

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

FILE # Z 2021-1

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: RINO MOZZICATO
 Address: 125 NEW BRITAIN AVE City PLAINVILLE
 Email: RINOMOZZ@GMAIL.COM
 Agent: JAMES SAKONCHICK PE LS KRATZERT, JONES ASSOC INC
 Address: PO BOX 337 City MILLDALE
 Email: SAKONCHICK@KRATZERTJONES.COM

Date 2-9-2021
 Phone #() 860-796-1403
 State CT Zip 06062
 Cell Phone #() 860-796-1403
 Phone#() 860-621-3638
 State CT Zip 06467-0337
 Cell Phone # (860) 919-1779

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)
COMMERCIAL USE / Medical office
- Subdivide land into building lots (A-2 survey required)
- Change the text of the Zoning Code or amend the Zoning Map 2-15 To B-2
- 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 _____

DEPT. PLANNING & ZONING
 21 FEB 10 PM 5:48

FACTS ABOUT LAND PROPOSED FOR USE

Landowner: TERESA MCFADDEN Location: 796 SAYBROOK ROAD
 Name of Subdivision (if any): _____
 Zone R-15 Tax ID# R07685 Tax Assessor's Map 43 Lot 0408
 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 (X); Private Well () City Sewer (X); Private Septic ()

DESIGN REVIEW BOARD STAFF*

SIGNATURE OF APPLICANT/AGENT**

DATE OF REVIEW/APPROVAL

SIGNATURE OF OWNER**

- PERMIT NOT REQUIRED
- ADMINISTRATIVE APPROVAL
- IWWA REVIEW REQUESTED
- IWWA 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 IWWA 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 \$ 170.00 by SN check # 0196

INITIAL APPLICATION FOR ZONING

February 10, 2021

Narrative Objective
Zoning Map Amendment Proposal

RE: 796 Saybrook Rd Middletown 06457

I am submitting an application to amend the zoning map to reflect the property located at 796 Saybrook Rd to be zoned B-2. The sites is currently bare, free and clear of any building and structures and is surrounded by B-2 zoned properties. Additionally the contiguous property to the north also zoned R-15 is a commercial use comprised of a 2 buildings with approximately 25,000 square foot commercial office space. Please refer to attached property card of 770 Saybrook Rd.

Applicant:

Rino Mozzicato

860.796.1403

rinomozz@gmail.com



770 SAYBROOK RD

Location 770 SAYBROOK RD

Map-Lot 43 / / 0407 / /

Acct# R07786

Owner MIDDLESEX PROFESSIONAL PARK LLC

Municipality

Assessment \$1,031,110

Appraisal \$1,473,020

PID 852

Building Count 2

Assessing District

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$1,166,640	\$306,380	\$1,473,020
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$816,640	\$214,470	\$1,031,110

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner MIDDLESEX PROFESSIONAL PARK LLC
Co-Owner
Address 170 PANE RD
 NEWINGTON, CT 06111

Sale Price \$1,525,000
Certificate
Book & Page 1883/0245
Sale Date 12/15/2016
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MIDDLESEX PROFESSIONAL PARK LLC	\$1,525,000		1883/0245	00	12/15/2016
SAYBROOK SAM LLC	\$1,142,000		1485/0878	07	03/07/2005
SAYBROOK MIDDLETOWN LLC	\$0		1162/0003	29	05/29/1998

Building Information

Building 1 : Section 1

Year Built: 1970
Living Area: 7,460
Replacement Cost: \$612,270
Building Percent Good: 67
Replacement Cost Less Depreciation: \$410,220

