

**MIDDLETOWN ZONING BOARD OF APPEALS
PUBLIC HEARING NOVEMBER 5, 2020**

VIA WEBEX

**PUBLIC COMMENT MAY BE LIMITED TO FIVE MINUTES. PUBLIC IS ENCOURAGED
TO SUBMIT WRITTEN COMMENTS PRIOR TO OR AT THE PUBLIC HEARING**

1. Request for a variance with regard to Section 21.02 for side setback from 10 ft to 2 ft. for a 10' x 16' garage at 69 High Street. Applicant/agent Tanja Ashlin ZBA2020-7

Gary Middleton, Chairman
Zoning Board of Appeals

P.O. No. #32983, Account No. 0245877

The above legal notice to appear in the Hartford Courant TWICE

Friday, October 23, 2020
Friday, October 30, 2020

9171999991 7030 3031 3262
10/20/20

**NOTICE OF VIRTUAL
PUBLIC HEARING
FOR
ZONING BOARD OF APPEALS
AT 5:30 PM
NOVEMBER 5, 2020**

**A link to meeting can be found at
www.middletownct.gov**

1. LOCATION – See Legal Notice for location (Municipal Building or Russell Library) of meeting.
2. DATE – Show date assigned for hearing by either the Planning and Zoning Commission or the Zoning Board of Appeals.

Revised 2/10/92

Section 48.03.05 Public Hearing Notice

Notice of any public hearing for any reason authorized by this Code shall be given as required by the Connecticut General Statutes, as amended. Additionally, the applicant shall cause to be posted a sign or signs and written notice to be given notifying the public of a public hearing related to an application for all such hearings. The signs and the written notice shall be the responsibility of the applicant and posted subject to the following conditions:

- 1.) The sign shall be posted seven (7) calendar days prior to the date of the public hearing (Eight (8) days if the seventh day is a holiday) and shall not be removed by the applicant until the hearing is closed;
- 2.) The sign shall be firmly secured to the ground or structure to prevent vandalism and shall be along the most visible portion of road frontage. The sign shall be erected in a manner so as to be visible to traffic moving in both directions and be perpendicular to the roadway, except in the case of signs at the end of cul-de-sacs. If there is more than one frontage of the parcel on an improved street or streets, one sign for each frontage shall be posted; (Section amended effective 7/15/2001)
- 3.) The composition of the sign shall be of a durable material (wood or metal) forty (40) inches by forty (40) inches in size painted white with black lettering having a minimum height of four (4) inches with a letter stroke of one (1) inch;
- 4.) The signs shall advertise the date, time, and place of the public hearing;
- 5.) The Zoning Enforcement Officer shall file a report with the Commission that the sign was observed in place in accordance with the above;
- 6.) An applicant who fails to display the sign shall be required to withdraw and file a new application and fee;
- 7.) The sign shall be taken down one (1) week after the

public hearing is closed.

8.) Any sign not removed shall be ordered to be removed by the Zoning Enforcement Officer, who is authorized to rescind and revoke any approval for non compliance;

9.) Applications shall include a list, prepared by the applicant, of the names and mailing addresses of the owners of all parcels of land included within the application and abutting the subject property as shown on the most recent records on file in the City Tax Assessor's Office (or the actual owners of record if otherwise known by the applicant). If a condominium project abuts such property, the applicant shall list the owners of such units which abut such property directly and the condominium association (all owners not required). The applicant shall mail notification of said pending application to at least one (1) owner of each such property not more than fifteen (15) days or less than ten (10) days before the public hearing, by transmitting the text of the public hearing notice as provided by the Commission;

10.) Evidence of such mailing, in the form of United States Post Office Certificates of Mailing, shall be submitted to the Planning Office along with the above said list of property owners, not less than five (5) calendar days prior to the hearing date. Failure to comply with any of the procedures required herein, shall be deemed valid basis for denial of the subject request; and

11.) These requirements shall apply to any amendment proposed by the Commission unless the proposal would require the mailing of greater than fifty (50) certified letters or the posting of more than two (2) signs.

