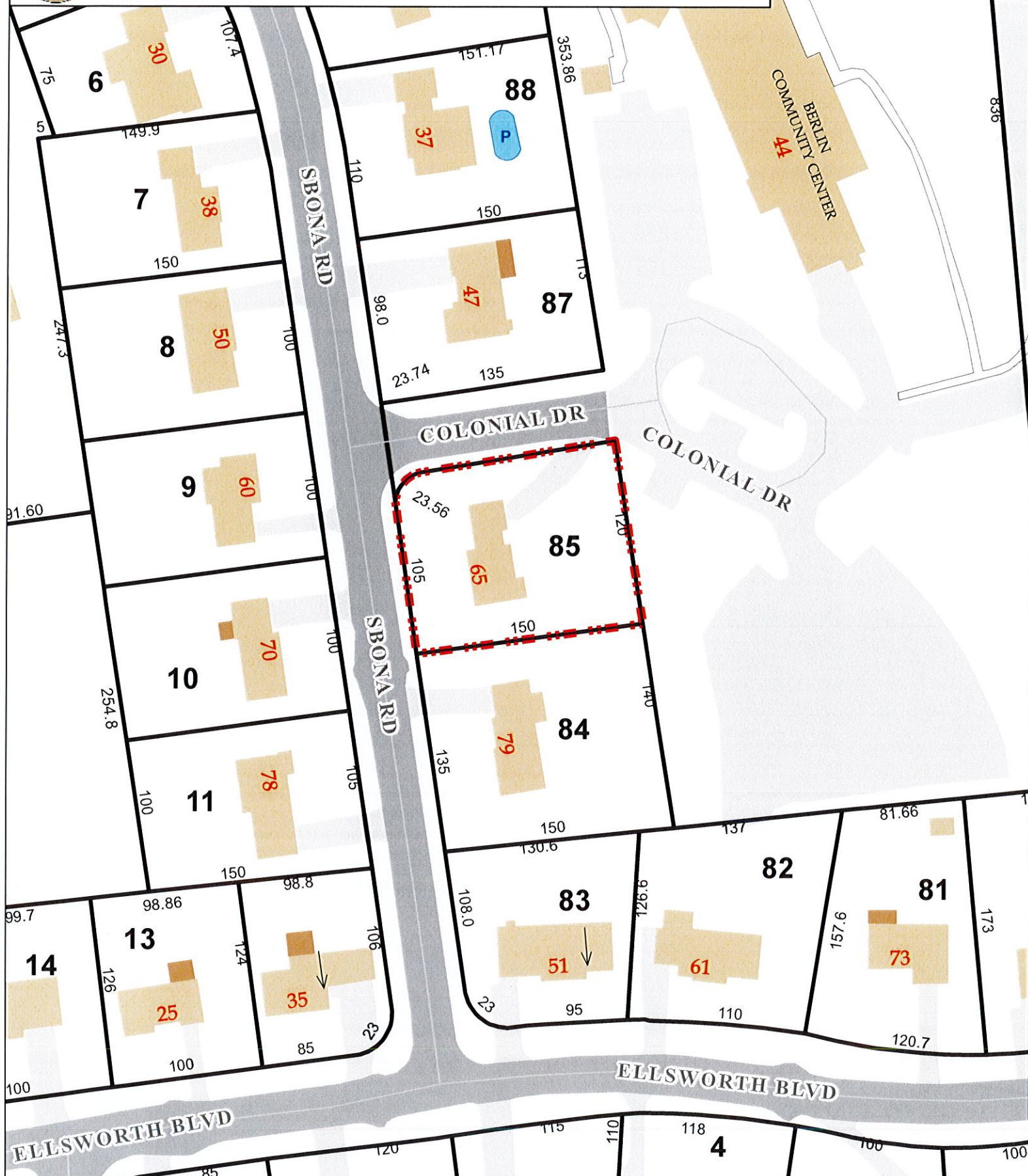
Planning & Zoning Department
 Berlin, Connecticut



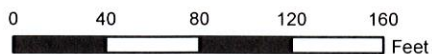
Town of Berlin, Connecticut - Assessment Parcel Map

