

ZBA 2021-1

Fee \$160.00
(Variance)

ZBA1

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

APPLICATION FOR VARIANCE FROM THE MIDDLETOWN ZONING REGULATIONS

DATE 1/14/2021

OWNER Walter John Bysiewicz; Karen Bysiewicz;
Susan Bysiewicz; Gail Bysiewicz ADDRESS 124 South Plumb Road

APPLICANT PCD Staff, City of Middletown ADDRESS 245 deKoven Drive, Middletown, CT 06457
(if other than owner)

SUBJECT PROPERTY 124 South Plumb Road ZONE R-30
(Street Address)

OWNER'S DEED REFERENCE: VOL. 1982 PAGE 404 Attach a legal description of the property

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

This application relates to: USE _____ AREA _____ YARDS _____ HEIGHT _____ BUILDING LINE _____
SIGNS: _____ A PROPOSED BUILDING _____ AN EXISTING BUILDING X 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? Yes If so, what is the specific hardship? _____

Maintaining conforming frontage on South Plumb Road would result in a significant

loss of land for open space preservation.

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.

See Authorization letter
Signature of Owner

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

Telephone No. _____

Telephone No. _____

DEPT. PLANNING & ZONING
21 JAN 14 PM 5:26

Elizabeth Calatayud
115 Plumb Road
Middletown, CT 06457

Elizabeth Calatayud
115 Plumb Road
Middletown, CT 06457

91 7199 9991 7030 3033 1686

Donald Smedick
91 Plumb Road
Middletown, CT 06457

Donald Smedick
91 Plumb Road
Middletown, CT 06457

91 7199 9991 7030 3033 1679

Anthony Bellisio
125 Plumb Road
Middletown, CT 06457

Anthony Bellisio
125 Plumb Road
Middletown, CT 06457

91 7199 9991 7030 3033 1662

Chanmina Men &
Lukasz Wlodareski
135 Plumb Road
Middletown, CT 06457

Chanmina Men &
Lukasz Wlodareski
135 Plumb Road
Middletown, CT 06457

91 7199 9991 7030 3033 1624

Lauren Sheridan
145 Plumb Road
Middletown, CT 06457

Lauren Sheridan
145 Plumb Road
Middletown, CT 06457

91 7199 9991 7030 3033 1631

Anthony Nevico
159 Plumb Road
Middletown, CT 06457

Anthony Nevico
159 Plumb Road
Middletown, CT 06457

91 7199 9991 7030 3033 1648

Carmelo Rigano
55 Azalea Drive
Middletown, CT 06457

Carmelo Rigano
55 Azalea Drive
Middletown, CT 06457

91 7199 9991 7030 3033 1655

*Sent
to Abbuters 1/26/21*

PROPERTY DESCRIPTION

SCHEDULE A

Parcel 1

A certain piece or parcel of land, together with improvements thereon, situated on the southwesterly side of Plumb Road in the Town of Middletown, County of Middlesex and State of Connecticut, more particularly bounded and described as follows:

Beginning at a point on the southwesterly side of Plumb Road, which point is marked by an iron pin and which point marks the northeasterly corner of land now or formerly of Robert C. Gelinias, Jr. and Kathleen Ann Gelinias and a northwesterly corner of the land herein described;

Thence running S 83° 13' 10" E along the said southwesterly side of Plumb Road, 73.81 feet to a point, which point is marked by an iron pin and which point marks the northeasterly corner of land herein described and the northwesterly corner of land now or formerly of Ardith T. Dunlap

Thence running S 17° 44' 15" W along the westerly line of land now or formerly of said Ardith T. Dunlap, 357.00 feet, which point is marked by an iron pin, and which point marks a southeasterly corner of the land herein described;

Thence running N 85° 27' 28" W, 28.00 feet, to a point which is marked by an iron pin and which point lies in the northerly line of land now or formerly of Stanley J. Bysiewicz and Shirley R. Bysiewicz;

Thence running N 82° 26' 47" W, 295.05 feet to a point, which point is marked by an iron pin and which point lies in the said northerly line of land now or formerly of Stanley J. Bysiewicz and Shirley R. Bysiewicz;

Thence running N 82° 07' 02" W, 51.92 feet to a point, which point is marked by an iron pin and which point marks the southwesterly corner of the land herein described;

Thence running N 17° 55' 58" E, 98.81 feet to a point, which point is marked by an iron pin and which point marks a southwesterly corner of the land herein described and the southwesterly corner of land now or formerly of Robert C. Gelinias, Jr. and Kathleen Ann Gelinias;

Thence running S 83° 13' 10" E, along the said land now or formerly of Robert C. Gelinias, Jr. and Kathleen Ann Gelinias, 300.00 feet to a point, which point is marked by an iron pin and which point marks the southeasterly corner of land now or formerly of Robert C. Gelinias, Jr. and Kathleen Ann Gelinias;

Thence running N 17° 55' 58" E, along said land now or formerly of Robert C. Gelinias, Jr. and Kathleen Ann Gelinias 255.00 feet, to the point or place of beginning.