(Section amended effective 10/1/96)

Fee \$160.00
(Variance)

ZBA 2020-7

10/13/20

ZBA1

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

APPLICATION FOR VARIANCE FROM THE MIDDLETOWN ZONING REGULATIONS

DATE October 8th 2020

OWNER Tanja Ashlin ADDRESS 69 High St, Middletown

APPLICANT _____ ADDRESS _____
(if other than owner)

SUBJECT PROPERTY 69 High St, Middletown ZONE R 15
(Street Address)

OWNER'S DEED REFERENCE: VOL. 1591 PAGE 799 Attach a legal description of the property.

The undersigned hereby applies for a Variance of Section(s) 21.02

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: _____

Placement of garden shed within 10 feet of property line

Has any previous application been filed in connection with this property? no When? _____
Is hardship claimed? yes If so, what is the specific hardship? _____

parcel shape and slope of land preclude placement further than 10 feet from side

property line. proposed location is consistent with placement of neighbors' outbuildings

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.

Tanja Ashlin
Signature of Owner

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

Telephone No. 860-794-8177

Telephone No. _____

DEPT. PLANNING & ZONING
20 OCT 13 4 50 02

Please fill out this application 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 10/04/2020
 Applicant: Tanja Ashlin Phone# 860-794-8177
 Address: 69 High St City Middletown State CT Zip 06457
 Agent: N/A Phone# _____ State CT Zip _____
 Address: _____ City _____ State CT Zip _____

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) 10' x 16' Shed in back of property
- Subdivide land into building lots (A-2 survey required)
- Change the text of the Zoning Code or amend the Zoning Map
- Install a sign, footage along front of the building: _____
- Start a Residential Unit Business Pursuit
- Application for Zoning Board of Appeals
- Extract Natural Resources like sand or gravel or fill an area
- Other _____

DEPT. PLANNING & ZONING
20 OCT 13 AM 9:02

INITIAL APPLICATION FOR JAN 20 2020

FACTS ABOUT LAND PROPOSED FOR USE

Landowner: Tanja Ashlin Location: 69 High St
 Zone R-15 Lot Area 0.43 acre Tax Assessor's Map 26 Block 23-24 Lot 0097 (lot 29)
 Is this project within 500' of a Municipal Boundary? Yes _____ No X ✓
 Is this project located in a FEMA 100 or 500 year flood plain? Yes _____ No X ✓
 Utilities Available: City Water (); Private Well (); City Sewer (); Private Septic ()

DESIGN REVIEW BOARD STAFF*

Tanja Ashlin
SIGNATURE OF APPLICANT/AGENT**

DATE OF REVIEW/APPROVAL

Tanja Ashlin
SIGNATURE OF OWNER**

- PERMIT REQUIRED
- PERMIT NOT REQUIRED
- IWA REVIEW 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 IWA STAFF

Meets Zoning Requirements

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

ZONING ENFORCEMENT OFFICER

DATE/DATE OF APPROVED PLANS

PQ. 10/13/20
Ch # 2177
\$160.00

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STATUTORY WARRANTY DEED

WESLEYAN UNIVERSITY, a corporation specially chartered by the General Assembly of the State of Connecticut, having its principal place of business in the City of Middletown, County of Middlesex and State of Connecticut (hereinafter referred to as "Grantor") for the consideration of TWO HUNDRED FIFTY THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$250,500.00) received to its full satisfaction of TANJA A. ASHLIN, of the City of Middletown, County of Middlesex, and State of Connecticut (hereinafter referred to as "Grantee") does give, grant, bargain, sell and confirm unto the said Grantee with WARRANTY COVENANTS, the following described premises more commonly 69 High Street, situated in the City of Middletown, County of Middlesex, State of Connecticut:

SEE SCHEDULE A, LEGAL DESCRIPTION, ATTACHED HERETO AND INCORPORATED BY REFERENCE.

THE ABOVE PREMISES ARE CONVEYED SUBJECT TO:

1. Building lines, if established, all laws, ordinances or governmental regulations, whether Federal, State or Local, whether public or private, including building, inland/wetland, coastal wetlands, historical district and zoning rules, regulations and ordinances affecting said premises. All covenants, restrictions, regulations and agreements, reservations, easements, conditions and rights appearing of record.
2. Real estate taxes to the City of Middletown on the Grand List of October 1, 2006, which the Grantee herein assumes and agrees to pay as part consideration for the deed.

