## MEMORANDUM OF STAFF COMMENTS

**TO:** Zoning Board of Appeals

FROM: Adam Levitus, ZEO DATE: March 12, 2021

RE: #2021-05 – Variances for Front and Side Yards for a New Attached Garage and Addition

APPLICANT: Ryan Haley (property owner)
ADDRESS: 379 Main Street – East Berlin

Map 23-2 Block 152 Lot 6

ZONE: R-43

## **Proposal and Background**

Ryan Haley (property owner) is requesting a variance for northerly side yard of 2 feet, 8 inches when 30 feet is required and a westerly front yard of 37 feet, 4 inches when 50 feet is required in the R-43 Zone per Berlin Zoning Regulations V.A.10 for a new 1-car attached garage and small addition. The proposed new garage and addition would be located in the same general area as an existing detached garage and an existing lean-to attached to the house (existing garage and lean-to to be removed).

## **Staff Comments**

3/12/21 Update (Public Hearing not opened at 2/23/21 meeting at request of applicant)

NOTE: The public hearing was not opened at the 2/23/21 ZBA meeting and was postponed at the request of the applicant. The dimensions for the requested yard variances for ZBA #2021-05 have been updated by the applicant since the 2/23/21 ZBA meeting. The applicant is now requesting a 2-foot, 8-inch northerly side yard and a 37-foot, 4-inch westerly front yard instead of a 1-foot northerly side yard and 37.5-foot westerly front yard. The overall project of a new 1-car attached garage and addition to replace an existing detached garage and lean-to has not changed.

Since the 2/23/21 ZBA meeting, staff understanding is that the applicant discussed the design with the northerly neighboring property owner/their representatives. Moreover, the applicant has updated the design of the proposed garage/addition to reduce the overall size of the proposed garage/addition. Most significantly, the width and length of the garage have been reduced to reduce the encroachment on the required northerly side yard. The applicant has also updated their application form, including a revised description of hardship.

To help clarify some of the questions staff have received regarding terminology and setback distances:

- For both the side and front yards, nonconformities are proposed to expand/increase because the structure would be expanding within the required setbacks.
- In the case of the side yard, the updated design may result in a less severe encroachment into the side yard than the existing 1930 garage. However, it would still be an increase in a nonconformity as the overall garage footprint within the setback would increase.
- Because nonconformities are being expanded/increased within both yards, variances based on exceptional difficulty/hardship are required for both yards.
- Accordingly, the submitted application is requesting these variances.

Staff have produced a table (below) based on applicant information and the available 9/24/2020 survey data of existing conditions to help identify/compare some varying setback dimensions relevant to this application:

Note: All	Minimum Setbacks	Existing Minimum	Original Minimum	Revised Minimum
dimensions are approximate  Northerly Side Yard  Westerly Front	by Regulations for	Setbacks for the	Setbacks for the Setbacks for the	
approximate	R-43	Existing 1930 Garage	Proposed	Proposed
	REQUIRED	(per 2020 Survey)	Garage/Addition for	Garage/Addition
			2/23/21 Meeting	CURRENT
Northerly Side	30 ft	2.5 ft	1 ft	2.66 ft
Yard		(2 ft, 6 in)		(2 ft, 8 in)
Westerly Front	50 ft	41.8 ft	37.5 ft	37.33 ft
Yard		(41 ft, 9.6 in)	(37 ft, 6 in)	(37 ft, 4 in)

Per staff discussions with the applicant, staff's understanding is that alternative designs for the garage/addition were considered; however, were not pursued due to considerations including driveway configuration, utility of the backyard, and removal of existing trees.

# Staff recommends the Board review/discuss the following topics:

- The hardships proposed by the applicant to justify the variances for each yard
- The overall design of the addition such that nonconformities are increased (rather than maintained, decreased, or eliminated).
  - Note that the proposed re-design would appear to decrease the severity of the side yard encroachment; however, there would still be an overall increase in the nonconformity in the side yard
- Proximity to the adjacent property and maintenance/upkeep within the proposed narrow side yard
- Rear yard access considerations

# Original staff comments below from 2/18/21 – kept for continuity since existing building, background, and overall project intent (garage/addition) largely has not changed:

Per Assessor's data, the existing house was built in approximately 1770 and the existing garage built in approximately 1930 (both before the creation of zoning ordinances/regulations in Berlin). Per available survey data, both the house and garage are existing, non-conforming structures:

- The house encroaches the required front yard (13.1 ft where 50 ft is required)
- The house encroaches the required side yard (22.8 ft where 30 ft is required)
- The detached garage encroaches the required front yard (41.2 ft where 50 ft is required)
- The detached garage encroaches the required side yard (2.5 ft where 30 ft is required garage is less than 12 feet from the house, so accessory setbacks do not apply)
  - o Detached garage is less than 12 feet from the house, so accessory setbacks do not apply

A ZBA variance application was submitted by a prior owner in October 1972 for an addition of a "two car basement garage, with a sun deck overhead, on the south side of 379 Main St". The hardship claimed for that application was "Location of existing house is such that it is physically impossible to attach the garage to the side of the house behind the set back line." The variance was ultimately denied by the ZBA "because of insufficient proof of hardship in the use of the land", with the motion to deny including discussion of "the existing structure is already nonconforming and there is ample land to the rear which would allow for an alternate building plan without necessitating a variance".

