



# Town of Berlin

## Planning and Zoning Department

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

ZBA # 2021-16

Town of Berlin  
Received

JUN 30 2021

Planning & Zoning Department  
Berlin, Connecticut

## ZONING BOARD OF APPEALS APPLICATION

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Special Permit         | <input checked="" type="checkbox"/> Variance   | <input type="checkbox"/> Appeal of ZEO         |
| <input type="checkbox"/> Motor Vehicle Location | <input type="checkbox"/> Alcohol Uses Location | <input type="checkbox"/> Other / Determination |

Property Owner(s): Ryan and Michelle Haley

Project Address\*: 379 Main Street East Berlin, CT 06023

Map: 23-2 Block: 152 Lot: 6 Zone(s): R-43 Lot Area: 1.264 acres

### 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): 10/27/1972 Request by previous owner to build an addition on front, south corner of house was denied;  
3/23/2021: Application for Front & Side Setback Variance for 1-Car Garage at north side of house & Sm.  
Addition was denied.

### Applicant Information

Name: Ryan Haley

Firm Name: \_\_\_\_\_

Street Address: 379 Main Street

City: East Berlin ST: CT Zip: 06023

Email: ryan\_haley@comcast.net

Phone: 860-828-5195

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): 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 non-conforming detached garage and lean-to, and construction of a two-story addition with a two-car attached garage at the east (rear) side of house.

**VARIANCE APPLICATIONS:** For relief of: Front & Side Setback requirement.

Requested requirement: 27'-5" Side & 43'-4" Front Setbacks

Reason/Description of Hardship (REQUIRED):

Existing 1770's house predates zoning regulations and is located entirely within the front setback which results in any addition to the existing non-conforming house to be located partially within the front and side setbacks. Only a small portion of the proposed addition will fall within the setback area, which is required to facilitate connection to the existing house, avoid disruption of existing hand-dug well, and to preserve health and wellbeing of two existing mature maple trees in the yard. Proposed addition is needed to provide safe and secure storage for our vehicles and extra living space and bedrooms for our growing family. This application would result in the removal of two existing, non-conforming structures on our property, thus significantly reducing the existing zoning non-conformities.

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

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

<input type="checkbox"/> New Car Dealer	<u>Number of Service Bays</u>	<u>Parking Required</u>	<u>Parking Provided</u>
<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:

- ☐ On -Premises Permit: Type \_\_\_\_\_
- ☐ Off-Premises: Type \_\_\_\_\_
- ☐ Other: Explain \_\_\_\_\_

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

Fee Paid \$ 345.00 (Refer to current Fee Schedule)

ZBA # 2021-16 - \_\_\_\_\_

Received by: JO ' Check #216

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

**ZONING BOARD OF APPEALS DECISION:**

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



# Town of Berlin

Geographic Information System (GIS)



Date Printed: 7/23/2021



## 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

0 100 Feet





# Town of Berlin, CT

## Property Listing Report

Map Block Lot

23-2-152-6

Building #

1

PID

5683

Account

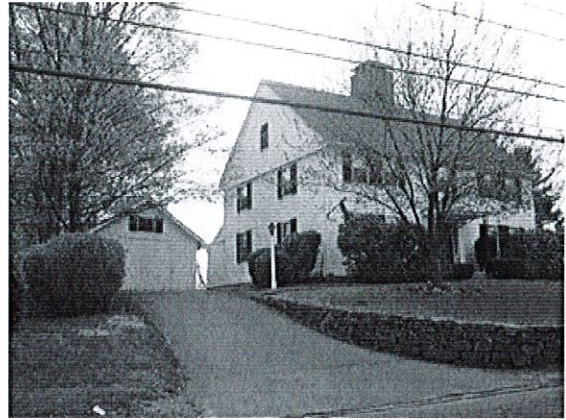
1057730

### Property Information

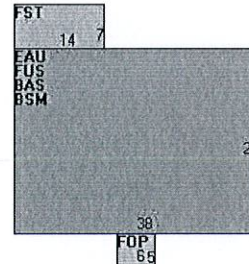
Property Location	379 MAIN ST EB
Owner	HALEY RYAN E & MICHELLE M
Co-Owner	
Mailing Address	379 MAIN ST EAST BERLIN CT 06023
Land Use	1010 Single Family
Land Class	R
Zoning Code	R-43
Census Tract	4002

