

Fee \$160.00  
(Variance)

ZBA2020-3

ZBA1  
CITY OF MIDDLETOWN  
ZONING BOARD OF APPEALS  
MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CT 06457

APPLICATION FOR VARIANCE FROM THE MIDDLETOWN ZONING REGULATIONS

DATE \_\_\_\_\_  
OWNER Joseph Passanisi ADDRESS 1006 Ridgewood Rd  
APPLICANT same ADDRESS \_\_\_\_\_  
(if other than owner)  
SUBJECT PROPERTY 1006 Ridgewood Rd ZONE R-1  
(Street Address)

OWNER'S DEED REFERENCE: VOL. 1144 PAGE 0232 Attach a legal description of the property

The undersigned hereby applies for a Variance of Section(s) 21

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: \_\_\_\_\_

Has any previous application been filed in connection with this property? NO When? \_\_\_\_\_  
Is hardship claimed? NO If so, what is the specific hardship? \_\_\_\_\_

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]  
Signature of Owner

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

Telephone No. 860-518-3577

Telephone No. \_\_\_\_\_



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

FILE # ZBA 2020-3  
SPR 2020 -

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

Applicant: Joseph Passanisi Date \_\_\_\_\_  
 Address: 1006 Ridgewood Rd City Middletown Phone # (860) 518-3577  
 Email: Joseph Passanisi 62 @ gmail.com State CT Zip 06457  
 Agent: \_\_\_\_\_ Cell Phone # (860) 5183577  
 Address: \_\_\_\_\_ City \_\_\_\_\_ Phone#( ) \_\_\_\_\_  
 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
- Request for a G.S. 14-54 Location Approval (gen. repairer, used car or new car dealer)
- Other Construct Garage

DEPT. PLANNING & ZONING  
20 JUN 10 AM 8:52

FACTS ABOUT LAND PROPOSED FOR USE

Landowner: \_\_\_\_\_ Location: \_\_\_\_\_  
 Name of Subdivision (if any): \_\_\_\_\_  
 Zone R-1 Tax ID# B12926 Tax Assessor's Map 09 Lot 0100  
 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\*\*

