~~ZBA 2020-50~~

G.S. 14-54 2020-2

Fee $160.00
(Variance)

860-918-4343

ZBA1

CITY OF MIDDLETOWN
ZONING BOARD OF APPEALS
MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CT 06457

APPLICATION FOR VARIANCE FROM THE MIDDLETOWN ZONING REGULATIONS

DATE 7-8-2020

OWNER Saybrook Corners LLC DYANA FONDA SOLE MEMBER ADDRESS 7 Ocean View Hwy Westerly RI 02891

APPLICANT JOHN SHEIL (if other than owner) ADDRESS 17 LAUREL ST. 06457

SUBJECT PROPERTY 373 EAST MAIN ST. (Street Address) ZONE

OWNER'S DEED REFERENCE: VOL. 35 PAGE Attach a legal description of the property.

The undersigned hereby applies for a Variance of Section(s) 44.08, 33.1

This application relates to: USE AREA YARDS HEIGHT BUILDING LINE SIGNS A PROPOSED BUILDING AN EXISTING BUILDING OTHER (Check proper one)

If work constitutes an alteration, conversion or extension to an existing building and/or non-conforming building or use, describe briefly:

ALLOW MOTOR VEHICLE USES IN THE TD ZONE & LOCATION APPROVAL

Has any previous application been filed in connection with this property? When?
is hardship claimed? If so, what is the specific hardship?

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DEPT. PLANNING & ZONING

NOTICE: The clerk cannot accept an application unless signed, all required information is provided, all required items attached and fee paid. The following must be attached:

(a) A legal description of the subject property; and (b) A survey of the subject property prepared by a Connecticut registered land surveyor with the surveyor's seal and a certification that it is substantially correct to the degree of accuracy shown thereon, showing the boundaries of the subject property, existing and proposed structures and other improvements and all zoning lines pertinent to all boundaries.

Attach additional sheets, if necessary.

A Certification of Grant of Variance with legal description of the property attached must be recorded in the Middletown Land Records at the owner's expense before a variance can be effective.

The undersigned hereby represents that all the above statements and the statements contained in any items attached or submitted herewith are true to the best of my knowledge and belief.