Parcel: 14-2-69-85 Address: 65 SBONA RD

86
EXEMPT



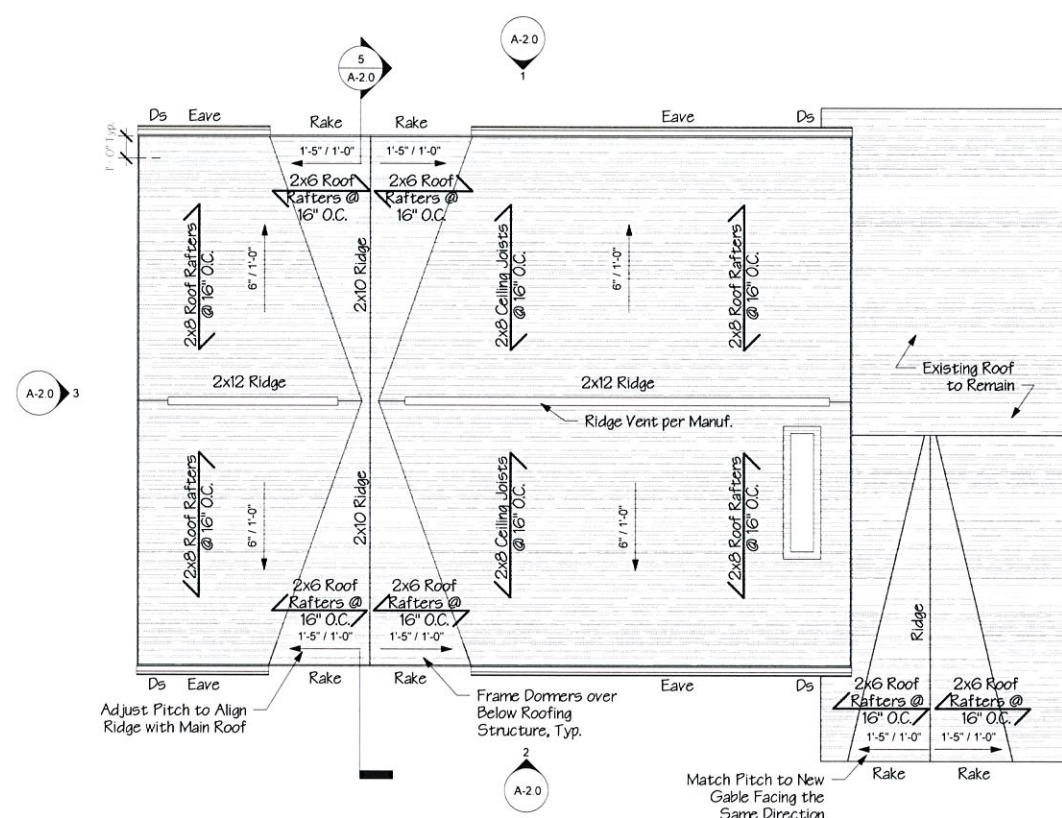
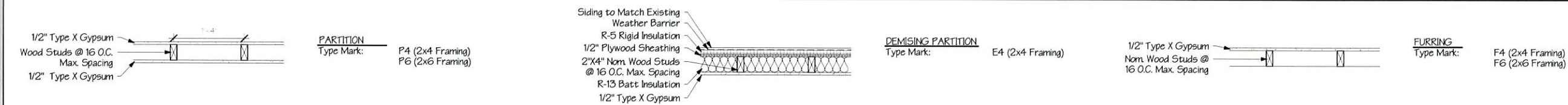
Approximate Scale: 1 inch = 83 feet