DATE OF REVIEW/APPROVAL

SIGNATURE OF OWNER\*\*

- PERMIT NOT REQUIRED
- ADMINISTRATIVE APPROVAL
- IWVA REVIEW REQUESTED
- IWVA PERMIT REQUIRED

\*\*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 OF IWVA STAFF

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

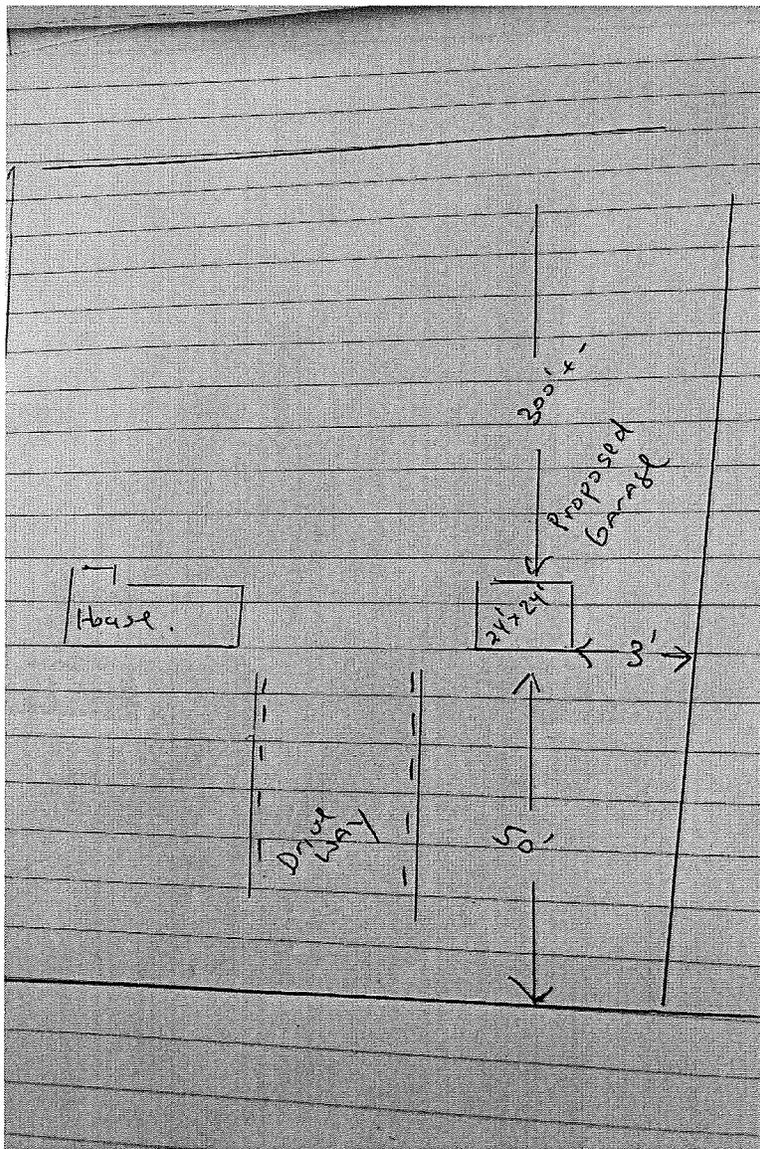
\_\_\_\_\_ Meets Zoning Requirements

ZONING ENFORCEMENT OFFICER  
DATE OF APPROVED PLANS

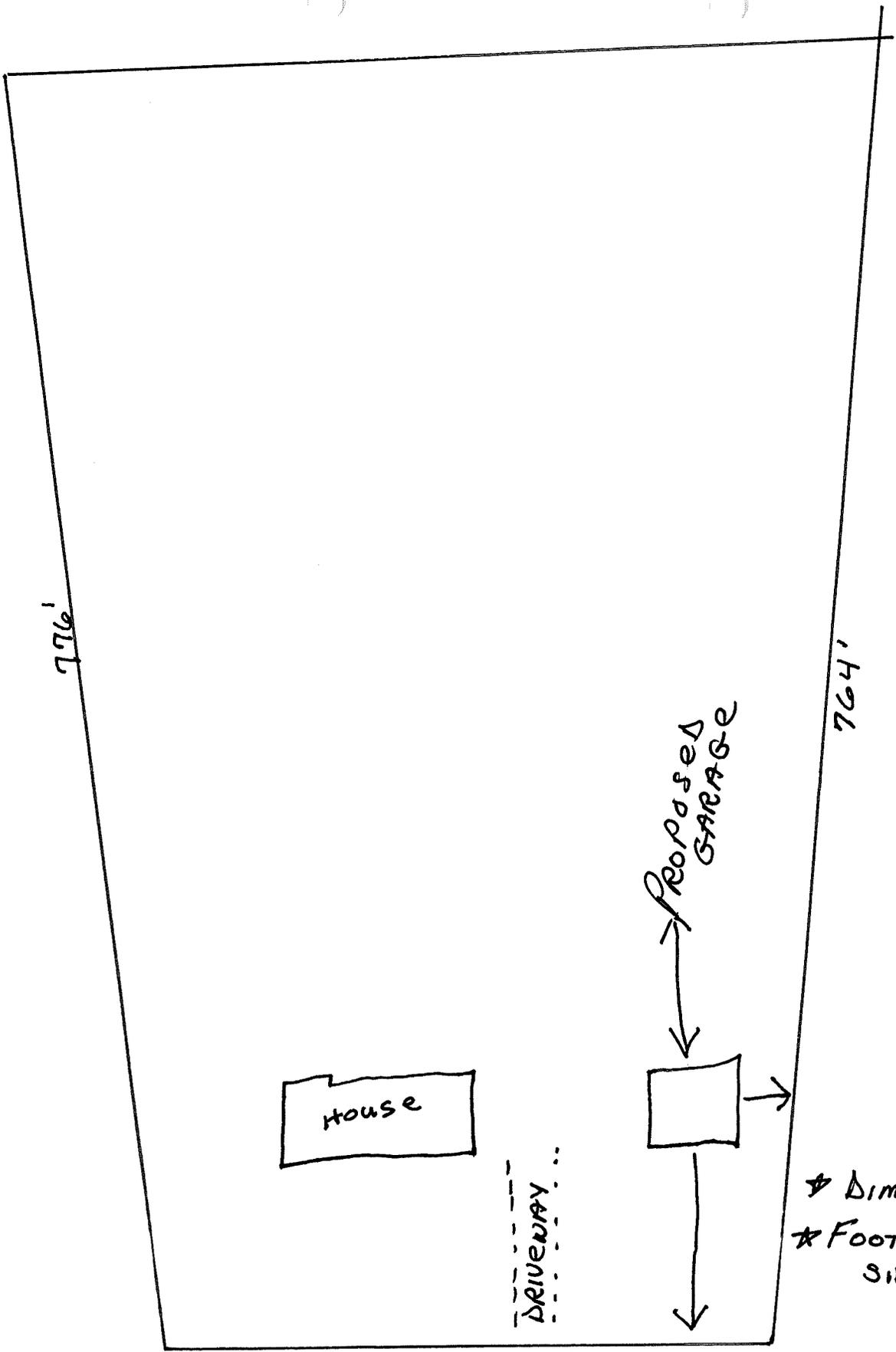
Received \$ 160.00 by S.N check # 129  
6/12/20

