



Town of Wallingford, Connecticut

**Wallingford Zoning Board of Appeals Meeting
Monday, April 19, 2021
7:00 p.m.**

REMOTE MEETING ONLY

The meeting can be accessed through:

<https://global.gotomeeting.com/join/444894325>

YOU CAN ALSO DIAL IN USING YOUR PHONE:

United States (Toll Free): +1 (877)-568-4106

Access Code: 444-894-325

Live Stream of the meeting will also be available on the Town of Wallingford You Tube Channel:

<https://www.youtube.com/c/wallingfordgovernmenttelevision>

AGENDA

**Call to Order
Pledge of Allegiance
Roll Call**

PUBLIC HEARINGS

1. #21-002 – Variance Request/Rizzo/1451 Durham Road
2. #21-003 – Special Exception Request/Migliaro/9 Bridle Lane
3. #21-004 – Variance Requests/Frank/3 Beechwood Drive
4. #21-005 – Variance Requests/Morgillo/654A North Colony Road
5. #21-006 – Variance Request/Hogan/361 North Colony Street
6. #21-007 – Variance Request/Cavallaro/66 Cooper Avenue

CONSIDERATION OF MINUTES

3. March 15, 2021, Regular Meeting

ADJOURNMENT

Individuals in need of auxiliary aids for effective communications in programs and services of the Town of Wallingford are invited to make their needs and preferences known to the ADA Compliance Coordinator at 203-294-2070 five (5) days prior to the meeting date.



Town of Wallingford, Connecticut

April 8, 2021

Wallingford Zoning Board of Appeals
Town Hall
45 South Main Street
Wallingford, CT 06492

RE: Staff comments for the April 19, 2021 ZBA Meeting

Dear Board Members:

1. #21-002/Variance Request/ Rizzo/1451 Durham Road

Applicant is requesting front yard of 29.8 ft. where 29.8 ft. exists and 75 ft. is required to reconstruct and vertically expand residential dwelling unit at 1451 Durham Road in an RU-80 District. Application is after-the-fact and result of Zoning and Building Code violations issued January 2021. Applicant was former owner of property as well as the builder thru 12/21/2020. This office was advised of the building code violations (no proper building permits, no proper licensure, failed inspections and no Certificate of Occupancy issued) to determine any companion zoning violations. Dwelling was constructed in 1948, pre-dating zoning (non-conforming) and entirely located in front setback. Dwelling permitted to remain yet expansion of non-conformity requires Variance Approval. Construction completed, property sold and dwelling currently occupied in violation. This office can determine no hardship with regards to this application as it is being sought to correct series of violations deliberately pursued.

2. #21-003/Special Exception Request-Customary Home Occupation (Services/Consulting)/Migliaro/9 Bridle Lane

Applicant requests Special Exception Approval for a Customary Home Occupation (Services/Consulting) for 48 sq. ft. of first floor of residence at 9 Bridle Lane. Nature of the Services provided are conducted on the computer and telephone in entirety and do not require Special Exception Approval. Applicant seeking Special Exception to allow the possibility of client or colleague in-person appointment and to correlate with any required licensure identifying business location. This office has no objections to this application. The location of the residence, the space allotted for the occupation and the minimum, if any, client interaction are conducive to the intent of a home occupation.

3. #21-004/Variance Requests/Frank/3 Beechwood Drive

Applicant requests variance for side yard of 6.5 ft where 37.5 ft. exists and 20 ft. is required, front yard of 12 ft. where 26 ft. exists and 40 ft. is required and building coverage of 17% where 8 % exists and maximum 15% is permitted to construct an attached 2 story garage. Lot is a corner, undersized lot which currently is non-conforming with respect to its 2 front yard setbacks as it pre-dates the inception of zoning. Dwelling is oriented diagonally on the lot with no garage. Proposal also includes a 2 story addition to the existing dwelling, further encroaching on front setback. The board should consider whether alternative to lessen or eliminate any/all variance requests exist. For example, adding an attached garage and 2 story living space to the rear of the diagonally oriented dwelling allows access from drive on Beechwood Drive while eliminating the front yard Variance Request. Another potential option is to reduce proposed square footage of new garage/living area footprint by 209 sq. ft. which would eliminate building coverage Variance Request.