\$ ^{1,252.50} Conveyance Tax received, ST TX \$ ^{1,252.50}
[Signature]
Town Clerk of Middletown

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SCHEDULE A

All that certain piece or parcel of land, together with all buildings and improvements thereon, located in the City of Middletown, County of Middlesex and State of Connecticut, known as 69 High Street and also shown as "other land of Wesleyan University A = .043" set forth on a certain map or plan entitled "Map showing property of Wesleyan University, High Street, Middletown, Conn. Scale 1" = 40' Aug. 23, 1979" on file as Map #334B in the Middletown Town Clerk's Office.

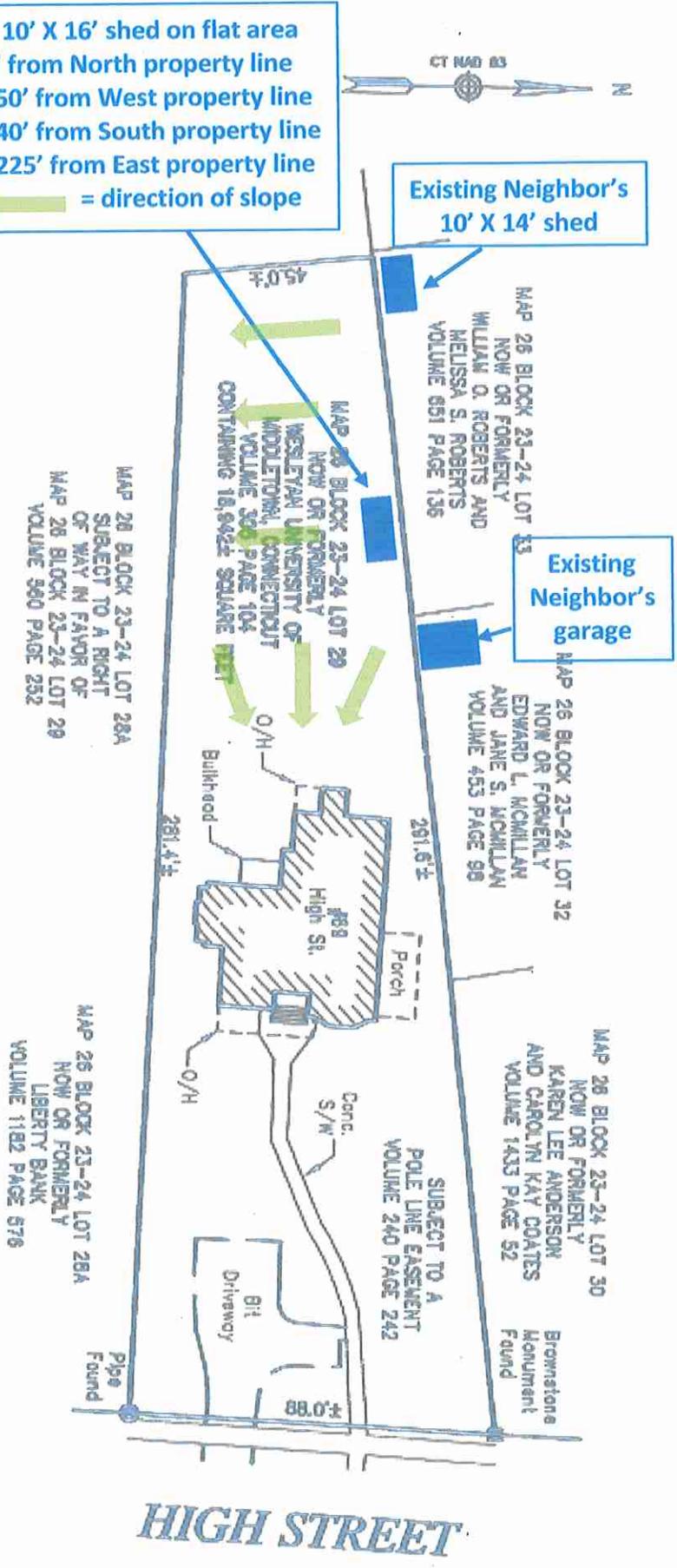
Together with rights of way and easements for travel and other purposes, and subject to power line easements as of record appear; EXCEPTING THEREFROM an Easement dated November 1, 1979 and recorded in Volume 580, at Page 252 of the Middletown Land Records.