INITIAL APPLICATION FOR LAND USE









★ DIMENSIONS  
★ FOOTAGE FROM  
SIDE & FRONT  
LOT LINES

175'



**Nesco, Susan**

---

**From:** Nesco, Susan  
**Sent:** Monday, June 15, 2020 8:37 AM  
**To:** 'joseph passanisi'  
**Subject:** RE: Good afternoon Susan hopefully this works the reason for the variance is we cannot make the turn coming out of the garage onto the driveway it would be very tight any questions please call have a great weekend thank you

Thank you. The board will need to know why you cannot put at the end of the driveway next to the house. It cannot be a self-inflicted hardship. Also, will you still be sending the deed?

Thank you,  
Sue

-----Original Message-----

**From:** joseph passanisi <josephpassanisi62@gmail.com>  
**Sent:** Saturday, June 13, 2020 5:23 PM  
**To:** Nesco, Susan <Susan.Nesco@MiddletownCT.Gov>  
**Subject:** Good afternoon Susan hopefully this works the reason for the variance is we cannot make the turn coming out of the garage onto the driveway it would be very tight any questions please call have a great weekend thank you



CITY OF MIDDLETOWN  
Department of Planning, Conservation, and Development

<http://www.middletonplanning.com>

PO Box 1300  
245 deKoven Drive  
Middletown, CT 06457-1300  
(860) 344-3425

**Erosion & Sedimentation Control Compliance Agreement**

I, (PRINT NAME) Joseph Passanisi hereby agree that any tree cutting, land clearing, earth excavation, earth filling or any other construction activity associated with an approved permit at:

(PROPERTY ADDRESS) 1006 Ridgewood Rd., Middletown  
CT 06457

shall be in compliance with a approved plot/site plan as well and the City of Middletown Erosion & Sedimentation Control Guidelines.

I understand that failure to comply with the City of Middletown Erosion & Sedimentation Control Guidelines shall be deemed a violation and shall result in an enforcement action that may include a \$150 per day municipal citation fine and shall preclude zoning approval required for the issuance of a Certificate of Occupancy.

The City of Middletown reserves the right to implement corrective action for Erosion & Sedimentation Control violations, and in such cases will seek reimbursement for expenses related to any corrective action deemed necessary by the City.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

.....  
*For Office Use Only*  
.....

SPR# \_\_\_\_\_



# 1006 RIDGEWOOD RD

**Location** 1006 RIDGEWOOD RD

**Map-Lot** 09 / 0100 / 1

**Acct#** R12926

**Owner** PASSANISI JOSEPH C &  
ESMERALDA O

**Municipality**

**Assessment** \$238,420

**Appraisal** \$340,590

**PID** 13161

**Building Count** 1

**Assessing District**

## Current Value

| Appraisal      |              |          |           |
|----------------|--------------|----------|-----------|
| Valuation Year | Improvements | Land     | Total     |
| 2018           | \$248,590    | \$92,000 | \$340,590 |

| Assessment     |              |          |           |
|----------------|--------------|----------|-----------|
| Valuation Year | Improvements | Land     | Total     |
| 2018           | \$174,020    | \$64,400 | \$238,420 |

## Parcel Addresses

| Additional Addresses                              |
|---|
| No Additional Addresses available for this parcel |

## Owner of Record

**Owner** PASSANISI JOSEPH C & ESMERALDA O  
**Co-Owner**  
**Address** 1006 RIDGEWOOD ROAD  
MIDDLETOWN, CT 06457

**Sale Price** \$0  
**Certificate**  
**Book & Page** 1144/0232  
**Sale Date** 12/02/1997  
**Instrument** 29

## Ownership History

| Ownership History                |            |             |             |            |            |
|----------------------------------|------------|-------------|-------------|------------|------------|
| Owner                            | Sale Price | Certificate | Book & Page | Instrument | Sale Date  |
| PASSANISI JOSEPH C & ESMERALDA O | \$0        |             | 1144/0232   | 29         | 12/02/1997 |