4. #21-005/Variance Requests/Morgillo/654A North Colony Road

Applicant seeks front yard variances of 5 ft. and 35 ft. where 50 ft. is required to locate an 8 ft. x 20 ft. and an 8 ft. x 40 ft. storage container at 654A North Colony Road in an RF-40 District. Site is a thru lot with two front yards. The Buildings are oriented facing North Colony Road yet the rear of the buildings are also considered to be front yards as there is frontage on Old (North) Colony Road. Compliant building envelope between 2 front yards is 25 ft. wide. To locate all buildings. Applicant proposes pool and spa sales at the site necessitating merchandise/material storage in addition to the 320 sq. ft. existing building.

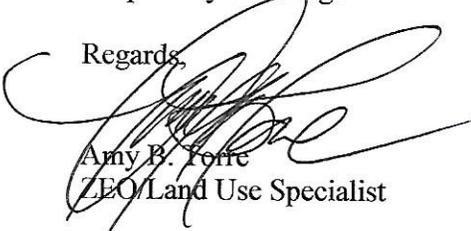
5. #21-006/Variance Request/Hogan/361 North Colony Street

Applicant seeks Use Variance Approval to allow 1st floor residential use in single story accessory structure at 361 North Colony Street where 1st floor residential use is not permitted in a CA-12 Zone. Site consists of 2 story commercial building with a second floor residential unit as well as a 1056 sq. ft. single story commercial/storage building formerly a garage. Property owner/applicant leasing at least a portion of the single story building as a residential unit. This office was made aware of use violation following Fire Marshall's inspection of the property. Subsequently, the property owner was served a Notice of Zoning Violation 12/23/2020. Property owner did respond and was advised to cease leasing residentially and allowance for additional time to terminate agreement would be granted. Applicant has chosen to pursue Use Variance Approval as a means to comply. Use Variance was denied for same regarding the two story building in 2013 citing compliant uses for the property exist and no hardship present. This office cannot support another Use Variance request for the same reason that existed in 2013. There is no hardship and the basis for the request is financial in nature.

6. #21-007/Variance Requests/Cavallaro/66 Cooper Avenue

Applicant requests a side yard of 10.2 ft. where 9.6 ft. exists and 20 ft. is required and building coverage of 18.9 % where 16.7% exists and maximum 15 % is permitted to allow a pre-fabricated 240 sq. ft. gazebo (detached accessory structure). Property is currently non-conforming with regard to lot size, front and side yard setbacks and building coverage. The addition of an accessory structure of any size would require variance requests. Applicant is proposing more of a side yard (lessening the non-conformity for side yard) than currently exists for the primary dwelling.

Regards,



Amy B. Torre
ZEO/Land Use Specialist

Cc: Rizzo
Migliaro
Frank
Morgillo
Hogan
Cavallaro



Town of Wallingford, Connecticut

LEGAL NOTICE

The Wallingford Zoning Board of Appeals will hold the following public hearing(s) REMOTELY ONLY at their meeting of Monday April 19, 2021, 7:00 p.m.

The meeting can be accessed through:

<https://global.gotomeeting.com/join/444894325>

YOU CAN ALSO DIAL IN USING YOUR PHONE:

United States (Toll Free): +1 (877)-568-4106

Access Code: 444-894-325

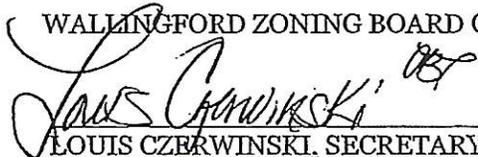
Live Stream of the meeting will also be available on the Town of Wallingford You Tube Channel:

<https://www.youtube.com/c/wallingfordgovernmenttelevision>

1. #21-002 – Variance Request/Rizzo/front yard of 29.8 ft. (75 ft. required) to remodel and expand single family residence at 1451 Durham Road in an RU-80 District.
2. #21-003 - Special Exception Request/Migliaro/Customary Home Occupation (Misc. Services) at 9 Bridle Lane in an RU-40 District.
3. #21-004 – Variance Requests/Frank/side yard of 6.5 ft. (20 ft. required), front yard of 12 ft. (40 ft. required) and building coverage of 17% (max 15% permitted to construct a 2 story, 2 car attached garage at 3 Beechwood Drive in an R-18 District.
4. #21-005 – Variance Requests/Morgillo/front yards of 35 ft. and 5 ft. (50 ft. required) to locate storage container at 654A North Colony Road in an RF-40 District.
5. #21-006 – Variance Request/Hogan/1st floor residential use (no 1st floor residential use permitted) to allow single story commercial building to be used residentially at 361 North Colony Street in a CA-12 District.
6. #21-007 – Variance Requests/Cavallaro/side yard of 10.2 ft. (20 ft. required) and building coverage of 18.9% (15 % max permitted) to locate a pre-fabricated gazebo at 66 Cooper Avenue in an R-18 District.

Should you wish to review any of the above-listed application(s), or have any questions regarding these matters, please contact the Wallingford Planning Office at 203-294-2090.

WALLINGFORD ZONING BOARD OF APPEALS


LOUIS CZERWINSKI, SECRETARY

DATED AT WALLINGFORD

March 30, 2021

POSTING DATES

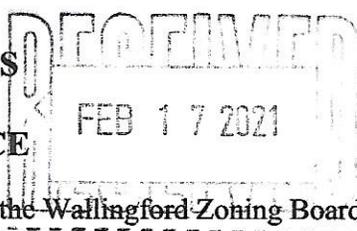
April 6, 2021

April 13, 2021

“Individuals in need of auxiliary aids for effective communication in programs and services of the Town of Wallingford are invited to make their needs and preferences known to the ADA Compliance Coordinator at 203-294-2070 five (5) days prior to meeting date.”

ORIGINAL

ZONING BOARD OF APPEALS
Wallingford, Connecticut
APPLICATION FOR VARIANCE



APPLICATION NO.: 21 - 002
APPROVED: _____
DENIED: _____

The undersigned Applicant hereby applies to the Wallingford Zoning Board of Appeals for a variance of the Wallingford Zoning Regulations.

- 1.) Street Address or Location of the Property: 1451 Durham Rd
- 2.) Zoning District of the Property: RU-80
- 3.) Indicate the type of variance requested (e.g., lot area, side yard) and the Section of the Zoning Regulations being varied. If more than one variance, list each separately.

Type of Variance	Section of Zoning Regulations	Required by Regulations	Existing	Proposed
Front Yard		75	29'8"	No change 29.8

4.) Briefly state the purpose of the proposed variance (e.g., "to build a two-car garage"):

Dormer the second floor 10' wide in center rear for a bathroom

5.) Briefly describe why strict application of regulations would produce an unreasonable hardship:

The home in its entirety is in the setback which restricts any improvements

6.) If any variances for the Property have previously been requested, please complete the following section.

- a. Date(s) of ZBA action: _____
- b. What variance(s) were requested: _____
- c. What variance(s) were granted: _____

7.) APPLICANT (Please list mailing address.)

Name(s): Frank Rizzo (Rizzo Construction) Signature:

Address: 60 Randall Dr City: North Haven State: CT Zip: 06473

Telephone No: 203 710 6127 Interest in Property: Owner: _____ Other: Contractor

8.) PROPERTY OWNER(S) OF RECORD (Please list mailing address. This section must be completed.)

Name(s): Sara Tufano Signature: _____

Address: 1451 Durham Rd City: Wallingford State: CT Zip: 06492

Telephone No: 203 623-8402

9.) Please list below the names and mailing addresses of all abutting property owners. (Those properties that are directly adjacent or contiguous to yours.)

	<u>Name</u>	<u>Mailing Address</u>
1.	Raymond E Cahill	1455 Durham Rd Wallingford, CT
2.	Michael E Cassello	P.O Box 1544 Wallingford, CT
3.		
4.		
5.		
6.		