Signature of Owner

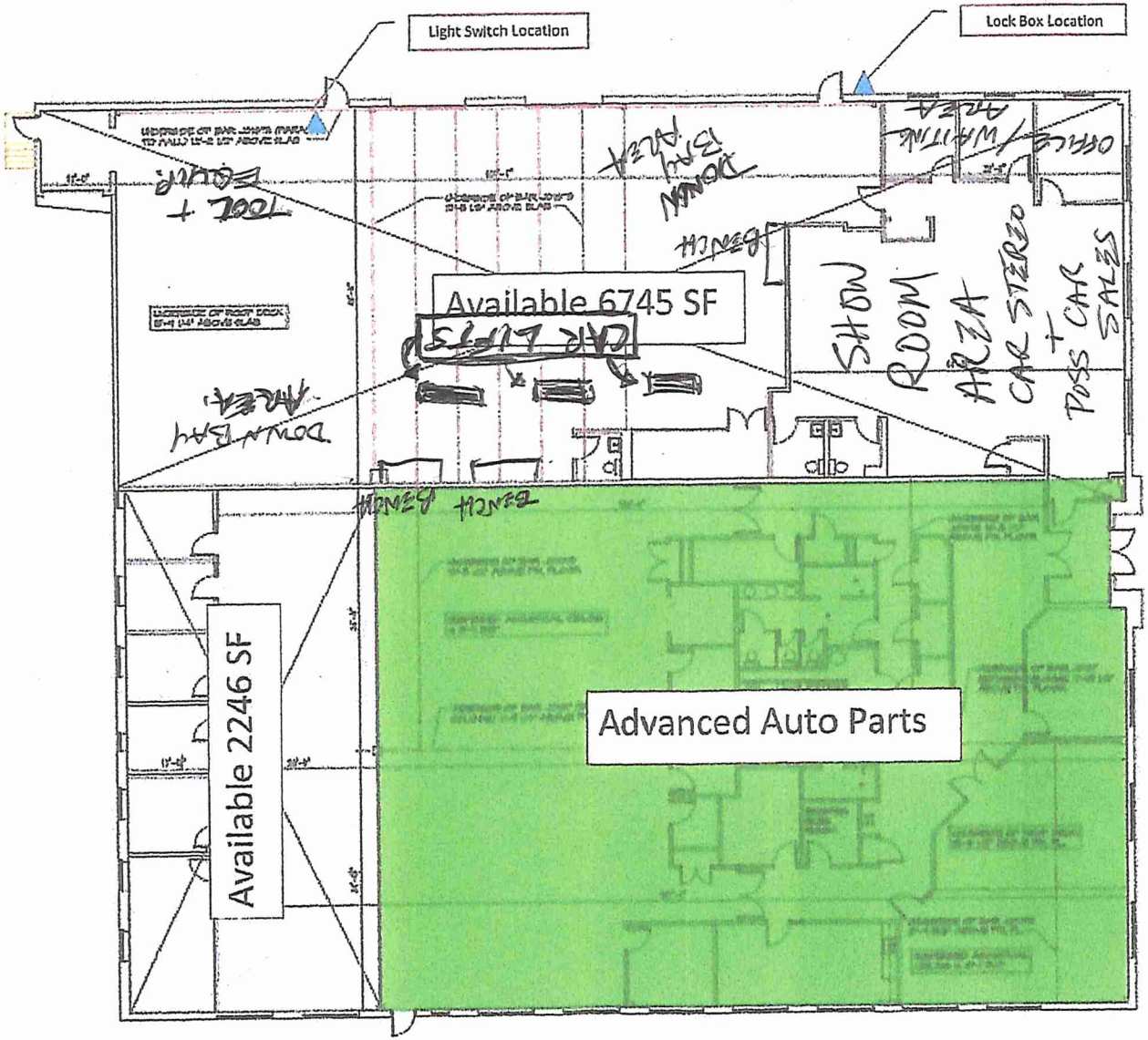
Telephone No. 401 9549418

Signature of Applicant if other than owner.
State interest in premises (Lessee, etc.)