## Building Information

## Building 1 : Section 1

**Year Built:** 1959  
**Living Area:** 2,336  
**Replacement Cost:** \$316,751  
**Building Percent Good:** 73  
**Replacement Cost Less Depreciation:** \$231,230

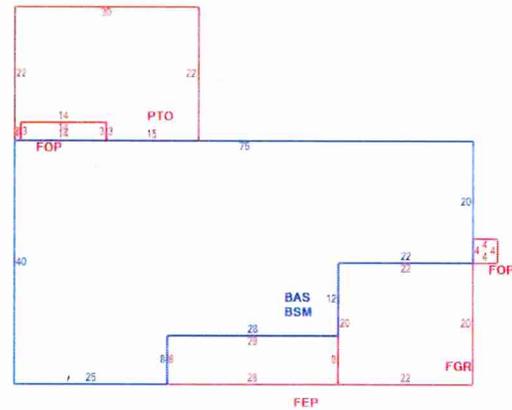
| Building Attributes |                |
|---------------------|----------------|
| Field               | Description    |
| Style               | Ranch          |
| Model               | Residential    |
| Grade               | B-             |
| Stories             | 1 Story        |
| Occupancy           | 1              |
| Exterior Wall 1     | Average        |
| Exterior Wall 2     |                |
| Roof Structure      | Gable          |
| Roof Cover          | Asphalt Shingl |
| Interior Wall 1     | Drywall        |
| Interior Wall 2     |                |
| Interior Floor 1    | Hardwood       |
| Interior Floor 2    | Ceram Clay Til |
| Heat Fuel           | Oil            |
| Heat Type           | Hot Water      |
| Ac Type             | None           |
| Bedrooms            | 3              |
| Full Baths          | 3              |
| Half Baths          | 0              |
| Extra Fixtures      | 1              |
| Total Rooms         | 8              |
| Bath Remodel        | Not Updated    |
| Kitchen Remodel     | Not Updated    |
| Extra Kitchens      | 0              |
| Fireplaces          | 1              |
| Extra Openings      | 2              |
| Gas Fireplace       | 0              |
| Usrflid 105         | None           |
| Int vs Ext          | Same           |
| A/C Type            | Central        |
| A/C %               | 100            |
| Fin Bsmt Area       | 1050.00        |