District	7
Acreage	1.14
Utilities	Water,Sewer
Book / Page	0636/0593

### Photo



### Sketch



### Primary Construction Details

Year Built	1770
Building Desc.	Single Family
Building Style	Colonial
Stories	2.25
Occupancy	1.00
Exterior Walls	Clapboard
Exterior Walls 2	
Roof Style	Gable
Roof Cover	Asph/F Gls/Cmp
Interior Walls	Plaster/Drywal
Interior Walls 2	
Interior Floors 1	Hardwood
Interior Floors 2	Carpet

Heating Fuel	Oil/Gas
Heating Type	Hot Water
AC Type	None
Bedrooms	3 Bedrooms
Full Bathrooms	2
Half Bathrooms	0
Extra Fixtures	0
Total Rooms	7
Bath Style	Average
Kitchen Style	Average
Fin BSMT Area	
Fin BSMT Quality	
Fin BSMT Area 2	
Fin BSMT Qual 2	

BSMT Garages	0
Fireplaces	4
Whirlpool Tub	0
Building Use	Residential
Building Condition	A
Industrial / Commercial Details (*Residential Not Applicable)	
Heat / AC	NA
Frame Type	NA
Baths / Plumbing	NA
Ceiling / Wall	NA
Rooms / Prtns	NA
Wall Height	NA
First Floor Use	NA

Report Created On

7/23/2021



**Valuation Summary** (Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed
Buildings	138500	97000
Extras	0	0
Improvements		
Outbuildings	3000	2100
Land	117700	82400
Total	259200	181500

### Sub Areas

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
Upper Story, Finished	1102	1102
Basement	1102	0
Attic, Expansion, Unfinished	1102	0
First Floor	1102	1102
Porch, Open, Finished	30	0
Utility, Finished	98	0
Total Area	4536	2204

## Outbuilding and Extra Features

[illegible]

## Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
HALEY RYAN E & MICHELLE M	0636/0593	2010-08-02	249900
SEELYE,MORGAN,,	0323/0554	1992-01-12	0

LEGEND:

- EXISTING STRUCTURES TO BE REMOVED  
(GARAGE AND LEAN-TO)
- PROPOSED NEW STRUCTURES  
(GARAGE AND ADDITION)

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

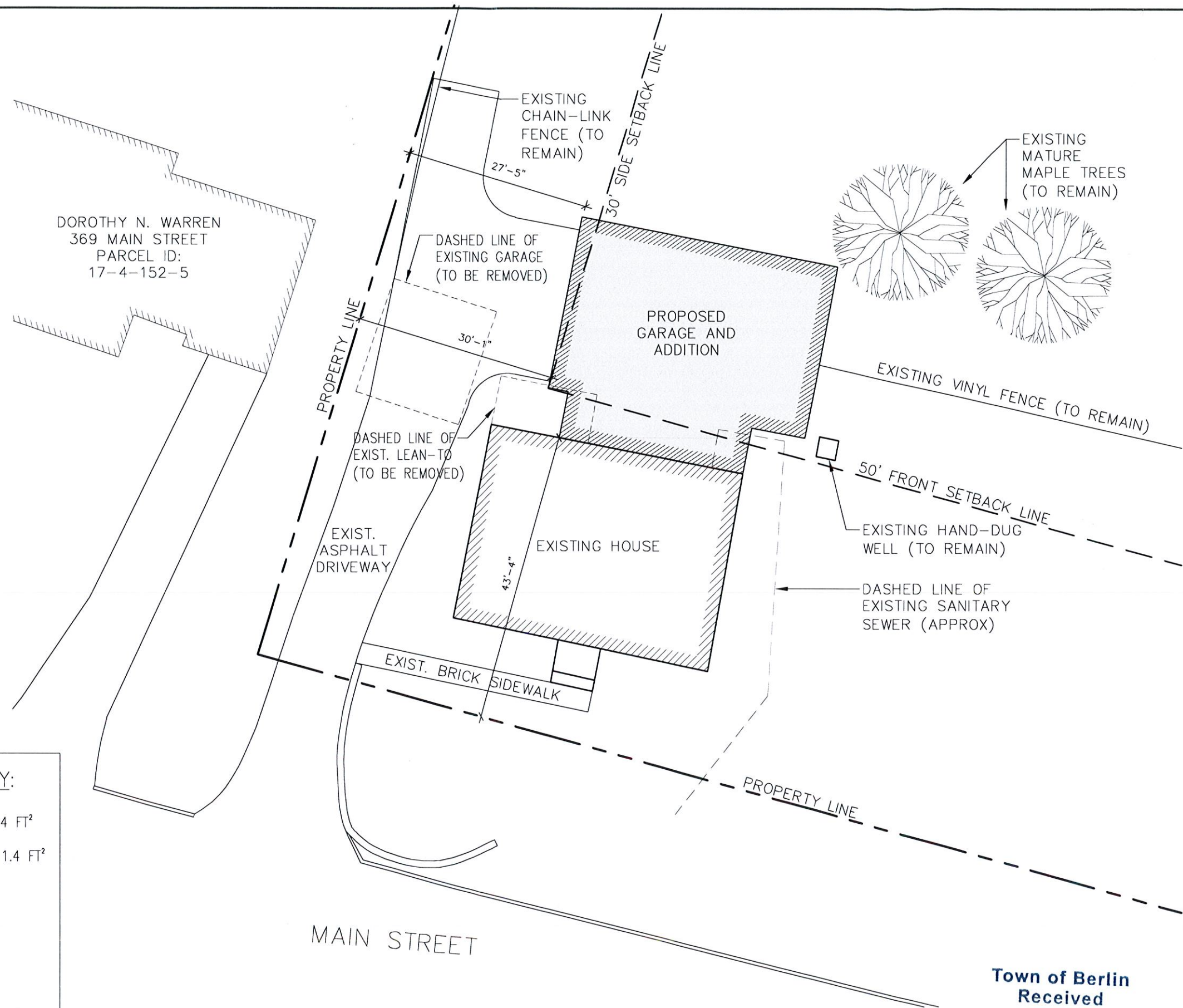
STRUCTURE NONCONFORMITY:

EXISTING NONCONFORMING FOOTPRINT: 1,548.4 FT<sup>2</sup>  
PROPOSED NONCONFORMING FOOTPRINT: 1,311.4 FT<sup>2</sup>

EXISTING SIDE SETBACK: 2'-6½"  
ADDITION SIDE SETBACK: 27'-5"

EXISTING FRONT SETBACK: 13'-1¼"  
ADDITION FRONT SETBACK: 43'-4"

DOROTHY N. WARREN  
369 MAIN STREET  
PARCEL ID:  
17-4-152-5



MAIN STREET

1 SITE PLAN  
1/16" = 1'-0"

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HALEY  
HOME  
DESIGN

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

HALEY RESIDENCE  
RENOVATION AND ADDITION

PHASE:  
ZONING BOARD  
OF APPEALS

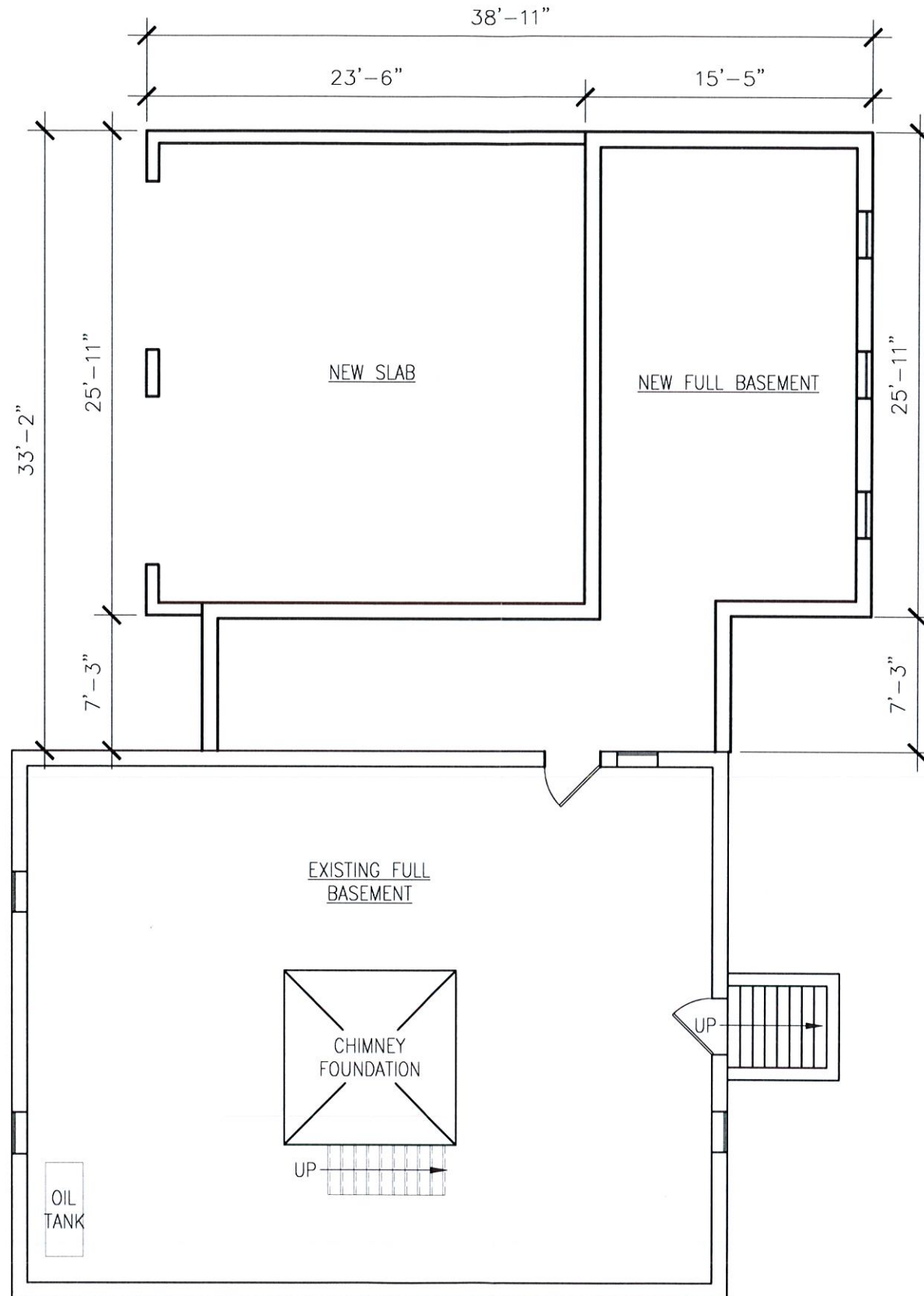
DRAWING NAME:  
EXISTING AND  
PROPOSED  
SITE PLAN