Being a portion of the premises conveyed by Karen Ann Youngberg to Robert C. Gelinias, Jr. and Kathleen Ann Gelinias by Warranty Deed dated November 26, 1969 and recorded in Volume 368, Page 24 of the Middletown Land Records.

Said premises are shown as formerly land of Robert C. Jr. & Kathleen A. Gelinias – to be conveyed to Stanley J. & Shirley R. Bysiewicz on a map entitled "Robert C. Jr. & Kathleen Ann Gelinias 423 Main Street, Cromwell, Connecticut Boundary Survey and Subdivision Plan" dated April 20, 1970, which map is on file in the Middletown Town Clerk's Office as Map #3167.

Parcel 2

A certain piece or parcel of land with the buildings and improvements thereon, totaling nine and one-tenth (9.1) acres, more or less, located in the Town of Middletown, County of Middlesex and State of Connecticut on the northerly side of South Plumb Road, so-called, in said Town and more particularly bounded and described as follows:

BEGINNING at an iron pin located on the northerly side of South Plumb Road so-called; thence running along land now or formerly of Wesleyan University N 15° 51' 30" E a distance of five hundred three and eighteen one-hundredths (503.18) feet more or less to an iron pin; thence running along land now or formerly of Bertha Bysiewicz N 15° 56' E a distance of four hundred fifteen and twenty-eight one-hundredths (415.28) feet more or less to an iron pin; thence running S 82° 14' E a distance of one hundred fifty-six and sixty-three one-hundredths (156.63) feet; thence running S 82° 30' E a distance of two hundred ninety-five and four one-hundredths (295.04) feet more or less to an iron pin; thence running along other land now or formerly of Bertha Bysiewicz S 16° W a distance of nine hundred ten and seven tenths (910.7) feet more or less to an iron pin; thence running along the northerly side of South Plumb Road so-called N 82° 01' W a distance of two hundred sixty-one and forty-four one hundredths (261.44) feet more or less to an iron pin; thence running along South Plumb Road so-called 85° 22' W a distance of one hundred eighty-nine and ninety-seven one-hundredths (189.97) feet more or less to the point and place of beginning.

Said premises are a portion of what is called the Second Parcel in the Estate of Walter J. Bysiewicz, recorded in Volume 229, Page 443 of the Middletown Probate Records and dated January 9, 1954.

Said premises are subject to a pole easement of record.

Parcels 1 and 2 are contiguous, with Parcel 1 being the most northerly piece.

Received for Record at Middletown, CT
On 10/08/2020 At 1:52:36 pm

Cathy Flynn - Notary

124 SOUTH PLUMB RD

Location 124 SOUTH PLUMB RD

Map-Lot 07 / 0333 / 1

Acct# R01478

Owner BYSIEWICZ WALTER J (1/4)
 BYSIEWICZ SUSAN (1/4)
 BYSIEWICZ KAREN (1/4)

Municipality

Assessment \$275,830

Appraisal \$425,303

PID 3086

Building Count 2

Assessing District

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$290,130	\$135,173	\$425,303

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$203,100	\$72,730	\$275,830

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner	BYSIEWICZ WALTER J (1/4) BYSIEWICZ SUSAN (1/4) BYSIEWICZ KAREN (1/4)	Sale Price	\$0
Co-Owner	BYSIEWICZ GAIL (1/4)	Certificate	
Address	124 SOUTH PLUMB RD MIDDLETOWN, CT 06457	Book & Page	1982/404
		Sale Date	10/08/2020
		Instrument	29

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BYSIEWICZ WALTER J (1/4) BYSIEWICZ SUSAN (1/4) BYSIEWICZ KAREN (1/4)	\$0		1982/404	29	10/08/2020

STANLEY J BYSIEWICZ TRUST & HOLZBERG FIDUCIARY TR L TRUSTEE	\$0	1979/433	29	09/11/2020
BYSIEWICZ STANLEY J (RESP)	\$0	1813/0022	04	03/06/2014
BYSIEWICZ STANLEY J (RESP)	\$0	1810/0606	04	01/27/2014
BYSIEWICZ STANLEY J EST	\$0	1766/0447		09/04/2012

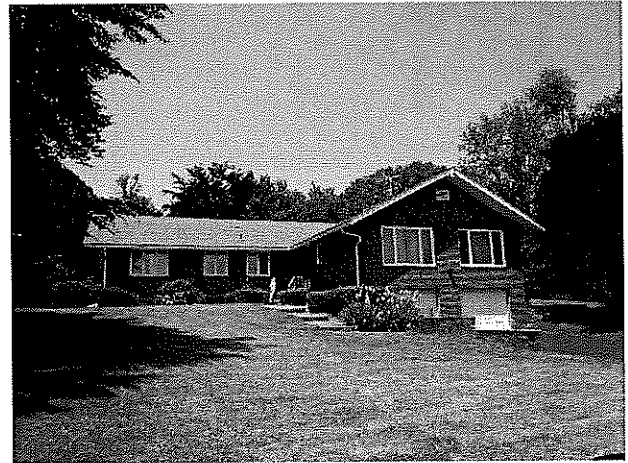
Building Information

Building 1 : Section 1

Year Built: 1963
Living Area: 2,481
Replacement Cost: \$319,794
Building Percent Good: 75
Replacement Cost Less Depreciation: \$239,850