Telephone No. (860) 918-4343

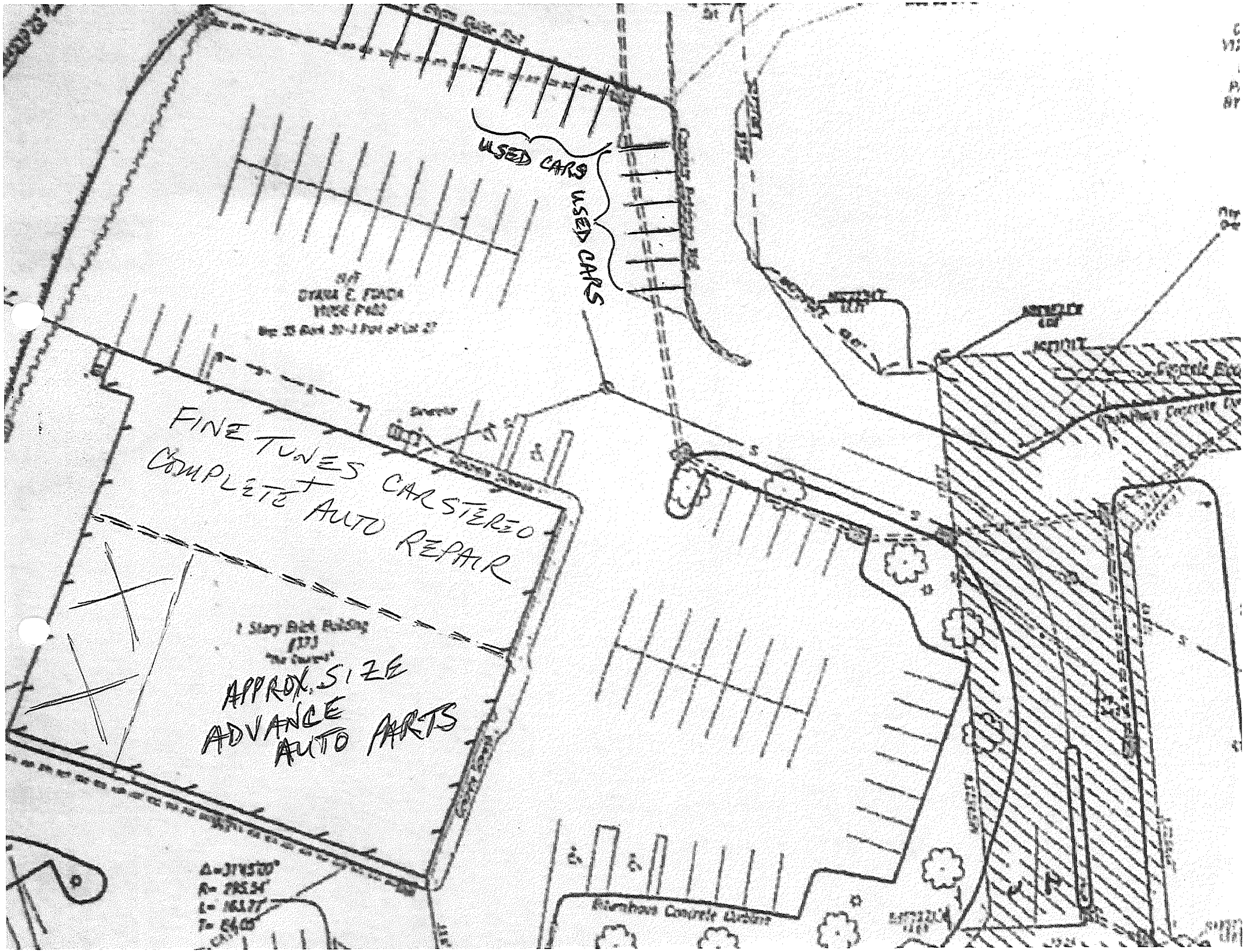
ZBA Form #1 – (To be used on and after January 22, 1981) Fee 3/2001

R10098
35/0027
TD



JGA
JACABACCI CONSTRUCTION ASSOCIATES INC.

373 East Main Street
Middletown CT


USED CARS
USED CARS
FINE TUNES CARSTEREO
+
COMPLETE AUTO REPAIR
APPROX. SIZE
ADVANCE
AUTO PARTS
Rainbow County Library

S 14-54
2020-2

DEPT. PLANNING & ZONING
20 MAY 26 AM 9:53

5/26/20

ZBA 2

CASE NO.

(Location)
Includes all State Taxes

CITY OF MIDDLETOWN ZONING BOARD OF APPEALS MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CT 06457

APPLICATION FOR LOCATION APPROVAL

THE ZONING BOARD OF APPEALS CANNOT APPROVE A LOCATION FOR A USE IF THE USE WOULD BE IN VIOLATION OF THE EXISTING ZONING REGULATIONS.

DATE 3-16-2020

OWNER Ograna Farda ADDRESS 7 Ocean View Hwy, Westerly RI 02891

APPLICANT JOHN SHEIL ADDRESS 17 LAUREL ST MIDDLETOWN
(If other than owner)

SUBJECT PROPERTY 373 EAST MAIN ST MIDDLETOWN ZONE
(Street Address)

OWNER'S DEED REFERENCE: VOL. PAGE Attach a legal description of the property.

The undersigned hereby applies for approval of the subject property as a proper location for the following type of use pursuant to the applicable General Statutes:

Sale of New Cars - G.S. sec. 14-54 Sale of Used X Cars - G.S. sec. 14-54

X General Repairer G.S. Sec. 14-54 Limited Repairer — G.S. Sec. 14-54

Gasoline Station — G.S. Sec. 14-321

Has any previous application for location approval been filed for this property? NO When?

Which approval was requested?

