

GS 14-54

ZBA 2

2020-4

CASE NO. \_\_\_\_\_

FEE: \$160.00

(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 10-20-2020

OWNER George Piel ADDRESS 90 North Main St  
APPLICANT Middlesex auto service & sales LLC ADDRESS Middle town CT 06457  
(If other than owner)

SUBJECT PROPERTY 90 N Main St 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 Cars - G.S. Sec. 14-54
- 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? \_\_\_\_\_ When? \_\_\_\_\_

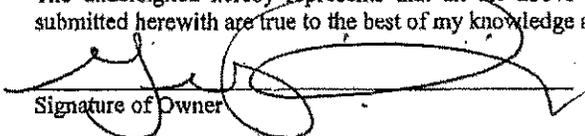
Which approval was requested? \_\_\_\_\_

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;
- (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 adjacent to the property together with a general statement of the traffic conditions in the vicinity of the subject property.

Attach additional sheets, if necessary.

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 

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

Telephone No. 860-614-2854

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

90 NORTH MAIN ST

G.S. 14-54

10/21/20

Location 90 NORTH MAIN ST

Map-Lot 20//0104//

Acct# R02076

Owner JUDKINS RONALD C

Municipality

Assessment \$80,230

Appraisal \$114,610

PID 492

Building Count 1

Assessing District

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$72,230	\$42,380	\$114,610
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$50,560	\$29,670	\$80,230

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner JUDKINS RONALD C  
 Co-Owner  
 Address 90 NORTH MAIN ST  
 MIDDLETOWN, CT 06457

Sale Price \$0  
 Certificate  
 Book & Page 0999/0435  
 Sale Date 01/06/1993  
 Instrument 29

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
JUDKINS RONALD C	\$0		0999/0435	29	01/06/1993

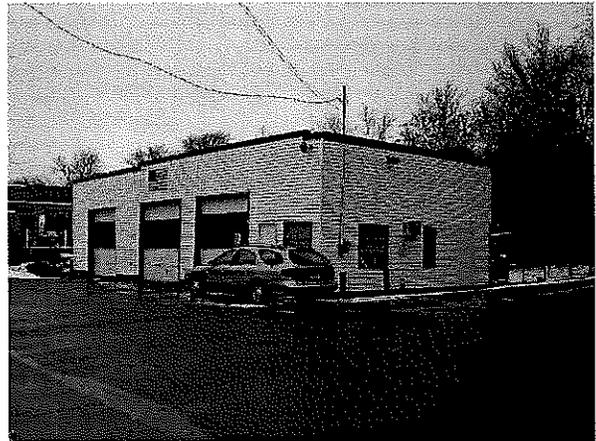
Building Information

**Building 1 : Section 1**

**Year Built:** 1930  
**Living Area:** 1,593  
**Replacement Cost:** \$101,735  
**Building Percent Good:** 69  
**Replacement Cost Less Depreciation:** \$70,200

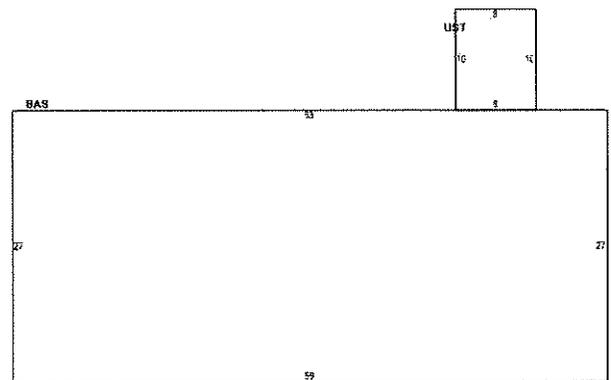
Building Attributes	
Field	Description
STYLE	Service Shop
MODEL	Commercial
Grade	C+
Stories	1
Occupancy	1.00
Exterior Wall 1	Concrete
Exterior Wall 2	Vinyl Siding
Roof Structure	Flat
Roof Cover	Tar and Gravel
Interior Wall 1	Minimum
Interior Wall 2	
Interior Floor 1	Concrete
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Forced Air
AC Type	None
Struct Class	
Bldg Use	Commercial Improv
Usrflid 215	
Usrflid 216	
Cov Parking	0
Uncov Parking	0
Percent Fin	100
1st Floor Use	
Heat/AC	None
Frame Type	Masonry
Baths/Plumbing	Average
Ceiling/Walls	Typical
Rooms/Prtns	Average
Wall Height	14.00
Usrflid 214	

**Building Photo**



(<http://images.vgsi.com/photos/MiddletownCTPhotos/A00\03\16\01.jpg>)

**Building Layout**



(ParcelSketch.ashx?pid=492&bid=492)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,593	1,593
UST	Utility Storage	80	0
		1,673	1,593

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

**Land Use**

Use Code 201  
 Description Commercial Improv  
 Zone IRA  
 Neighborhood 3050  
 Alt Land Appr No  
 Category