## Building Photo



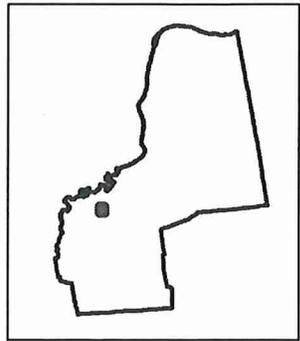
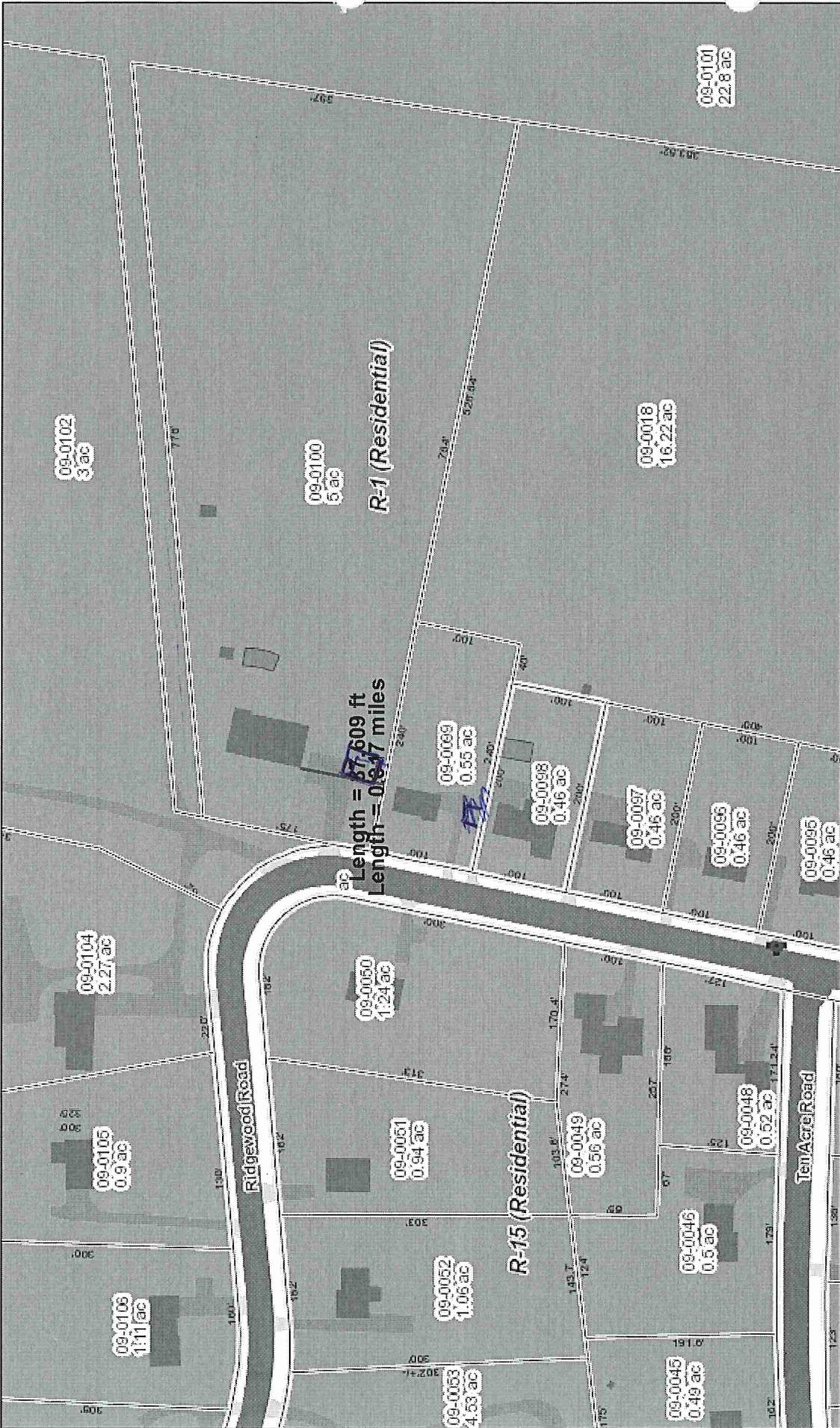
(<http://images.vgsi.com/photos/MiddletownCTPhotos/A00N02\55\94.jpg>)

## Building Layout



(ParcelSketch.ashx?pid=13161&bid=13161)

| Building Sub-Areas (sq ft) |                   |            | Legend      |
|----------------------------|-------------------|------------|-------------|
| Code                       | Description       | Gross Area | Living Area |
| BAS                        | First Floor       | 2,336      | 2,336       |
| BSM                        | Basement          | 2,336      | 0           |
| FEP                        | Enclosed Porch    | 224        | 0           |
| FGR                        | Garage            | 440        | 0           |
| FOP                        | Framed Open Porch | 58         | 0           |
| PTO                        | Patio             | 618        | 0           |
|                            |                   | 6,012      | 2,336       |



Map generated 2/25/2020



## City of Middletown, Connecticut

Map Legend: <http://gis.cityofmiddletown.com/middletown/legend.pdf>

Property Card: <http://gis.vgsi.com/MiddletownCT/Parcel.aspx?pid=13161>

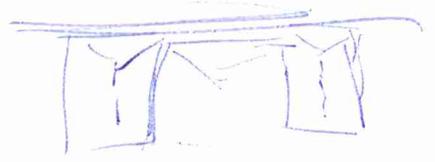
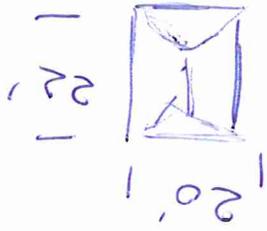
1 in = 146 ft



**MAP FOR REFERENCE ONLY - NOT A LEGAL DOCUMENT**

Because of different update schedules, current property assessments may not reflect recent changes to property boundaries. Check with the Board of Assessors to confirm boundaries uses at the time of assessment.