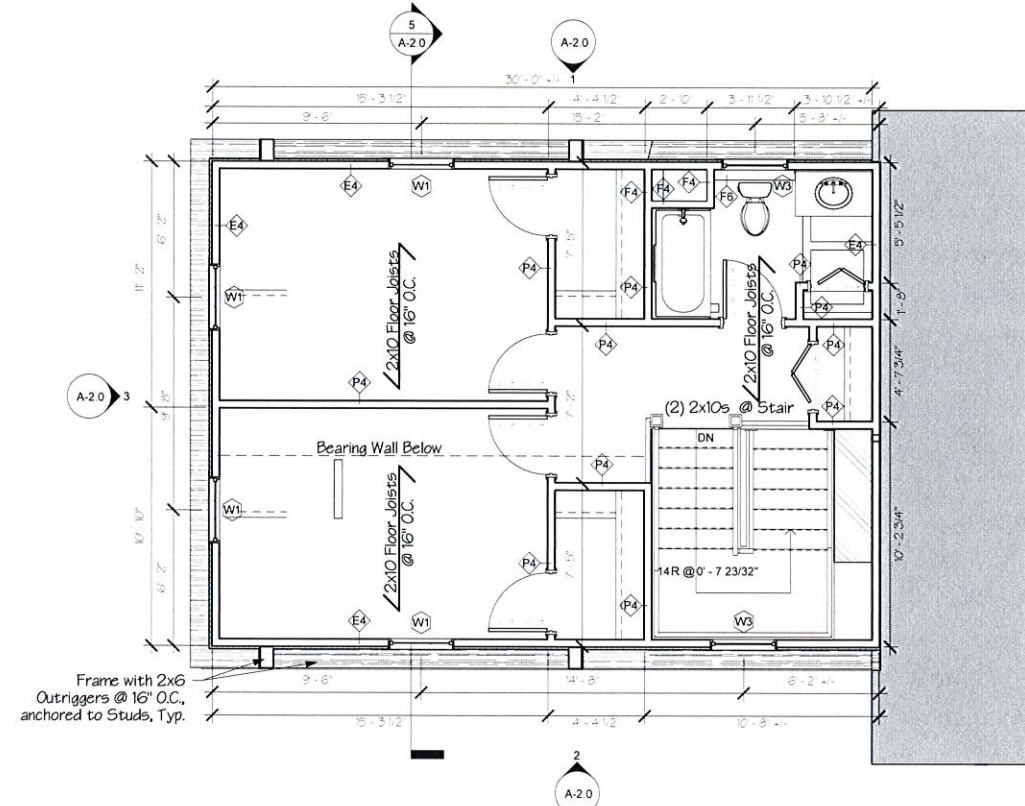
Map Produced: March 2020

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.

Wall Types:



03-Roof Plan (3)
1/4" = 1'-0"

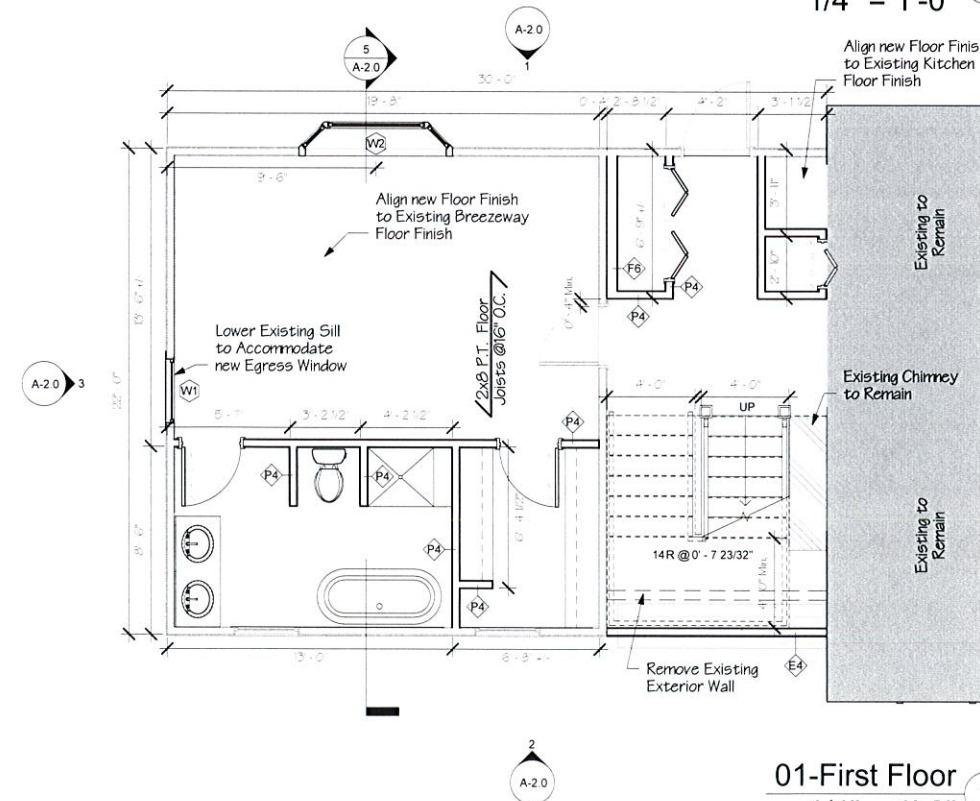
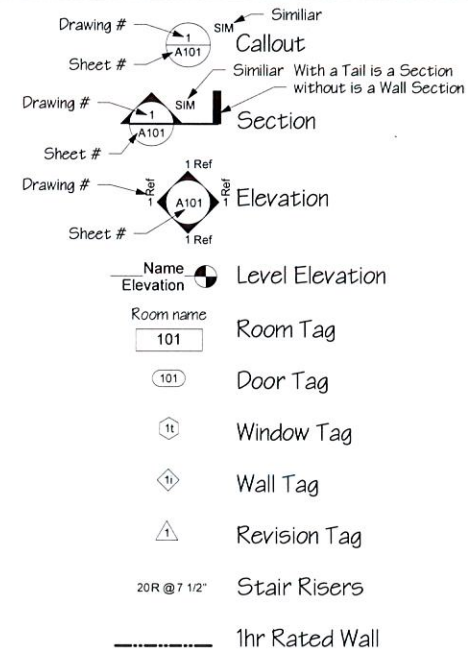