Two variances (side and front yards) are being requested as part of the proposed attached garage/addition project. Although both non-conformities would be increased under the applicant's proposal, staff would draw particular focus to the side yard encroachment (proposed addition to be only one foot from the property line).

Also note that two letters have been received from relatives of the neighbor to the north (Dorothy Warren, 369 Main St). Those letters have been included in the document package issued to ZBA members.

Staff recommends discussion of proximity to the adjacent property, maintenance/upkeep within the proposed narrow side yard, and the overall design of the addition such that non-conformities are increased (rather than maintained, decreased, or eliminated).

# **Zoning Requirements:**

§V.A.10

Front Yard Required: 50 ft. Side Yard Required: 30 ft.

Proposed Front Yard: 37 feet, 4 inches Proposed Side Yard: 2 feet, 8 inches

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 #		
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# **Planning and Zoning Department**

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

# **ZONING BOARD OF APPEALS APPLICATION**

<ul><li>□ Special Permit</li><li>□ Motor Vehicle Location</li><li>□ Alcohol</li></ul>	11
Property Owner(s): Ryan and Michelle H	Haley
Project Address*: 379 Main Street East	st Berlin, CT 06023
Map: <u>23-2</u> Block: <u>152</u> Lot: <u>6</u>	Zone(s): R-43 Lot Area: 1.264 acres
☐ Inland Wetlands and Water Course C☐ Planning and Zoning Commission re☐ Property is within 500 feet of a Mun☐ Previous Zoning Board of Appeals a Date(s) & Purpose(s): 10-27-72 Rec	olic Beverages Location /Motor Vehicle Uses Location Commission review needed Eview needed Eview needed Eview needed Eview needed Eview needed Eview needed
<sub>Name:</sub> Ryan Haley	Firm Name:
Street Address: 379 Main Street	
Email: ryan_haley@comcast.net	Phone: 860-828-5195
Signature:	Date:
Property Owner(s) Info	ormation (If Not the Applicant)
Name:	Principal:
Street Address:	City: ST: Zip:
Email:	
*Letter of Authorization Required	
ZBA action is requested nursuant to Berli	n Zaning Regulations Section(s): 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: Removal of existing detached garage and lean-to, and construction of a new 1-car attached garage and small addition. New construction to be located in the same general area as the removed structures.

	-							
Scheduled on ZBA Agenda of:		BOARD OF APPEALS	S DECISION:					
•	•	ZBA #						
☐ Off-Premises: ☐ Other:	Explain							
	e Liquor Permit application is re	quired to be submitted with	n this application					
☐ Gasoline Station								
☐ Limited Repairer								
☐ Used Car Dealer ☐ General Repairer								
The first page of the Stat  ☐ New Car Dealer	**	-	•					
MOTOR VEHICLE USE	LOCATION <sup>1</sup> :							
existing hand-dug well, and to mai	OTOR VEHICLE USE LOCATION¹:  The first page of the State DMV application is required to be submitted with this application  New Car Dealer  Used Car Dealer  General Repairer  Gasoline Station  LE OF ALCOHOLIC BEVERAGES LOCATION¹  The first page of the State Liquor Permit application is required to be submitted with this application  LE OF ALCOHOLIC BEVERAGES LOCATION¹  The first page of the State Liquor Permit application is required to be submitted with this application be of State Liquor Permit:  On -Premises Permit:  Type  Off-Premises:  Type  Other:  Explain  TERM CREfer to current Fee Schedule)							
etbacks. Variance being sought to continue our desired use of the land by preserving our back yard, mature trees, and xisting hand-dug well, and to maintain our desired use of the existing driveway and main entry points to the property.								
=	* · · · · / <del></del>	<del></del>						
k eason/ Description of Hard	Shin (REC)LIREL)). Existing	1770's nouse predates Zon	ına Regulations. Existii					

2/18/2021 Print Map

# **Town of Berlin**

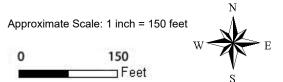
Geographic Information System (GIS)