(Attach additional sheet(s) if necessary)

10.) Please provide directions to the subject property from a well recognized Town road.

On Rt 68 / Durham Rd

NOTES TO APPLICANT:

1. Please provide eleven copies of a map or plan drawn to scale clearly illustrating the variance(s) requested. (The plan **must** show the property boundaries, **all** existing **and** proposed buildings and dimensions for any setback, size, area or height related variance request.)
2. The Applicant must notify abutters by Certificate of Mailing, 10-15 days prior to the Public Hearing by sending them a copy of the Legal Notice. The Legal Notice will be sent to the Applicant at least 15 days prior to the meeting. Certificates of Mailing must be returned to the Planning & Zoning Office at least five days prior to the meeting.
3. The extent of any variance granted is limited to only that represented on the plan submitted as part of this application.

(FOR ZBA USE ONLY)

DECISION: GRANTED DENIED EFFECTIVE DATE: _____ / _____ / _____

REASON(S) FOR DECISION: _____

CONDITION(S): _____

The extent of any variance granted is limited to only that represented on the plan submitted as part of this application.

SIGNED: _____

TITLE: _____

WALLINGFORD
ZONING BOARD OF APPEALS
Variance Application: Revised May 2008

4/15/2021

To Whom It May Concern:

This letter shall serve as written permission to allow Frank Rizzo to apply for a variance on my behalf for the property at 1451 Durham Road, Wallingford CT 06492.

If you have any questions, feel free to reach me at 203.623.8402.

Sincerely,

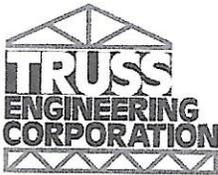
Sara Tufano
Sara Tufano

04-15-2021

CONTRACTOR QUOTE

PRINTED ON: 01/29/21

PAGE 1



181 GOODWIN ST
PO BOX 51027
INDIAN ORCHARD, MA 01151

MANUFACTURERS OF ROOF & FLOOR TRUSSES
Phone (413) 543-1298 Fax (413) 543-1847 Toll Free (800) 456-0187

QUOTE # Q2101271

DATE QUOTED: 01/29/21

VALID UNTIL: 02/03/21

Job: RUSSO

BRANFORD,

Requested By: JOSH RAMSEY

Quoted By: Casey Bennett

Quote To: Branford Building Supply
1145 Main Street P.O. Box 802
Branford, CT 06405
Attn: JOSH RAMSEY
Phone: (203)-488-2518

ROOF TRUSSES			LOADING INFORMATION		TCLL-TCDL-BCLL-BCDL		STRESS INCR.		ROOF TRUSS SPACING: 24.0 IN. O.C. (TYP.)				LAYOUT									
PROFILE			QTY		PITCH		TYPE		BASE SPAN		O/A SPAN		LUMBER		OVRHG / CANT		SHIPPING HEIGHT		UNIT WEIGHT			
PLY			TOP		BOT		TRUSS ID		SPAN		SPAN		TOP		BOT		LEFT		RIGHT			
			26		4.27 0.00		HOWE T01		30-00-00		30-00-00		2 X 4		2 X 4		01-00-00		01-00-00		06-00-00 101	

Truss Engineering Corporation (TEC) strictly adheres to the 'Standard Responsibilities in the Design of Metal Plate Connected Wood Trusses' as defined by TPI Chapter 2 (available upon request) regardless of any job specific specifications unless clearly defined otherwise in writing by TEC.

This product list is Truss Engineering Corporation's INTERPRETATION of plans and drawings as supplied to us. No responsibility is taken or implied by TEC for the structural integrity of the structure below the trusses or the affects of TEC's product on the structure as a whole. The building owner/owner's agent is solely responsible for verifying all dimensions, geometry, loads and load requirements for accuracy and full compliance to construction documents and shall be responsible for notifying TEC immediately of any discrepancies. Truss Engineering Corporation is NOT responsible for field verification of dimensions or special conditions.