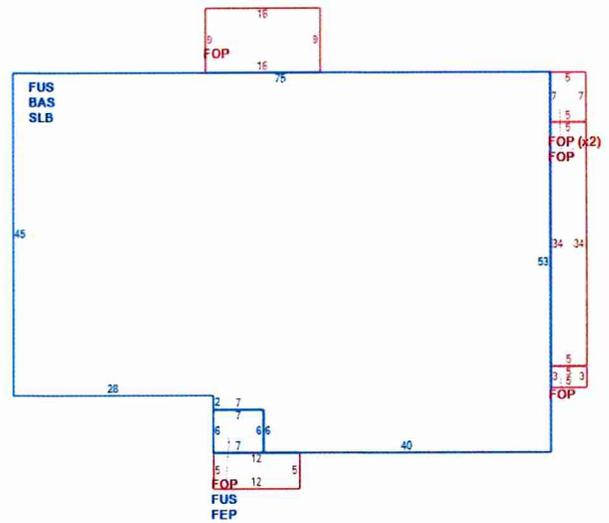
Building Attributes	
Field	Description
Style	Office Bldg
Model	Commercial
Grade	C
Stories	2
Occupancy	5.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	Pre-finish Metl
Roof Structure	Flat
Roof Cover	Tar and Gravel
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air
AC Type	Central
Struct Class	
Bldg Use	Commercial Improv
Cov Parking	0
Uncov Parking	0
Percent Fin	100
1st Floor Use	
Heat/AC	Heat/AC Pkg
Frame Type	Fireprf Steel
Baths/Plumbing	Average
Ceiling/Walls	Sus Ceil & Wal
Rooms/Prtns	Average
Wall Height	10.00

Building Photo



(<http://images.vgsi.com/photos/MiddletownCTPhotos/A0003010103.jpg>)

Building Layout



(ParcelSketch.ashx?pid=852&bid=852)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Finished Upper Story	3,751	3,751
BAS	First Floor	3,709	3,709
FEP	Enclosed Porch	42	0
FOP	Framed Open Porch	594	0
SLB	Slab	3,709	0
		11,805	7,460

CAN	Canopy		96.00 UNI	\$520	2
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Land

Land Use

Use Code 201
 Description Commercial Improv
 Zone R-15
 Neighborhood 3075
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 2.68
 Assessed Value \$214,470
 Appraised Value \$306,380

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving	AS	Asphalt	57817.00 UNITS	\$65,040	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$1,166,640	\$306,380	\$1,473,020
2018	\$1,166,640	\$306,380	\$1,473,020
2017	\$1,166,640	\$306,380	\$1,473,020

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$816,640	\$214,470	\$1,031,110
2018	\$816,640	\$214,470	\$1,031,110
2017	\$816,640	\$214,470	\$1,031,110

796 SAYBROOK RD

Location 796 SAYBROOK RD

Map-Lot 43 / 0408 / 1

Acct# R07685

Owner MCFADDEN TERESA A

Municipality

Assessment \$39,490

Appraisal \$56,420

PID 8495

Building Count 1

Assessing District

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$0	\$56,420	\$56,420

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$0	\$39,490	\$39,490

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner MCFADDEN TERESA A
Co-Owner
Address PO BOX 6595
RIVER FOREST, IL 60305

Sale Price \$0
Certificate
Book & Page 1931/0364
Sale Date 10/29/2018
Instrument 29

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MCFADDEN TERESA A	\$0		1931/0364	29	10/29/2018
BRENNAN JOAN BERNTSEN	\$0		1047/0115	29	06/17/1994

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Outbuildings
Model	
Grade	
Stories	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Floor 1	
Interior Floor 2	
Heat Fuel	
Heat Type	
Ac Type	
Bedrooms	
Full Baths	
Half Baths	
Extra Fixtures	
Total Rooms	
Bath Remodel	
Kitchen Remodel	
Extra Kitchens	
Fireplaces	
Extra Openings	
Gas Fireplace	
Int vs Ext	
A/C Type	
A/C %	
Fireplaces 1	

Building Photo



(<http://images.vgsi.com/photos/MiddletownCTPhotos/A00\03\36\27.jpg>)

Building Layout

 Building Layout (ParcelSketch.ashx?pid=8495&bid=8495)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Fin Bsmt Area	
FBM grade	
Bsmt Garage	
Fndtn Cndtn	
In Law	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 100
Description Resid Vacant
Zone R-15
Neighborhood 11
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 1.4
Assessed Value \$39,490
Appraised Value \$56,420

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed	FR	Frame	96.00 UNITS	\$0	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$0	\$56,420	\$56,420
2018	\$0	\$56,420	\$56,420
2017	\$7,330	\$56,420	\$63,750

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$0	\$39,490	\$39,490
2018	\$0	\$39,490	\$39,490
2017	\$5,130	\$39,490	\$44,620