Date Printed: 2/18/2021 ICE POND LN

## **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.



Property Location 379 MAIN ST EB Map ID 23-2/152/6// **Bldg Name** State Use 1010 Sec # 1 of 1 Vision ID 5683 Account # 1057730 Blda # 1 Card # 1 of 1 Print Date 2/18/2021 9:48:10 AM **CURRENT OWNER** TOPO UTILITIES STRT / ROAD LOCATION CURRENT ASSESSMENT 2 Water Appraised Value | Assessed Value Description 1 Level 1 Paved Code HALEY RYAN E & MICHELLE M 6007 3 Sewer **RES LAND** 1-1 117,700 82.400 138.500 97.000 **DWELLING** 1-3 SUPPLEMENTAL DATA BERLIN, CT 379 MAIN ST **RES OUTBL** 1-4 3.000 2.100 23-2 0152 000006 Alt Prcl ID CENSUS 4002 Section: F Medium (not used) **EAST BERLIN** CT 06023 Incomeexp dc VA **VISION** CB Letter GIS ID 23-2-152-6 Assoc Pid# 259.200 181.500 Total RECORD OF OWNERSHIP BK-VOL/PAGE | SALE DATE SALE PRICE PREVIOUS ASSESSMENTS (HISTORY) Q/U V/I VC Year Code Assessed Year Code Assessed Year Code Assessed 0636 0593 08-02-2010 Q 249.900 00 HALEY RYAN E & MICHELLE M 2020 82 400 2019 82.400 2018 0323 01-12-1992 1-1 1-1 1-1 82 400 SEELYE, MORGAN, 0554 1-3 97,000 97,000 97,000 1-3 1-3 1-4 2,100 1-4 2,100 1-4 2,100 181500 181500 181500 Total Total Total **EXEMPTIONS** OTHER ASSESSMENTS This signature acknowledges a visit by a Data Collector or Assessor Year Code Description Amount Code Description Number Amount Comm Int APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 138.500 0.00 Total ASSESSING NEIGHBORHOOD Appraised Xf (B) Value (Bldg) Nbhd Nbhd Name Batch В Tracing Appraised Ob (B) Value (Bldg) 3.000 1030 Appraised Land Value (Bldg) 117,700 NOTES Special Land Value FPL = NON-FUNCTIONAL Total Appraised Parcel Value 259.200 FUNC = FPL & LC BSMNT С INSPECTED 3/18/08 ADD 2 FP OPENINGS Valuation Method '11 NEW BOILER Total Appraised Parcel Value 259.200 **BUILDING PERMIT RECORD VISIT / CHANGE HISTORY** Type Is Permit Id Issue Date Type Description Insp Date % Comp Date Comp Comments Date Cd Purpost/Result Amount Plumbing 10-0216 11-18-2010 PL 7.249 **BOILER INSTALLATION** 06-20-2011 AC 2 00 Measur+Listed 08-16-1999 CV Measur+Listed 1013 Permit 800 100 200 AMP UPGRADE 03-18-2009 JFA 00 PΗ Change - Hearing 12-27-2007 07-23-2007 MI 7 11 QC Review 07-05-2007 ΚK Measur+1Visit 01 1 LAND LINE VALUATION SECTION Special Pricing B Use Code Zone D Front Dept Land Units Unit Price S Adi Adi. Unit Land Value Description I Factor SA Cond. ST.Idx Adi. Notes Spec Use | Spec Cal 1010 R-43 7 1.140 AC 136.400 0.89078 5 1.00 0.850 1.000 117,700 Single Family Parcel Total Land Area 1.1400 Total Land Value 117.700 **Total Card Land Units** 1.1400 AC

 Property Location 379 MAIN ST EB
 Map ID 23-2/ 152/ 6/ / Bldg Name
 State Use 1010

 Vision ID 5683
 Account # 1057730
 Bldg Name
 State Use 1010

 CONSTRUCTION DETAIL
 CONSTRUCTION DETAIL (CONTINUED)