02-Second Floor (2)
1/4" = 1'-0"

General Notes:

1. ALL DIMENSIONS ARE MEASURED FROM FACE OF STUD TO FACE OF STUD.
2. ALL FRAMING NOTES REFER TO THE FRAMING OF THE FLOOR LEVEL.
3. PROVIDE TYPE-X GWB FOR ALL WALLS TYPICAL. PROVIDE LEVEL 4 PAINTED FINISH (3 COATS).
4. PROVIDE MOISTURE RESISTANT GWB @ WET WALLS IN KITCHENS, BATHROOMS, & ALL GWB IN THE BASEMENT.
5. PROVIDE 1X3 T&G WHITE OAK WHITE FLOORS, UNLESS NOTED OTHERWISE ON PLANS.
6. DOOR & WINDOW HEADERS TO BE AS FOLLOWING, UNLESS NOTED;
 OPENINGS LESS THAN 6'-2) 2X6S
 OPENINGS LESS THAN 8'-2) 2X8S
7. PROVIDE INTERIOR WOOD DOORS AND FRAMES INCLUDING NEW TRIM & HARDWARE.
8. PROVIDE FOUNDATION WALL & FOOTING AT NEW EXTERIOR BEARING WALL.
9. PROVIDE BLOCKING FOR MILLWORK/APPLIANCES INSTALLATION.
10. PROVIDE WOOD HANDRAILS AT STAIRS. TOP OF RAIL @ 36" A.F.F.
11. PROVIDE PLUMBING FIXTURES.
12. PROVIDE MECHANICAL AND ELECTRICAL SYSTEMS, COMPLETE.
13. PROVIDE LIGHT FIXTURES, EXHAUST FANS, OUTLETS & SWITCHES THROUGHOUT.
14. PROVIDE ASPHALT SHINGLE ROOFING SYSTEM.
15. PROVIDE DIRECT VENT TO OUTSIDE FROM KITCHENS AND TOILETS.

Symbols Legend:



01-First Floor (1)
1/4" = 1'-0"