NOT FOR CONSTRUCTION

DRAWN BY: SMH/REH DATE: 7-1-2021

SHEET:  
S1.0





1 PROPOSED BASEMENT FLOOR PLAN  
1/8" = 1'-0"

HALEY  
HOME  
DESIGN

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

HALEY RESIDENCE  
RENOVATION AND ADDITION

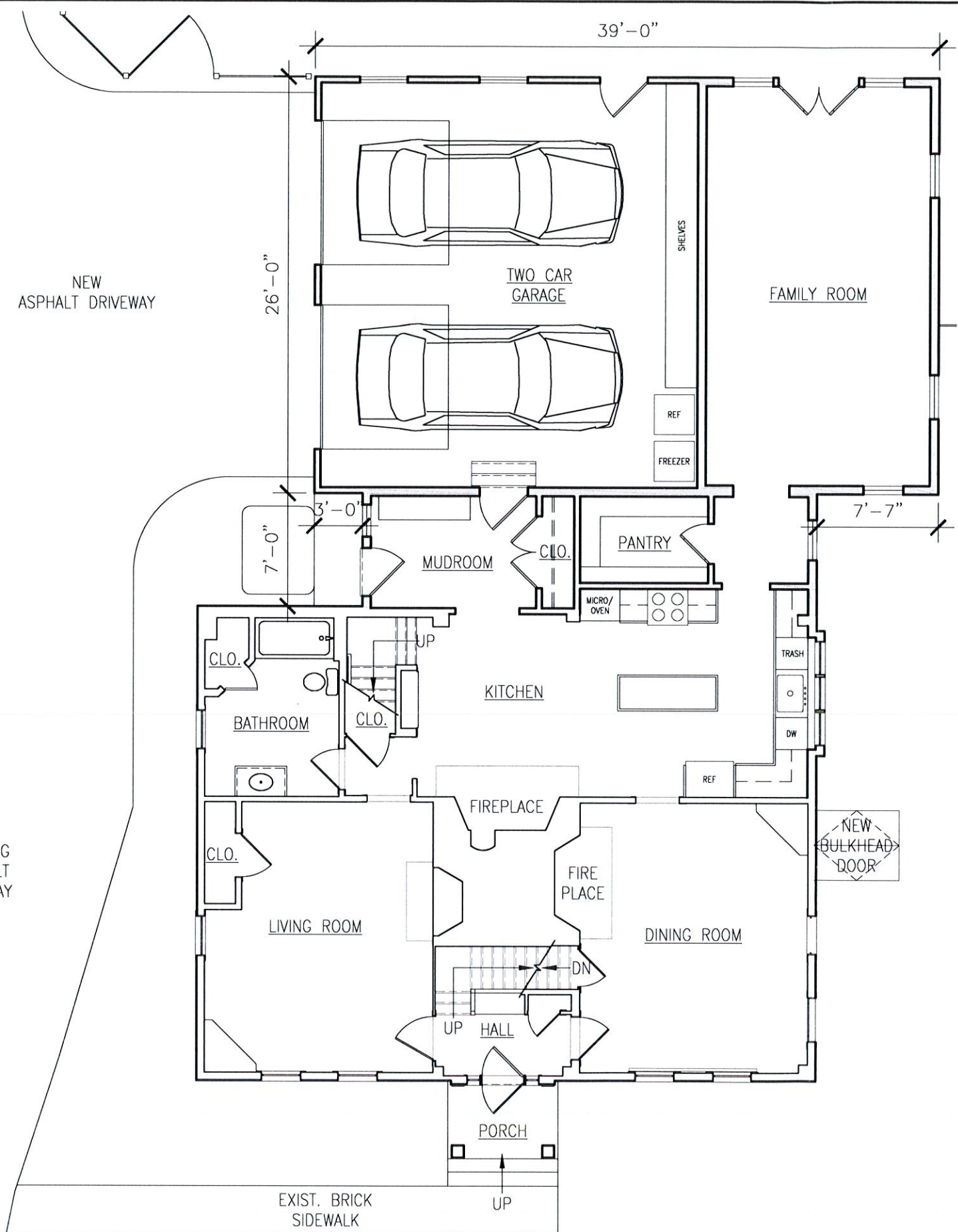
PHASE:  
ZONING BOARD  
OF APPEALS

DRAWING NAME:  
PROPOSED  
BASEMENT  
FLOOR PLAN

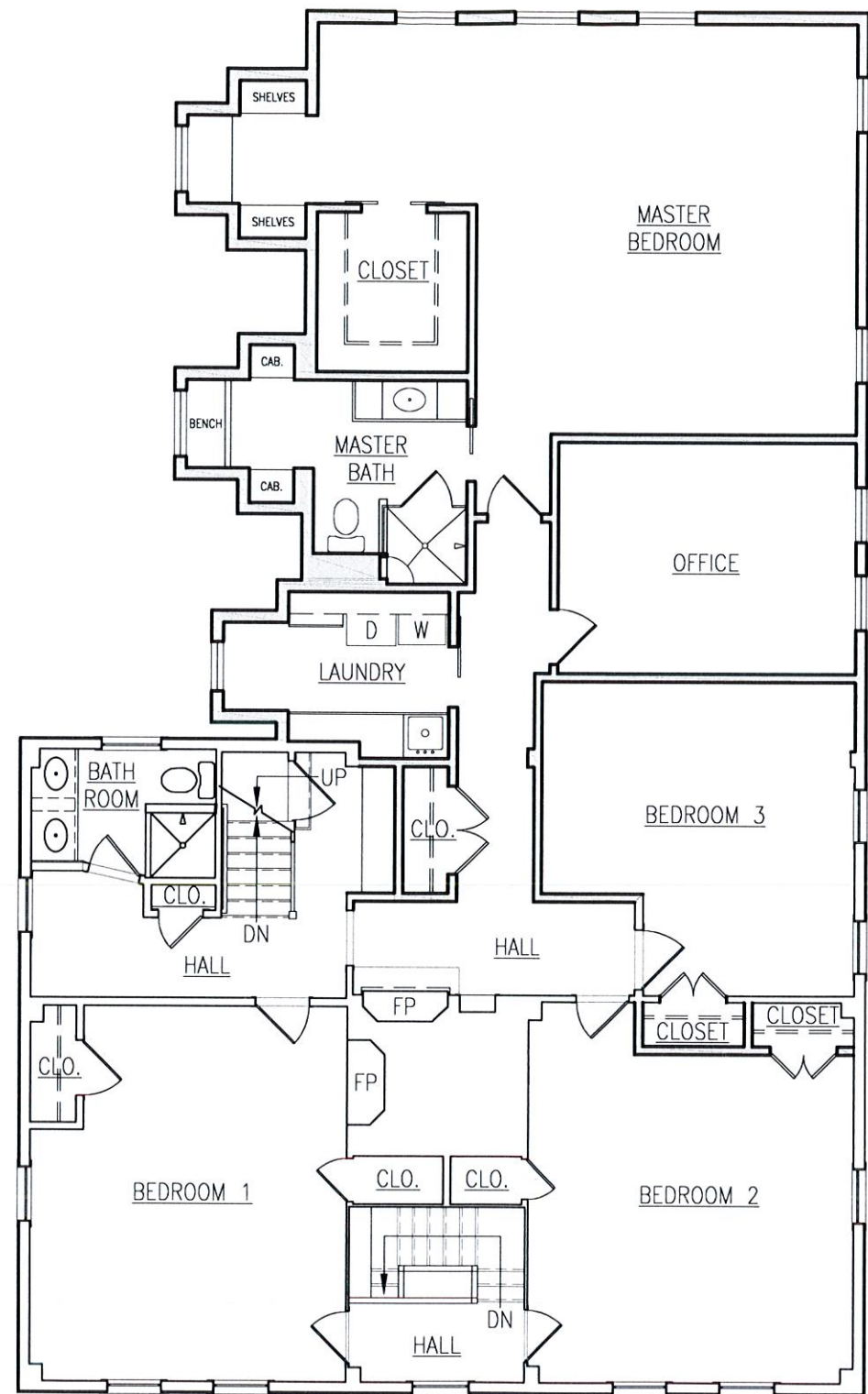
NOT FOR CONSTRUCTION

DRAWN BY: SMH/REH DATE: 7-1-2021

SHEET:  
A1.0



1 PROPOSED FIRST FLOOR PLAN  
1/8" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN  
1/8" = 1'-0"

HALEY  
HOME  
DESIGN

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