RECEIVED
MAY 2 11 51 AM '07
MIDDLETOWN TOWN CLERK'S OFFICE

968449v.1

69 High Street Proposed Shed

10' X 16' shed on flat area
 2' from North property line
 ~50' from West property line
 ~40' from South property line
 ~225' from East property line
 ← = direction of slope



THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

THIS IS A HORIZONTAL COMPILATION PLAN CONFORMING TO A CLASS D STANDARD OF ACCURACY. PROPERTY LINE INFORMATION WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. PROPERTY LINE INFORMATION SHOWN IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY BY THE SURVEYOR, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AND THAT THIS PLAN IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

Christopher C. Danforth
 CHRISTOPHER C. DANFORTH, L.S. #70118 DATE 2/14/2007

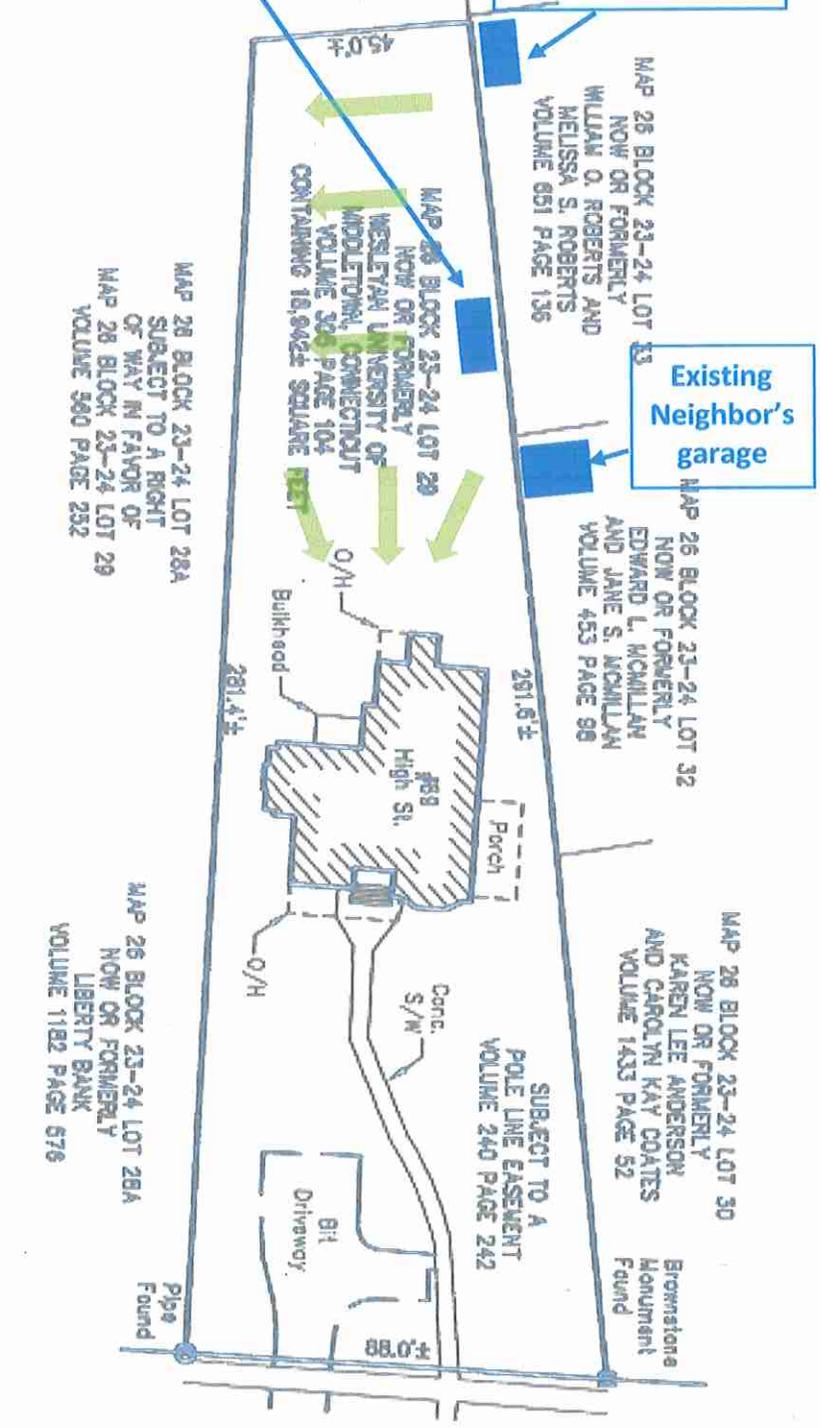


Completion Plan
 69 High Street
 Middletown, CT

Sv-1
 Vanessa Hangan Bransford, Inc.
 2/14/07

69 High Street Proposed Shed

10' X 16' shed on flat area
 2' from North property line
 ~50' from West property line
 ~40' from South property line
 ~225' from East property line
 ← = direction of slope