**Land Line Valuation**

Size (Acres) 0.23  
 Assessed Value \$29,670  
 Appraised Value \$42,380

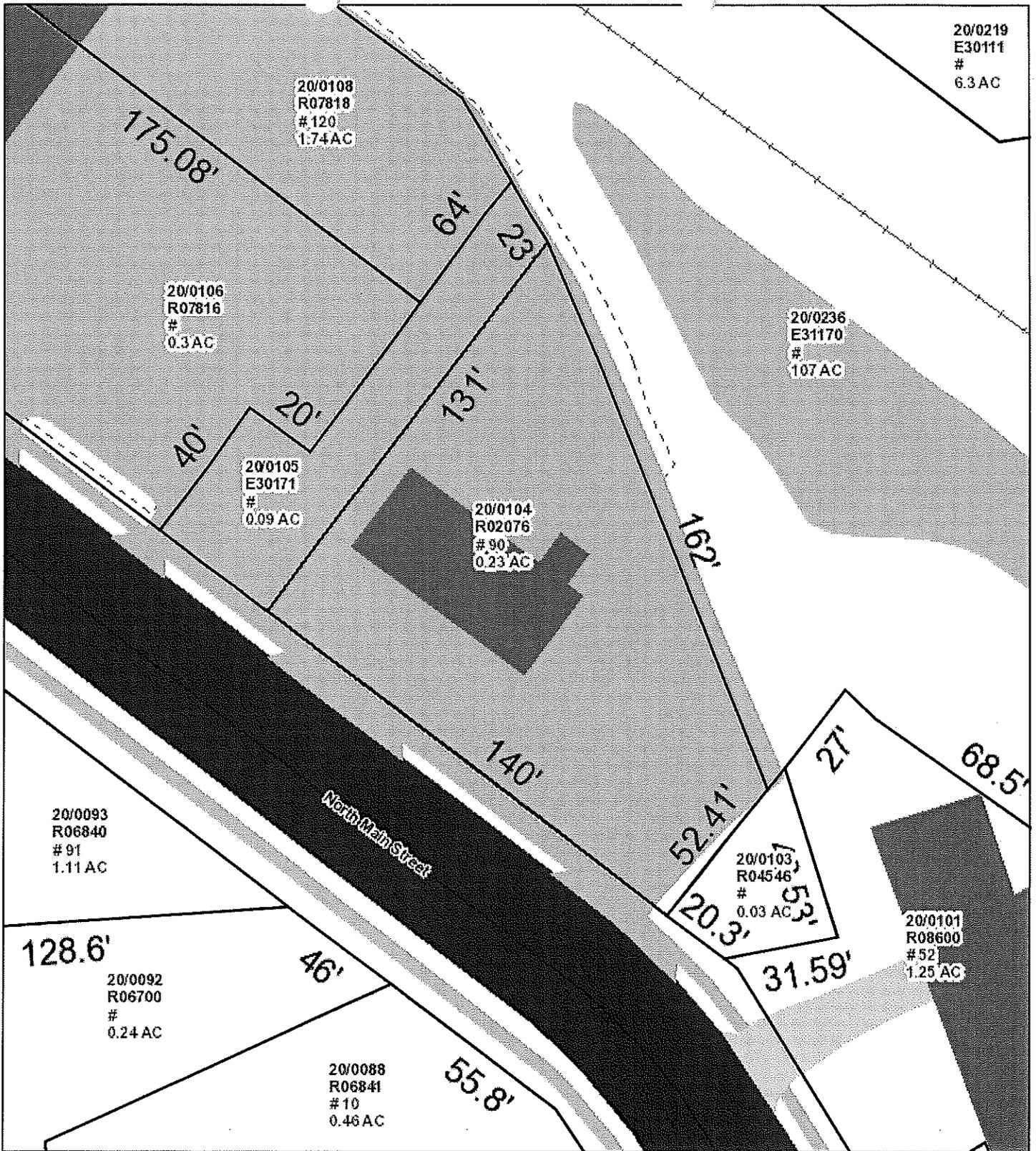
**Outbuildings**

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving	AS	Asphalt	1800.00 UNITS	\$2,030	1

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$72,230	\$42,380	\$114,610
2018	\$72,230	\$42,380	\$114,610
2017	\$72,230	\$42,380	\$114,610

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$50,560	\$29,670	\$80,230
2018	\$50,560	\$29,670	\$80,230
2017	\$50,560	\$29,670	\$80,230

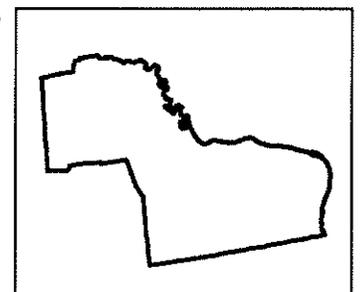


## 90 N. Main Map

Map generated 10/16/2020



Map Legend: <http://gis.cityofmiddletown.com/middletownct/legend.pdf>  
<vision link>



0 0.003 0.006 0.012 0.018 0.024 mi 1 in = 50 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.