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Berlin, Connecticut



LANDMARK
ARCHITECTS, P.C.
DESIGN / RESTORE / BUILD

100 Riverview Plaza, Suite 204
Middletown, CT 06457
phone: 860-346-1333
www.landmarkarch.com

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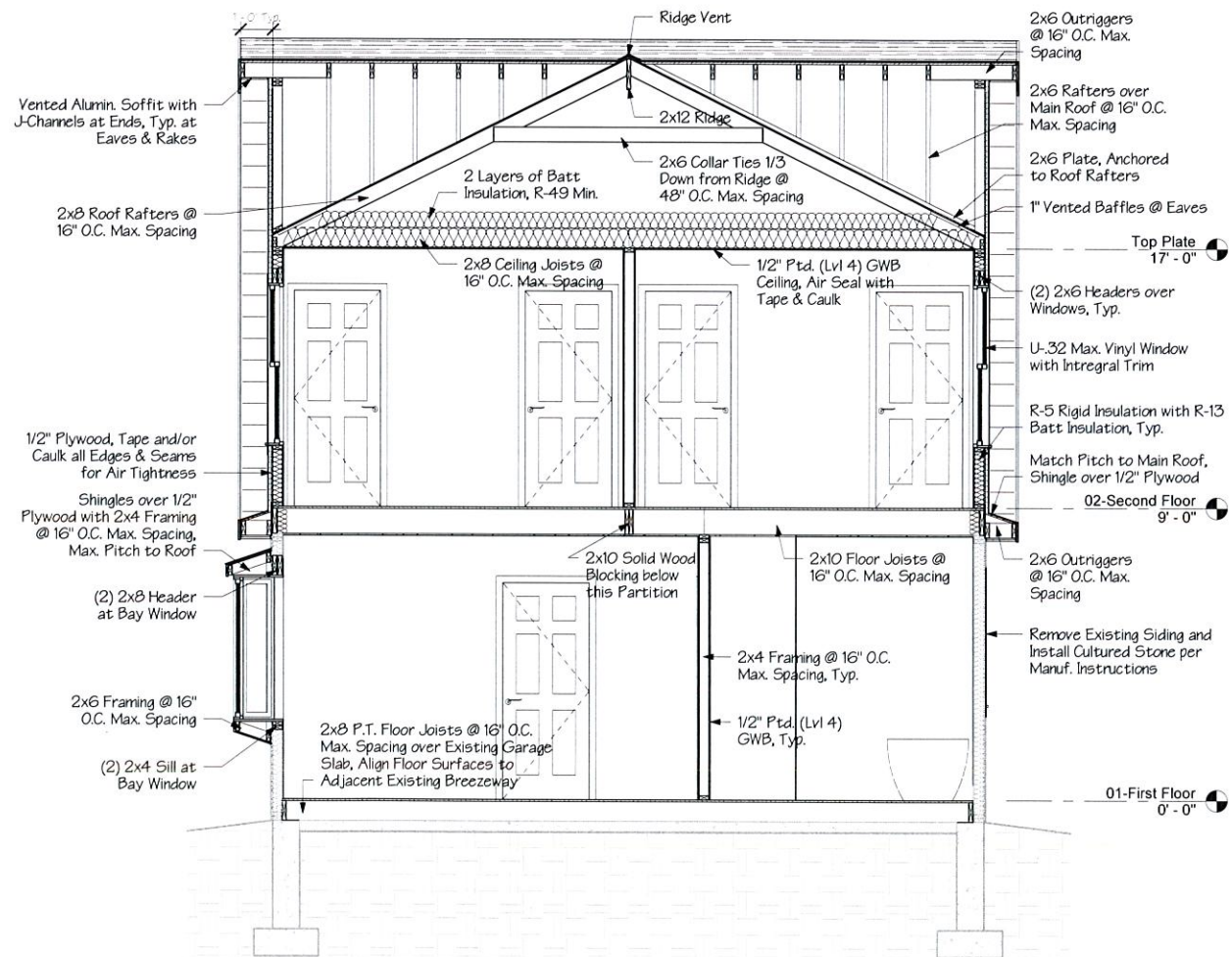
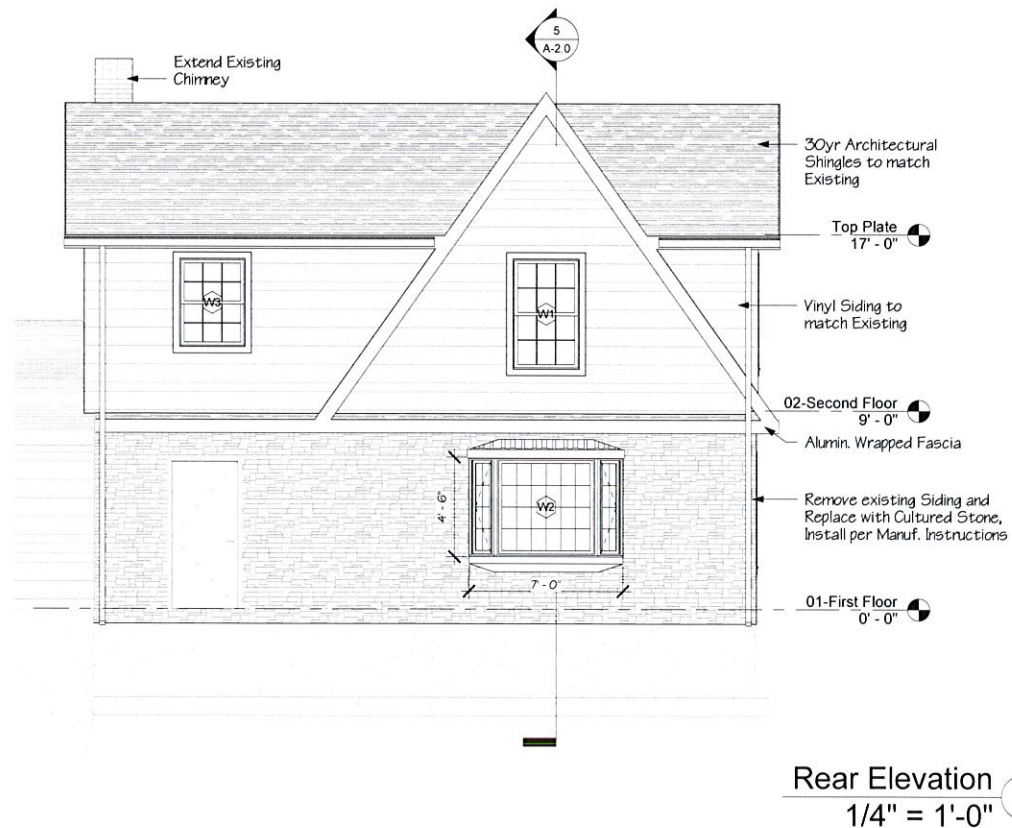
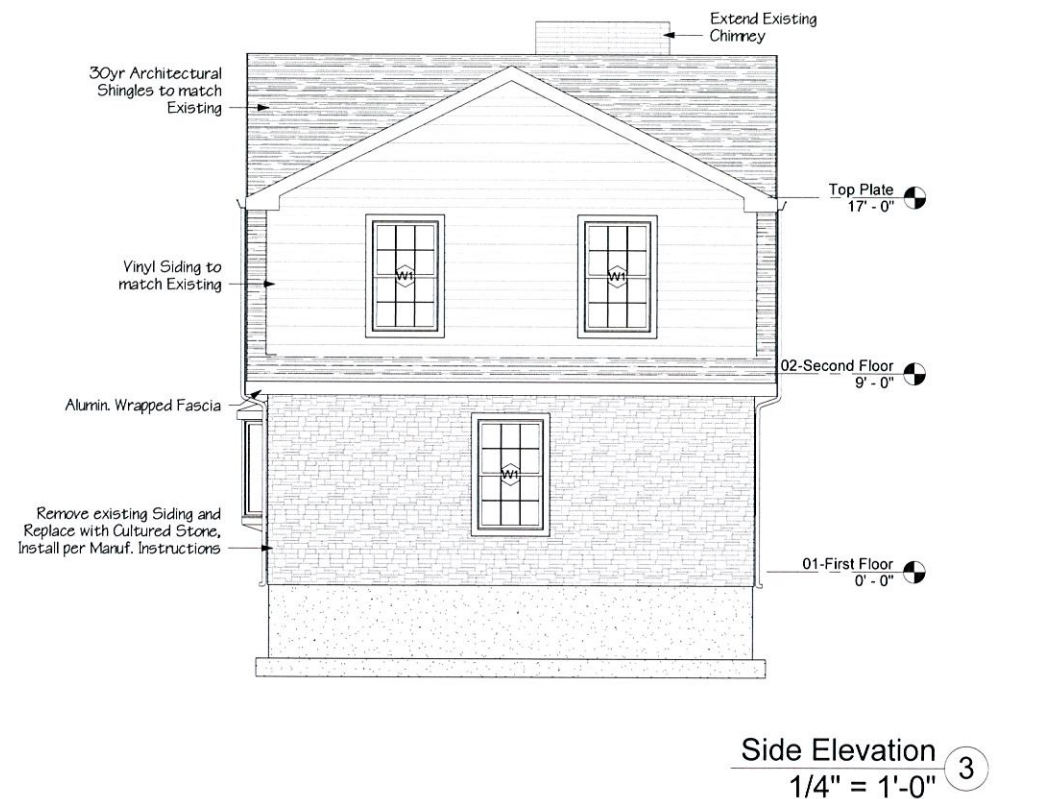
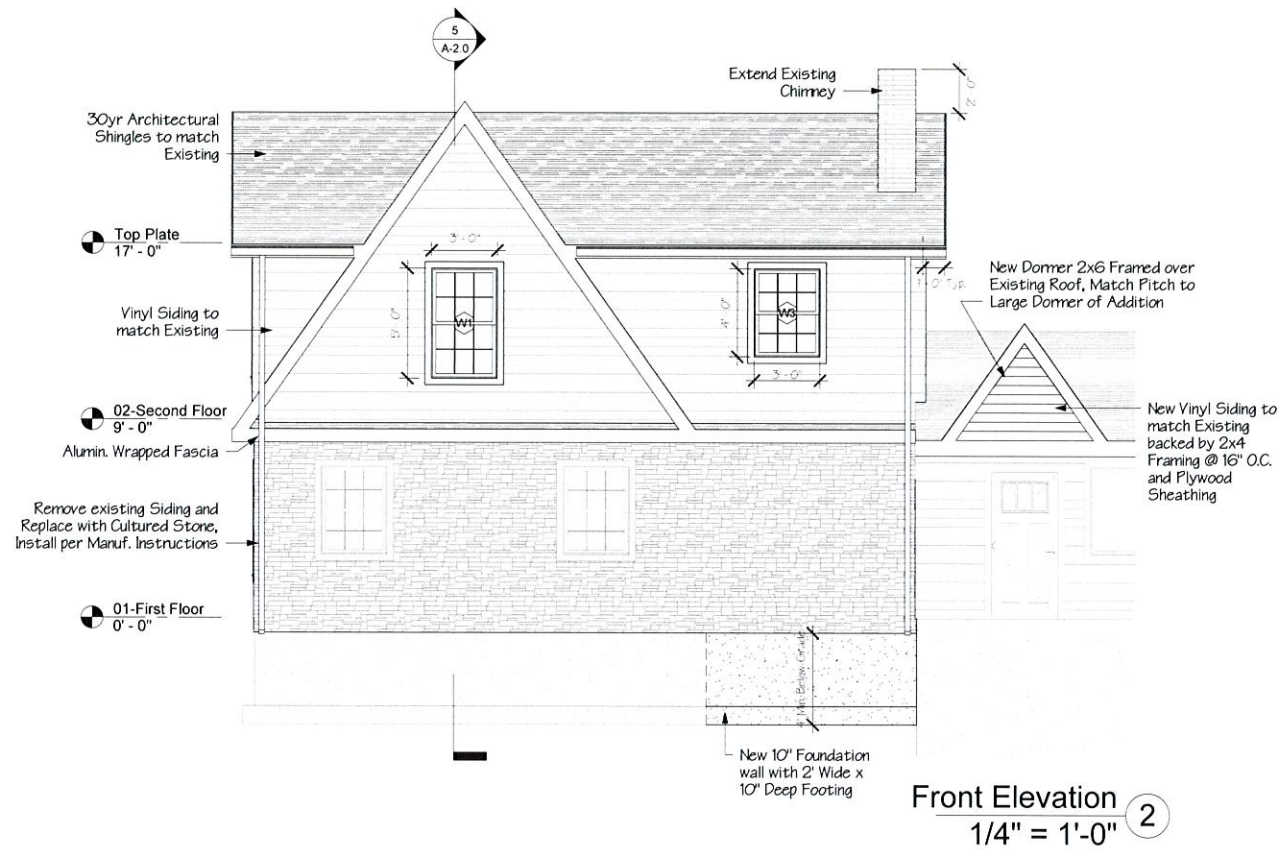
THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS
PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER
THAN THAT WHICH RELATES TO THE MENTIONED PROJECT

65 Sbona Rd
Berlin, CT
Patel Residence -
Second Floor
Addition

Construction Documents
9/2/2020

Floor Plans

A-1.0



Elevation Notes:

- 1) TYPICAL SIDING IS TO MATCH EXISTING.
- 2) PROVIDE ALUMINUM FACIA PAINTED WHITE, TYP.
- 3) FOR STORMWATER MANAGEMENT PROVIDE 4" ALUMINUM GUTTERS SYSTEM WITH 1/8" PER FT MIN. SLOPE TO DOWNSPOUT WITH 2"x3" ALUMINUM DOWNSPOUT AND SPLASH PAD.

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OCT 05 2020

Planning & Zoning Department
Berlin, Connecticut



No.	Description	Date

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE MENTIONED PROJECT IS STRICTLY PROHIBITED.

65 Sbona Rd
Berlin, CT
Patel Residence -
Second Floor
Addition

Construction Documents
9/2/2020

Elevations &
Section

A-2.0