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Christopher C. Danforth
 CHRISTOPHER C. DANFORTH, L.S. #70118 DATE 2/14/2007



Vernisse Hannon Bransford, Inc.
 Sv-1
 2/14/07

Compilation Plan
 69 High Street
 Middletown, CT

HIGH STREET

69 High St. Shed Location Pictures

Slope direction



→ *GN*

Shed location

Property line



→ *GN*

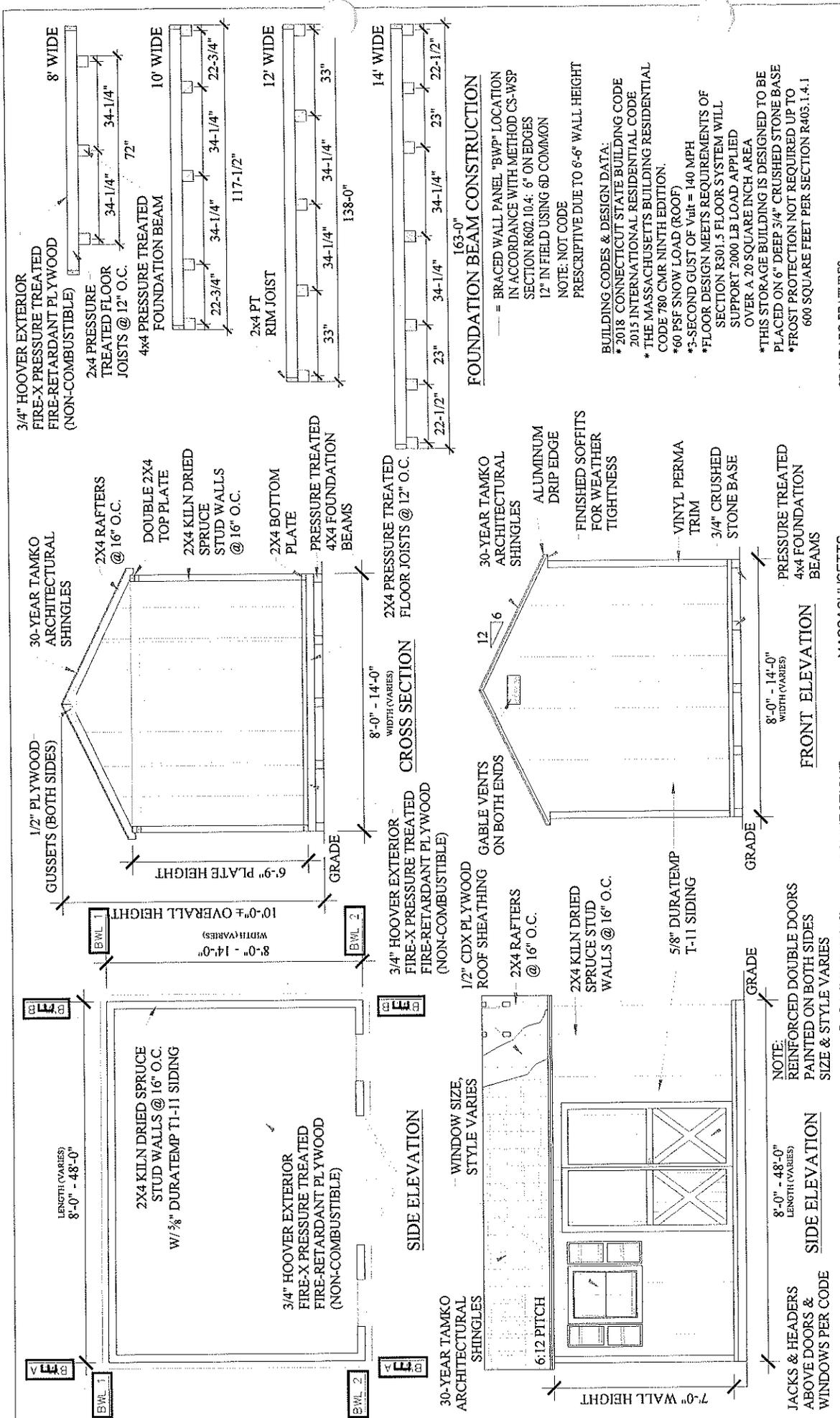
Neighbor's Shed



Neighbor's Garage

GN
↑

Please see electronic version that was emailed.
It is clearer.