 Element
 Cd
 Description
 FST

 Style:
 03
 Colonial
 FST

 Model
 01
 Residential
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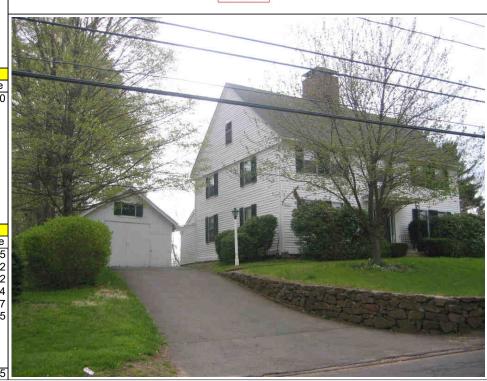
 Grade:
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Element Cd		CTION DETAIL	CONSTRUCTION DETAIL (CONTINU				ITINUED)	
Element	Cd	Description	Eler	ment	Cd	Des	cription	
Style:	03	Colonial						
Model	01	Residential						
Grade:	08	В						
Stories:	2.25							
Occupancy	1				MIXED		<u> </u>	
Exterior Wall 1	11	Clapboard	Code		Description	on	Percentage	
Exterior Wall 2			1010	Single F	-amily		100	
Roof Structure:	03	Gable					0	
Roof Cover	03	Asph/F Gls/Cmp					0	
Interior Wall 1	Α	Plaster/Drywal						
Interior Wall 2		_		COST	/ MARKE	<u>T VALUAT</u>	ION	
Interior Flr 1	12	Hardwood						
Interior Flr 2	14	Carpet	Building	Value N	ew	247,3	345	
Heat Fuel	02	Oil/Gas						
Heat Type:	05	Hot Water				4770		
AC Type:	01	None	Year Built Effective Year Built			1770	1770	
Total Bedrooms	03	3 Bedrooms						
Total Bthrms:	2			ation Cod	ie	Α		
Total Half Baths	0			el Rating				
Total Xtra Fixtrs				modeled				
Total Rooms:	7		Deprecia			38		
Bath Style:	02	Average		nal Obsol		6		
Kitchen Style:	02	Average	External Trend F			1		
Whirlpool Tub		J	Conditio			1		
# Fireplaces	4		Conditio					
Fin Bsmnt Area			Percent			56		
Fin Bsmt Qualit			Cns Sec			1	:00	
Fin Bsmt Qualit			-			138,5	000	
Bsmt Garage			Dep % (		m t			
Fin Bsmt Area2				Comme	TIL.			
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				p Ovi Co Cure Ovi				
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	OUTDU	_ ILDING & YARD ITEMS(L) /					21	

FST		7				
	14					
EAU FUS BAS BSM						
					29	
			38	_		
			FOP 6	5		

						COST TO	Cule Ovi v		IL	
	OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Descrip	tion L	B Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FGR1	Garage -	Avg L	_ 270	28.00	1930	F	40		0.00	3,000
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EAU         Attic, Expansion, Unfinished         0         1,102         220         18.43         20,33           FOP         Porch, Open, Finished         0         30         6         18.47         55           FST         Utility, Finished         0         98         29         27.32         2,67						Undonroo Voluo
	First Floor	1,102	,			′ ′
BSM	Basement	0	1,102	220	18.43	20,312
EAU	Attic, Expansion, Unfinished	0	1,102	220	18.43	20,312
FOP	Porch, Open, Finished	0	30	6	18.47	554
FST	Utility, Finished	0	98	29	27.32	2,677
FUS	Upper Story, Finished	1,102	1,102	1,102	92.33	101,745
	Ttl Gross Liv / Lease Area	2,204	4,536	2,679		247,345



# LEGEND:

EXISTING STRUCTURES TO BE REMOVED (GARAGE AND LEAN-TO)

PROPOSED NEW STRUCTURES (GARAGE AND ADDITION)