9' WALLS



WARRANTY DEED  
(Statutory Form)

LISA D. BROWN, of 23 Argyle Road, East Islip, New York, for consideration paid of One Hundred Fifty Thousand Dollars and 00/100 (\$150,000.00) does grant to JOSEPH C. PASSANISI and ESMERALDA O. PASSANISI of the Town of Middletown and County of Middlesex and State of Connecticut, as Joint Tenants with Rights of Survivorship, with WARRANTY COVENANTS:

All that certain piece or parcel of land with all buildings and improvements thereon containing five (5) acres, more or less, situated on the east side of Ridgewood Road, in the Town of Middletown, as shown on a map entitled "Map of a Portion of the Property of Conrad L. and Norma K. Berglund, Middletown, Connecticut, October, 1952, Scale 1"=40'", bounded and described as follows:

- Northerly: by land now or formerly of Michael J. Higgins seven hundred seventy-six (776) feet;
- Easterly: by land now or formerly of Michael J. Higgins three hundred ninety-seven (397) feet;
- Southerly: by land now or formerly of Conrad L. and Norma K. Berglund, seven hundred sixty-four (764) feet; and
- Westerly: by Ridgewood Road, one hundred seventy-five (175) feet.

Said premises are known as 1006 Ridgewood Road, Middletown, Connecticut.

Said Premises are subject to:

1. Building lines if established, and all laws, ordinances and governmental regulations affecting the Premises including, but not limited to, building, zoning, planning and wetlands laws and regulations;
2. Real Estate Taxes to the City of Middletown on the List of October 1, 1996, second half, and the List of October 1, 1997 and thereafter, which taxes the grantee herein hereby assumes and agrees to pay as part of the consideration for this deed.
3. Fire District Taxes to the Middlefield Fire District on the List of October 1, 1997, and thereafter, which taxes the grantee herein hereby assumes and agrees to pay as part of the consideration for this deed.

<sup>5.00</sup>  
 Note: Conveyance Tax received, ST. TX \$ 750.<sup>00</sup>  
*[Signature]*  
 \_\_\_\_\_  
 Town Clerk of Middletown



Signed this 26<sup>th</sup> day of November, 1997.

Witnessed by:  
Teresa Brack  
Teresa Brack

Lisa Lucas  
LISA LUCAS

Lisa D. Brown  
Lisa D. Brown

STATE OF NEW YORK  
COUNTY OF Suffolk

November 26, 1997

Personally appeared Lisa D. Brown, signer of the foregoing instrument and acknowledged the same to be her free act and deed before me.

*[Signature]*



Notary Public  
My Commission Expires: 10/31/98  
(SEAL)

Address of Grantee(s):  
1006 Ridgewood Rd.  
Middletown, CT 06457

F:\DATA\DOCS\CU\ENT\BROWN\LISA LERE\DEED.WPD

Rec'd for Record DEC - 2 1997 at 11:05 AM  
Recorded by *[Signature]*



**Nesco, Susan**

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**From:** joseph passanisi <josephpassanisi62@gmail.com>  
**Sent:** Monday, June 15, 2020 4:04 PM  
**To:** Nesco, Susan

**Subject:** Re: Good afternoon Susan hopefully this works the reason for the variance is we cannot make the turn coming out of the garage onto the driveway it would be very tight any questions please call have a great weekend thank you

Good afternoon Susan as I'm driving home from work I'm doing a lot of thinking and yes the elevation drops off considerably so I would have to bring in a lot of fill in order to do that which I will not get the nice look like I will have by doing it with the gable facing the street side and we will be able to pull nicely out of the 24' x 24' garage right out of the driveway have a great night

Sent from my iPhone

> On Jun 15, 2020, at 12:14 PM, joseph passanisi <josephpassanisi62@gmail.com> wrote:

> There's a mortgage on the house the bank has the deed FYI property drops off to a cliff we would have to bring many truckloads of topsoil and build retaining wall not gonna happen my reason for the garage going where it goes it will look best and we will be able to pull out of the garage onto the driveway. Therefore my reason for hardship is we cannot pull out of the garage onto the driveway unless it's set 3 feet from boundary line which we have permission from the neighbor no problem regards Joe

> Sent from my iPhone

>> On Jun 15, 2020, at 8:37 AM, Nesco, Susan <Susan.Nesco@middletownct.gov> wrote:

>> Thank you. The board will need to know why you cannot put at the end of the driveway next to the house. It cannot be a self-inflicted hardship.  
>> Also, will you still be sending the deed?

>> Thank you,  
>> Sue

>> -----Original Message-----

>> From: joseph passanisi <josephpassanisi62@gmail.com>

>> Sent: Saturday, June 13, 2020 5:23 PM

>> To: Nesco, Susan <Susan.Nesco@MiddletownCT.Gov>

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