STANDARD FEATURES:
 BASE: 4x4 PRESSURE-TREATED BEAMS
 FLOOR FRAMING: 2x4 PRESSURE-TREATED JOISTS, 12" O.C.
 FLOORING: 3/4" HOOVER EXTERIOR FIRE-X PRESSURE TREATED FIRE-RETARDANT PLYWOOD (NON-COMBUSTIBLE)

WALL & ROOF FRAMING:
 PREMIUM 2x4 KILN DRIED SPRUCE LUMBER @16" O.C.
 5/8" DURATEMP T-11 OR VINYL 30-YEAR TAMKO ARCHITECTURAL SHINGLES HEAVY-DUTY, REINFORCED AND PAINTED ON BOTH SIDES

SIZING:
 8'X8' TO 14'X48'

FOUNDATION BEAM CONSTRUCTION
 = BRACED WALL PANEL "BWP" LOCATION IN ACCORDANCE WITH METHOD CS-WSP SECTION R602.10.4: 6" ON EDGES 12" IN FIELD USING 6D COMMON
 NOTE: NOT CODE PRESCRIPTIVE DUE TO 6'-6" WALL HEIGHT

BUILDING CODES & DESIGN DATA:
 * 2018 CONNECTICUT STATE BUILDING CODE
 * 2015 INTERNATIONAL RESIDENTIAL CODE
 * THE MASSACHUSETTS BUILDING RESIDENTIAL CODE 780 CMR NINTH EDITION.
 * 60 PSF SNOW LOAD (ROOF)
 * 3-SECOND GUST OF V₁₀ = 140 MPH
 * FLOOR DESIGN MEETS REQUIREMENTS OF SECTION R301.3 FLOOR SYSTEM WILL SUPPORT 2000 LB LOAD APPLIED OVER A 20 SQUARE INCH AREA
 * THIS STORAGE BUILDING IS DESIGNED TO BE PLACED ON 6" DEEP 3/4" CRUSHED STONE BASE
 * FROST PROTECTION NOT REQUIRED UP TO 600 SQUARE FEET PER SECTION R403.1.4.1

MASSACHUSETTS
 COMMONWEALTH OF MASSACHUSETTS
 EVERETT SKINNER, REGISTERED PROFESSIONAL ENGINEER
 No. 50034

CONNECTICUT
 STATE OF CONNECTICUT
 EVERETT W. SKINNER, REGISTERED PROFESSIONAL ENGINEER
 No. 27224

THE BARN YARD GREAT COUNTRY GARAGES
 LICENSES:
 CT H.I.C. LICENSE # 558916
 RI H.I.C. LICENSE # 23105
 MA H.I.C. LICENSE # 127550
 NY C.S. LICENSE # 98915
 NY WC-26545H14
 NY PC-6146

TYPICAL SHED INFORMATION:
CAPE STYLE STORAGE BUILDING
 HEADQUARTERS - SHOWCASE LOCATION
 9 VILLAGE ST. RTE. 6 ETHEL CT RTE. 85 120 WEST RD.
 ELLINGTON, CT 06029 203-740-7433 860-896-0656
 860-454-9105 WWW.GREATCOUNTRYGARAGES.COM

NOTE:
 JACKS & HEADERS ABOVE DOORS & WINDOWS PER CODE
 8'-0" x 48'-0" LENGTH (VARIES)
 SIDE ELEVATION
 REINFORCED DOUBLE DOORS PAINTED ON BOTH SIDES
 SIZE & STYLE VARIES
 NOTE: THE BARN YARD AND IS LOADED WITH THAT UNDERSTANDING AND SHALL NOT BE COPIED, REPRODUCED, OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY WITHOUT CONSENT.