NOTICE: The clerk cannot accept an application unless signed, alk required information is provided, all required items attached and fee paid. The following must be attached:

(a) A legal description of the subject property; (b) A survey of the subject property prepared by a Connecticut land surveyor with the surveyor's seal and certification that it is substantially correct to the degree of accuracy shown thereon, showing the boundaries of the subject property, all existing and proposed structures and other improvements, all zoning lines pertinent to all boundaries and the width of all streets adjacent to the property; and (c) A statement of the location and distance from the subject property of the nearest school, church, theater, hospital, public building and intersections from both directions of each street adj acent to the property together with a general statement of the traffic conditions in the vicinity of the subject property.

Attach additional sheets, if necessary.

☐ SUBDIVISION
☐ SPECIAL EXCEPTION
☐ ZONING BOARD OF APPEALS
☐ SITE PLAN REVIEW

DEPT. PLANNING & ZONING
20 MAY 26 AM 9:53

FILE #_____

Please fill out this application in pen only so we will know who you are, what you are applying to do, and how to contact you. With this basic information we will evaluate your project as it relates to City regulations as quickly as possible. Thank you for your cooperation.

GENERAL INFORMATION ABOUT THE PEOPLE INVOLVED — Date 3-16-2020

Applicant: JOHN SHEIL — Phone #(860) 918-4343
Address: 17 LAUREL ST City MIDDLETOWN — State CT Zip 06457
Email: fine.tunes@snet.net — Cell Phone #(860) 918-4343
Agent: _____ — Phone#( ) _____
Address: _____ City _____ — State _____ Zip _____
Email: _____ — Cell Phone #( ) _____

WHAT ARE YOU APPLYING TO DO? (CHECK ONE OR MORE)

( ) Add an addition to a single/two family dwelling to be used for _____
( ) Construct a single family dwelling (A-2 survey required)
( ) Add an addition to a multi-family or non-residential building to be used for (A-2 survey required) _____
( ) Convert an existing building from present use as _____ to a new use as _____
( ) Construct one or more new buildings to be used for (A-2 survey required) _____
( ) Subdivide land into building lots (A-2 survey required)
( ) Change the text of the Zoning Code or amend the Zoning Map
( ) Install a sign
( ) Start a Residential Unit Business Pursuit
( ) Application for Zoning Board of Appeals
( ) Extract Natural Resources like sand or gravel or fill an area
(X) Request for a G.S. 14-54 Location Approval (gen. repairer, used car or new car dealer)
( ) Other _____

FACTS ABOUT LAND PROPOSED FOR USE

Landowner: _____ Location: 373 EAST MAIN ST
Name of Subdivision (if any): _____
Zone _____ Tax ID# _____ Tax Assessor's Map _____ Lot _____
Is this project within 500' of a Municipal Boundary? Yes _____ No _____
Is this project located in a FEMA 100 or 500 year flood plain? Yes _____ No _____
Utilities Available: City Water ( ); Private Well ( ); City Sewer ( ); Private Septic ( )

_____ DESIGN REVIEW BOARD STAFF*

_____ SIGNATURE OF APPLICANT/AGENT**

5-20-20 DATE OF REVIEW/APPROVAL

_____ SIGNATURE OF OWNER**

( ) PERMIT NOT REQUIRED
( ) ADMINISTRATIVE APPROVAL
( ) IWWA REVIEW REQUESTED
( ) IWWA PERMIT REQUIRED

_____ SIGNATURE OF IWWA STAFF

_____ Meets Zoning Requirements

_____ ZONING ENFORCEMENT OFFICER

**Both signatures required. I certify that the above information and plans submitted are true and correct, and that, if required, an application for an Inland/Wetlands permit has been filed before or on the same day as the filing of this application with the P&Z Commission.

*Signature by the Design Review Board Staff is required for all designs for exterior rehabilitation or new construction in the business zones.

DATE OF APPROVED PLANS _____ Received $ _____ by _____ check # _____

INITIAL APPLICATION FOR LAND USE