EXISTING STRUCTURES TO REMAIN

# ZONING INFORMATION:

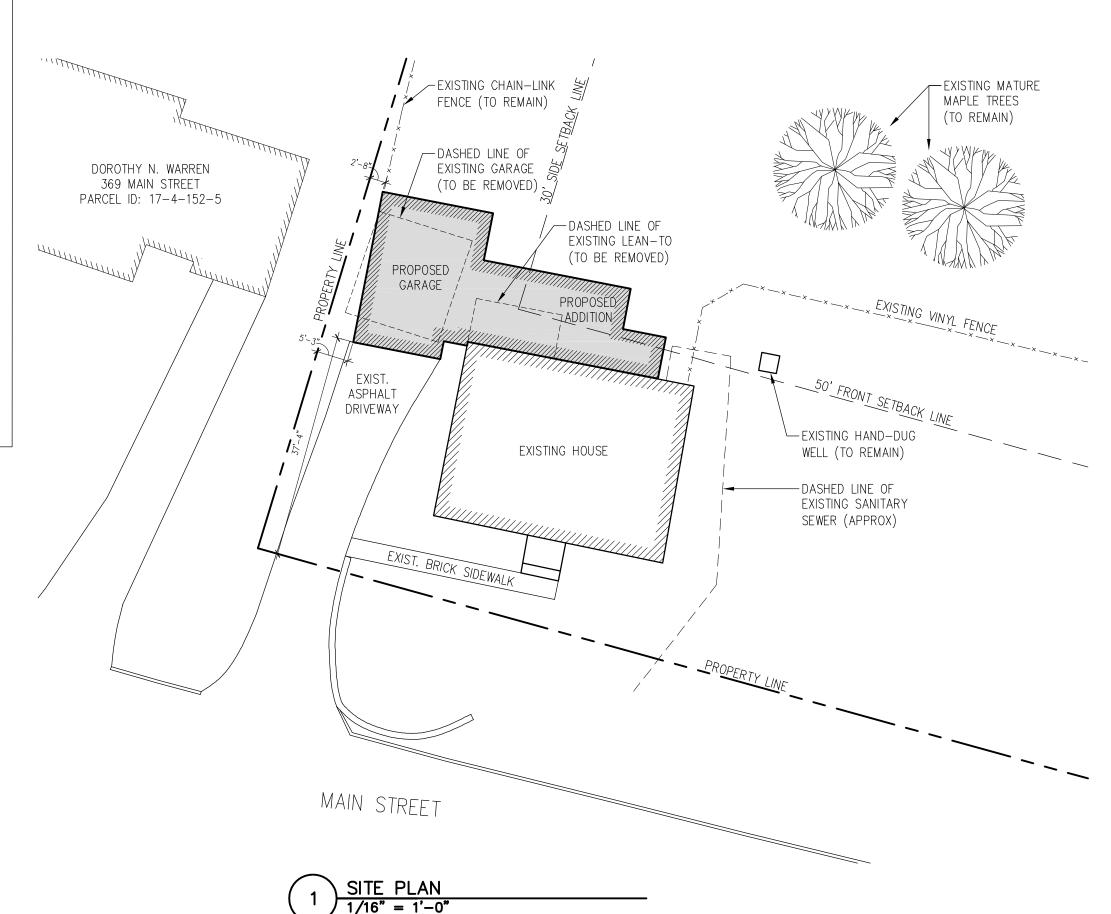
ZONE: R-43

LOT SIZE: 1.264 ACRES

FRONT SETBACK: 50 FEET SIDE SETBACKS: 30 FEET REAR SETBACK: 50 FEET

MIN. LOT AREA: 43,000 SQ. FT. ACTUAL LOT AREA: 55,079 SQ. FT.

MIN. FRONTAGE: 150 FEET ACTUAL FRONTAGE: 170.21 FEET



# HALEY HOME DESIGN

WNER:

RYAN AND MICHELLE HALEY 379 MAIN STREET EAST BERLIN, CT 06023

# HALEY RESIDENCE RENOVATION AND ADDITION

PHAS

ZONING BOARD OF APPEALS

RAWING NAME

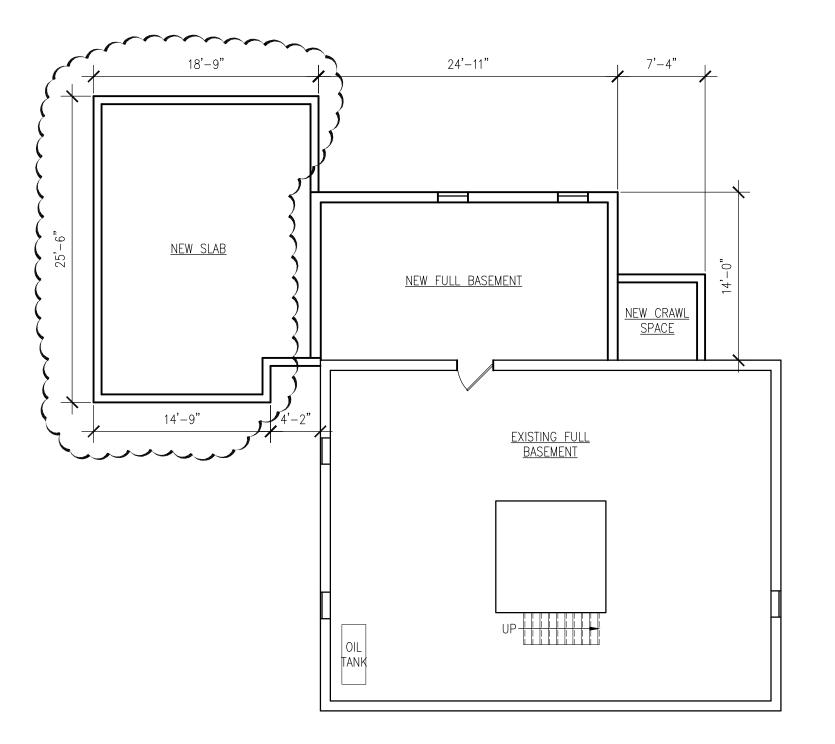
EXISTING AND PROPOSED SITE PLAN

NOT FOR CONSTRUCTION

RAWN BY: SMH/REH DATE: 2-2-2021

SHEET:

REVISION 1 (REVISED GARAGE SIZE): 3-1-202



# HALEY HOME DESIGN

OWNER:

RYAN AND MICHELLE HALEY 379 MAIN STREET EAST BERLIN, CT 06023

# HALEY RESIDENCE RENOVATION AND ADDITION

PHAS

ZONING BOARD OF APPEALS

DRAWING NAME:

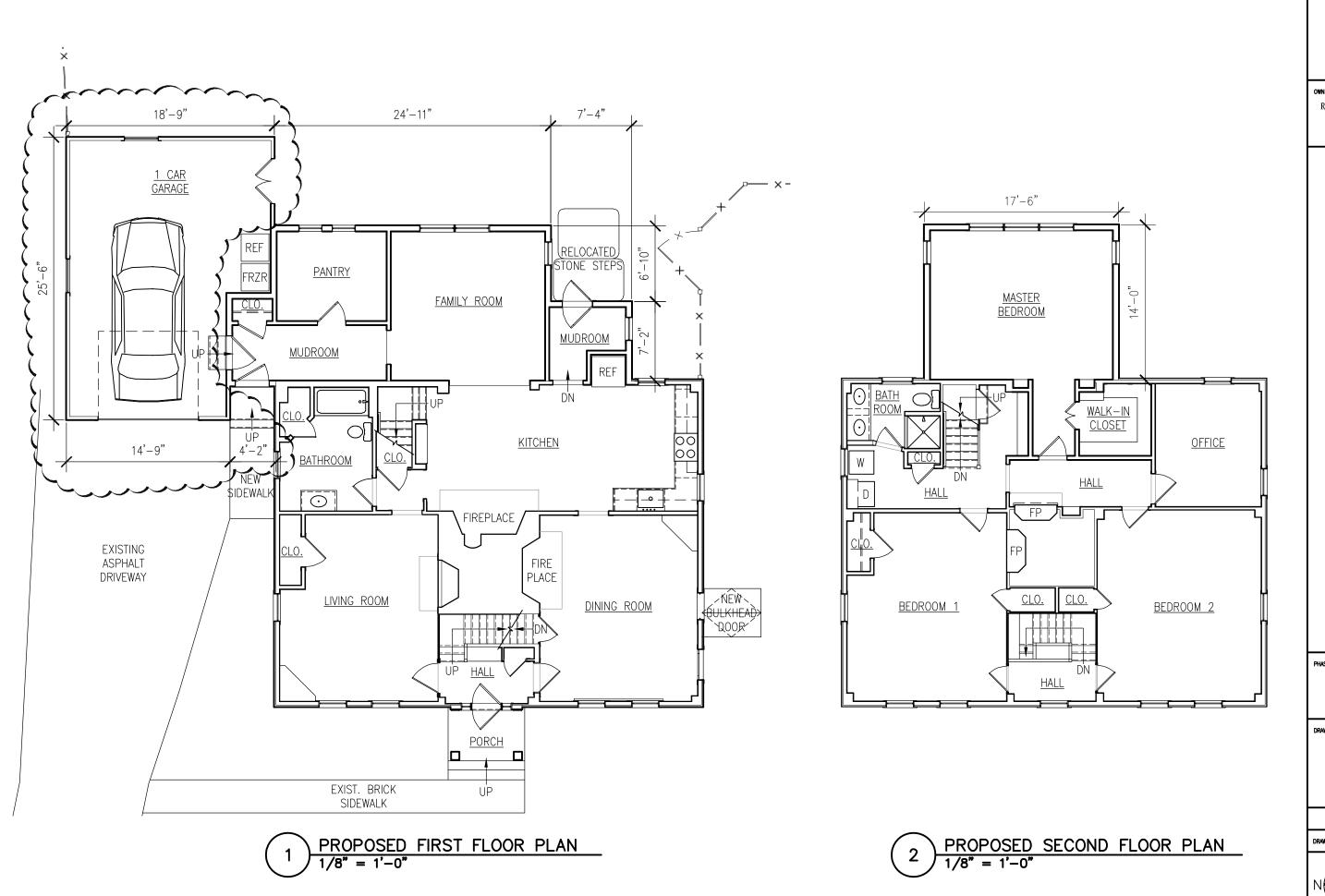
PROPOSED BASEMENT FLOOR PLAN

NOT FOR CONSTRUCTION

DRAWN BY: SMH/REH DATE: 2-2-2021

N

SHEET:



**HALEY HOME DESIGN** 

OWNER:

RYAN AND MICHELLE HALEY 379 MAIN STREET EAST BERLIN, CT 06023

ZONING BOARD OF APPEALS

DRAWING NAME:

PROPOSED FIRST AND SECOND FLOOR PLANS

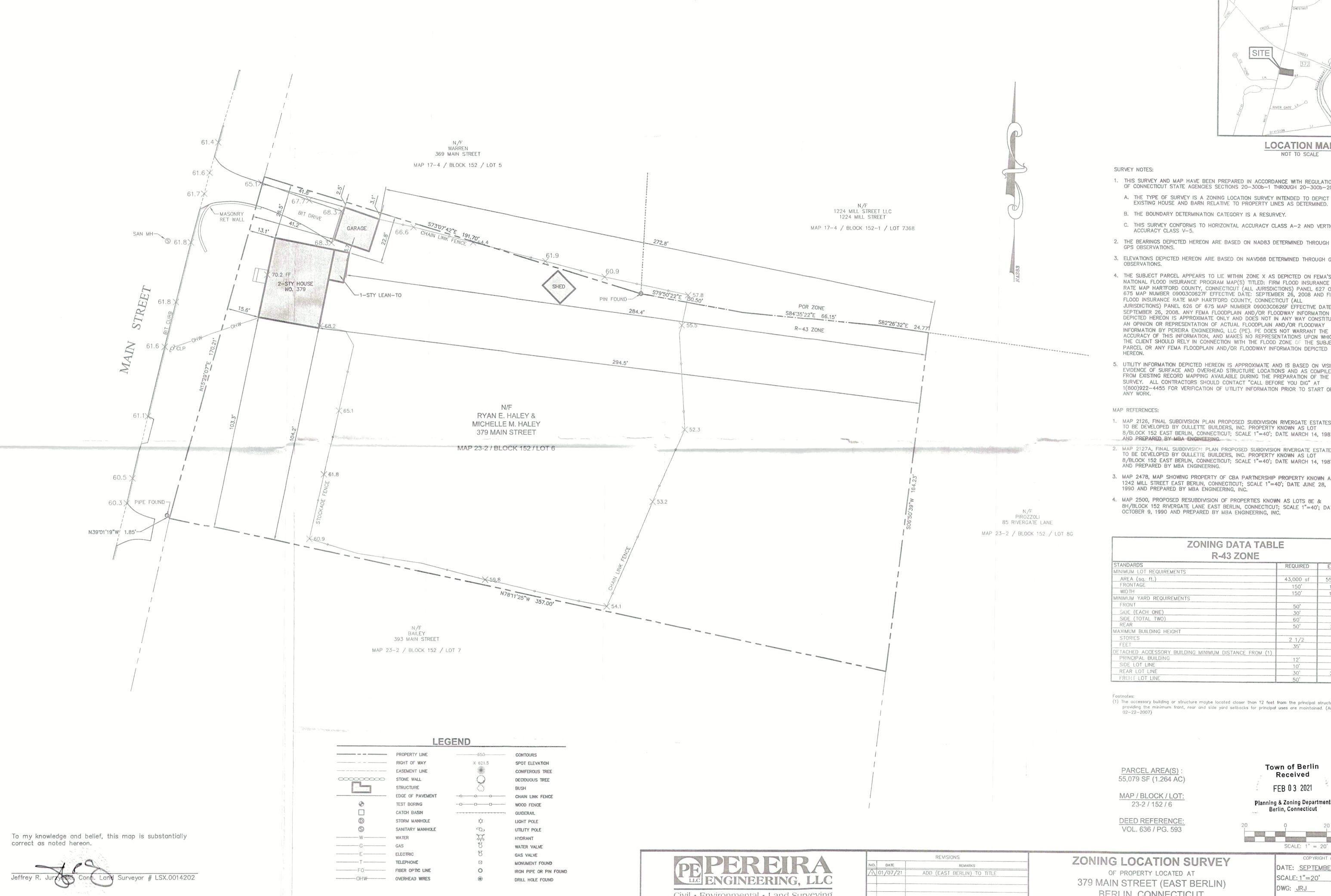
NOT FOR CONSTRUCTION

DRAWN BY: SMH/REH DATE: 2-2-2021 SHEET:

REVISION 1 (REVISED GARAGE SIZE): 3-1-2021









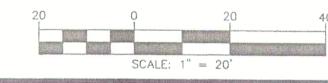
LOCATION MAP NOT TO SCALE

- 1. THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20.
- A. THE TYPE OF SURVEY IS A ZONING LOCATION SURVEY INTENDED TO DEPICT THE EXISTING HOUSE AND BARN RELATIVE TO PROPERTY LINES AS DETERMINED.
- B. THE BOUNDARY DETERMINATION CATEGORY IS A RESURVEY.
- C. THIS SURVEY CONFORMS TO HORIZONTAL ACCURACY CLASS A-2 AND VERTICAL
- 2. THE BEARINGS DEPICTED HEREON ARE BASED ON NAD83 DETERMINED THROUGH
- 3. ELEVATIONS DEPICTED HEREON ARE BASED ON NAVD88 DETERMINED THROUGH GPS
- 4. THE SUBJECT PARCEL APPEARS TO LIE WITHIN ZONE X AS DEPICTED ON FEMA'S NATIONAL FLOOD INSURANCE PROGRAM MAP(S) TITLED: FIRM FLOOD INSURANCE RATE MAP HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 627 OF 675 MAP NUMBER 09003C0627F EFFECTIVE DATE: SEPTEMBER 26, 2008 AND FIRM FLOOD INSURANCE RATE MAP HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 626 OF 675 MAP NUMBER 09003C0626F EFFECTIVE DATE: SEPTEMBER 26, 2008. ANY FEMA FLOODPLAIN AND/OR FLOODWAY INFORMATION DEPICTED HEREON IS APPROXIMATE ONLY AND DOES NOT IN ANY WAY CONSTITUTE AN OPINION OR REPRESENTATION OF ACTUAL FLOODPLAIN AND/OR FLOODWAY INFORMATION BY PEREIRA ENGINEERING, LLC (PE). PE DOES NOT WARRANT THE ACCURACY OF THIS INFORMATION, AND MAKES NO REPRESENTATIONS UPON WHICH THE CLIENT SHOULD RELY IN CONNECTION WITH THE FLOOD ZONE OF THE SUBJECT
- 5. UTILITY INFORMATION DEPICTED HEREON IS APPROXIMATE AND IS BASED ON VISIBLE EVIDENCE OF SURFACE AND OVERHEAD STRUCTURE LOCATIONS AND AS COMPILED FROM EXISTING RECORD MAPPING AVAILABLE DURING THE PREPARATION OF THE SURVEY. ALL CONTRACTORS SHOULD CONTACT "CALL BEFORE YOU DIG" AT 1(800)922-4455 FOR VERIFICATION OF UTILITY INFORMATION PRIOR TO START OF
- 1. MAP 2126, FINAL SUBDIVISION PLAN PROPOSED SUBDIVISION RIVERGATE ESTATES TO BE DEVELOPED BY OULLETTE BUILDERS, INC. PROPERTY KNOWN AS LOT 8/BLOCK 152 EAST BERLIN, CONNECTICUT; SCALE 1"=40'; DATE MARCH 14, 1987 AND PREPARED BY MBA ENGINEERING
- 2. MAP 2127A, FINAL SUBDIVISION PLAN PROPOSED SUBDIVISION RIVERGATE ESTATES TO BE DEVELOPED BY OULLETTE BUILDERS, INC. PROPERTY KNOWN AS LOT 8/BLOCK 152 EAST BERLIN, CONNECTICUT; SCALE 1"=40'; DATE MARCH 14, 1987
- 3. MAP 2478, MAP SHOWING PROPERTY OF CBA PARTNERSHIP PROPERTY KNOWN AS 1242 MILL STREET EAST BERLIN, CONNECTICUT; SCALE 1"=40'; DATE JUNE 28, 1990 AND PREPARED BY MBA ENGINEERING, INC.
- 4. MAP 2500, PROPOSED RESUBDIVISION OF PROPERTIES KNOWN AS LOTS 8E & 8H/BLOCK 152 RIVERGATE LANE EAST BERLIN, CONNECTICUT; SCALE 1"=40'; DATE OCTOBER 9, 1990 AND PREPARED BY MBA ENGINEERING, INC.

ZONING DATA TABL	Posterio Company	
R-43 ZONE		
STANDARDS	REQUIRED	EXISTING
MINIMUM LOT REQUIREMENTS		
AREA (sq. ft.)	43,000 sf	55,079 sf
FRONTAGE	150'	170.21'
WIDTH	150'	165.79
MINIMUM YARD REQUIREMENTS		The state of the s
FRONT	50'	13.1'
SIDE (EACH ONE)	30'	22.8'
SIDE (TOTAL TWO)	60'	126.1
REAR	50'	284.4'
MAXIMUM BUILDING HEIGHT		
STORIES	2 1/2	2
FEET	35'	<35'
DETACHED ACCESSORY BUILDING MINIMUM DISTANCE FROM (1)		
PRINCIPAL BUILDING	12'	3.7'
SIDE LOT LINE	10'	2.5'
REAR LOT LINE	30'	272.8'
FRONT LOT LINE	50'	41.2'

(1) The accessory building or structure maybe located closer than 12 feet from the principal structure, providing the minimum front, rear and side yard setbacks for principal uses are maintained. (Amended

Planning & Zoning Department
Berlin, Connecticut



Town of Berlin

Received

FEB 0 3 2021

Civil • Environmental • Land Surveying One Enterprise Drive, Suite 312 Phone: (203) 944-9944 Shelton, CT 06484 Fax: (203) 944-9945

		REVISIONS	î
NO.	DATE	REMARKS	and a second
A	01/07/21	ADD (EAST BERLIN) TO TITLE	
			Description
			-
			-1

OF PROPERTY LOCATED AT 379 MAIN STREET (EAST BERLIN) BERLIN, CONNECTICUT PREPARED FOR

RYAN E. HALEY & MICHELLE M. HALEY

COPYRIGHT @: 2020 DATE: SEPTEMBER 24, 2020 SCALE: 1"=20' DWG: JRJ FLD: BRY

SHEET 1 OF 1 CAD REF. NO. 1285SURV