HALEY RESIDENCE  
RENOVATION AND ADDITION

PHASE:  
ZONING BOARD  
OF APPEALS

DRAWING NAME:  
PROPOSED  
FIRST AND SECOND  
FLOOR PLANS

NOT FOR CONSTRUCTION

DRAWN BY: SMH/REH DATE: 7-1-2021

SHEET:  
A1.1



HALEY  
HOME  
DESIGN

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

HALEY RESIDENCE  
RENOVATION AND ADDITION

PHASE:  
ZONING BOARD  
OF APPEALS

DRAWING NAME:  
PROPOSED  
EXTERIOR  
ELEVATIONS

NOT FOR CONSTRUCTION

DRAWN BY: SMH/REH    DATE: 7-1-2021

SHEET:  
A3.0

SECOND FLOOR  
EL. 8'-0" (FINISHED FLOOR)

FIRST FLOOR  
EL. 0'-0" (FINISHED FLOOR)



1 PROPOSED WEST ELEVATION  
1/8" = 1'-0"

SECOND FLOOR  
EL. 8'-0" (FINISHED FLOOR)

FIRST FLOOR  
EL. 0'-0" (FINISHED FLOOR)



2 PROPOSED SOUTH ELEVATION  
1/8" = 1'-0"



HALEY  
HOME  
DESIGN

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

HALEY RESIDENCE  
RENOVATION AND ADDITION

PHASE:  
ZONING BOARD  
OF APPEALS

DRAWING NAME:  
PROPOSED  
EXTERIOR  
ELEVATIONS

NOT FOR CONSTRUCTION

DRAWN BY: SMH/REH    DATE: 7-1-2021

SHEET:  
A3.1

SECOND FLOOR  
EL. 8'-0" (FINISHED FLOOR)

FIRST FLOOR  
EL. 0'-0" (FINISHED FLOOR)



1 PROPOSED EAST ELEVATION  
1/8" = 1'-0"

SECOND FLOOR  
EL. 8'-0" (FINISHED FLOOR)

FIRST FLOOR  
EL. 0'-0" (FINISHED FLOOR)



2 PROPOSED NORTH ELEVATION  
1/8" = 1'-0"