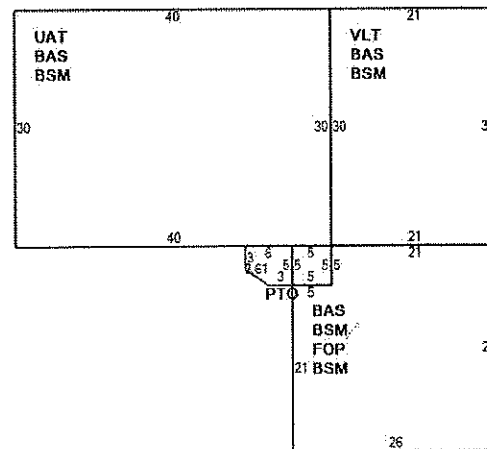
Building Attributes	
Field	Description
Style	Ranch
Model	Residential
Grade	B-
Stories	1 Story
Occupancy	1
Exterior Wall 1	Brick Veneer
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	Tile
Heat Fuel	Oil
Heat Type	Hot Water
Ac Type	None
Bedrooms	4
Full Baths	3
Half Baths	0
Extra Fixtures	0
Total Rooms	8
Bath Remodel	Not Updated
Kitchen Remodel	Not Updated
Extra Kitchens	0
Fireplaces	1
Extra Openings	0

Building Photo



(<http://images.vgsi.com/photos/MiddletownCTPhotos/A00102123115.jpg>)

Building Layout



(ParcelSketch.ashx?pid=3086&bid=3086)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,481	2,481
BSM	Basement	2,506	0
FOP	Framed Open Porch	25	0

Gas Fireplace	0
Int vs Ext	Same
A/C Type	Central
A/C %	100
Fireplaces 1	2468
Fin Bsmt Area	918.00
FBM grade	Blw Gr-Av
Bsmt Garage	2
Fndtn Cndtn	
In Law	0

PTO	Pe	27	0
UAT	Unfinished Attic	1,200	0
VLT	Vaulted Ceiling	630	0
		6,869	2,481

Building 2 : Section 1

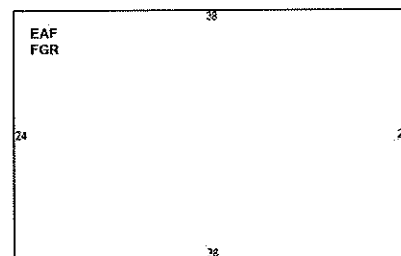
Year Built: 1984
Living Area: 365
Replacement Cost: \$67,045
Building Percent Good: 75
Replacement Cost Less Depreciation: \$50,280

Building Photo



(<http://images.vgsi.com/photos/MiddletownCTPhotos/A00102167106.jpg>)

Building Layout



(ParcelSketch.ashx?pid=3086&bid=20704)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
EAF	Expansion Attic Finished	912	365
FGR	Garage	912	0

Building Attributes : Bldg 2 of 2	
Field	Description
Style	Apt/Garage
Model	Residential
Grade	C
Stories	.25
Occupancy	1
Exterior Wall 1	Brick Veneer
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	
Heat Fuel	Gas
Heat Type	Hot Water
Ac Type	
Bedrooms	1
Full Baths	1
Half Baths	0
Extra Fixtures	0
Total Rooms	3
Bath Remodel	Not Updated

Kitchen Remodel	Not Related
Extra Kitchens	0
Fireplaces	0
Extra Openings	0
Gas Fireplace	0
Int vs Ext	Same
A/C Type	None
A/C %	0
Fireplaces 1	
Fin Bsmt Area	
FBM grade	
Bsmt Garage	
Fndtn Cndtn	
In Law	

		1,824	365
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Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 101
Description Single Family
Zone R-30
Neighborhood 05
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 9.1
Assessed Value \$72,730
Appraised Value \$135,173

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$290,130	\$152,233	\$442,363
2018	\$290,130	\$152,233	\$442,363
2017	\$290,130	\$152,232	\$442,362

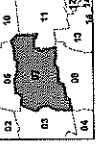
Assessment

Valuation Year	Improvements	Land	Total
2019	\$203,100	\$75,890	\$278,990
2018	\$203,100	\$75,890	\$278,990
2017	\$203,100	\$75,890	\$278,990

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TAX MAP#
07



Scale: 1 inch = 200 feet

TAX ASSESSOR MAPS

For
The City of Middletown, Connecticut



- Legend**
- ROW Boundary
 - Parcel Boundary
 - Property Hook
 - Conservation Easement
 - Stream
 - Water Feature
 - Bull Structure

This map is prepared by the City of Middletown, Connecticut, and is intended to show the location of all parcels within the City of Middletown, Connecticut, and to show the location of all roads, streams, and water features within the City of Middletown, Connecticut. This map is not intended to be used as a legal document and should not be relied upon for legal purposes. The City of Middletown, Connecticut, is not responsible for any errors or omissions on this map.