The building owner/owner's agent is responsible for coordinating all construction details between trades. The truss installer shall follow all BCSI recommendations, construction document specifications as well as any site specific requirements to ensure safe and proper installation. No loading shall be applied to trusses until properly and fully installed, including all sheathing, hangers, wall anchors, lateral web bracing (as shown on individual shop drawings), and permanent bracing (as required by the construction documents). Installation contractor shall refer to the individual truss shop drawings for all structural requirements of trusses, including but not limited to bearing locations and requirements, ply to ply nailing, lateral web bracing, and truss spacing.

No trusses supplied by Truss Engineering Corporation may be cut, drilled, or altered in any way without first contacting TEC and receiving engineering documents allowing such.

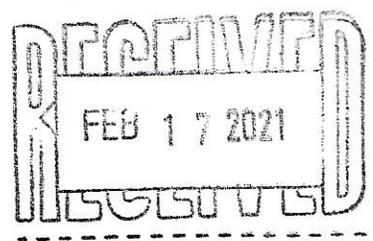
SUB-TOTAL

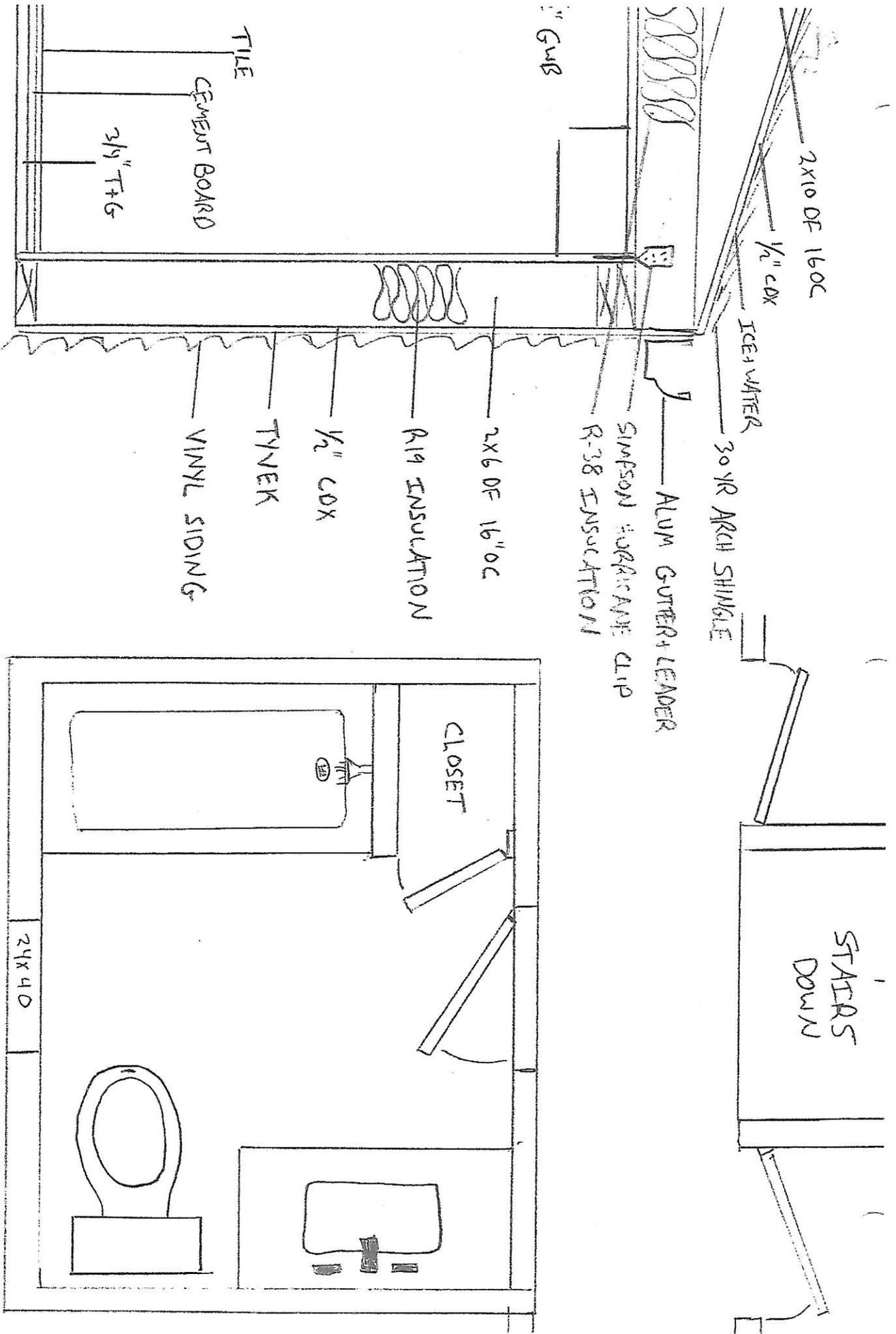
GRAND TOTAL

***** THESE DRAWINGS HAVE BEEN REVIEWED AND ARE APPROVED AS AN ORDER *****

Approved By: _____ Approval Date: _____

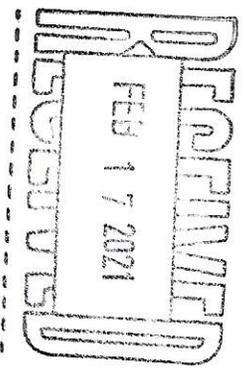
PO #: _____ Requested Delivery Date: _____



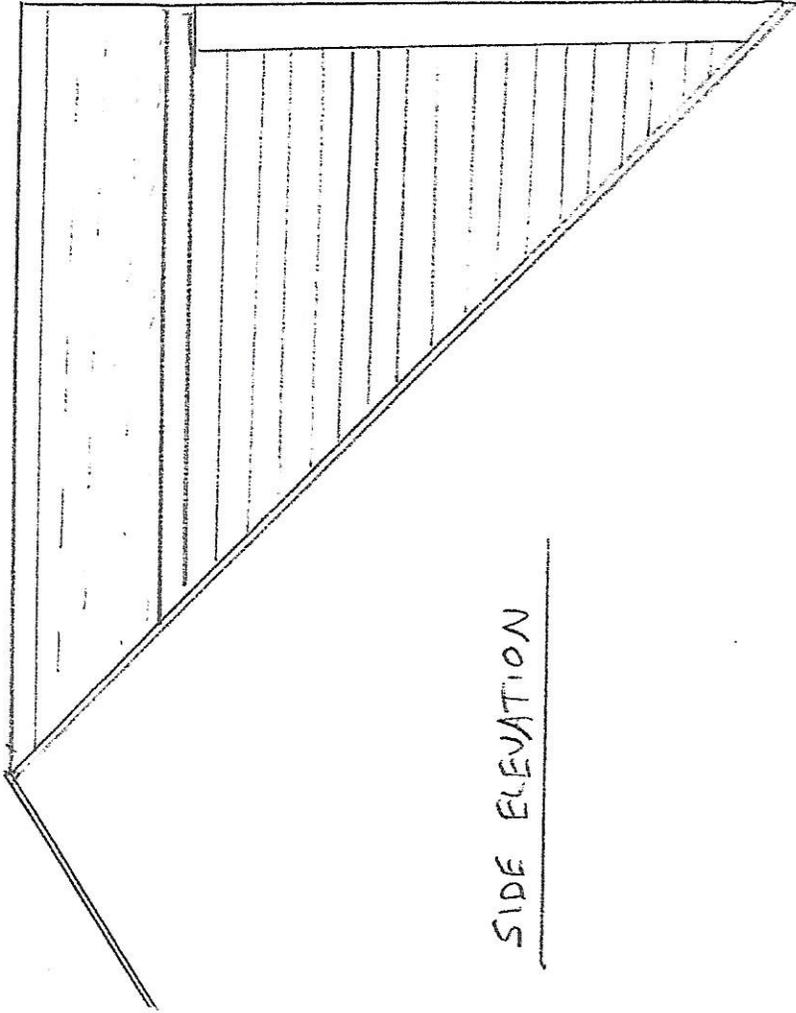


CROSS SECTION

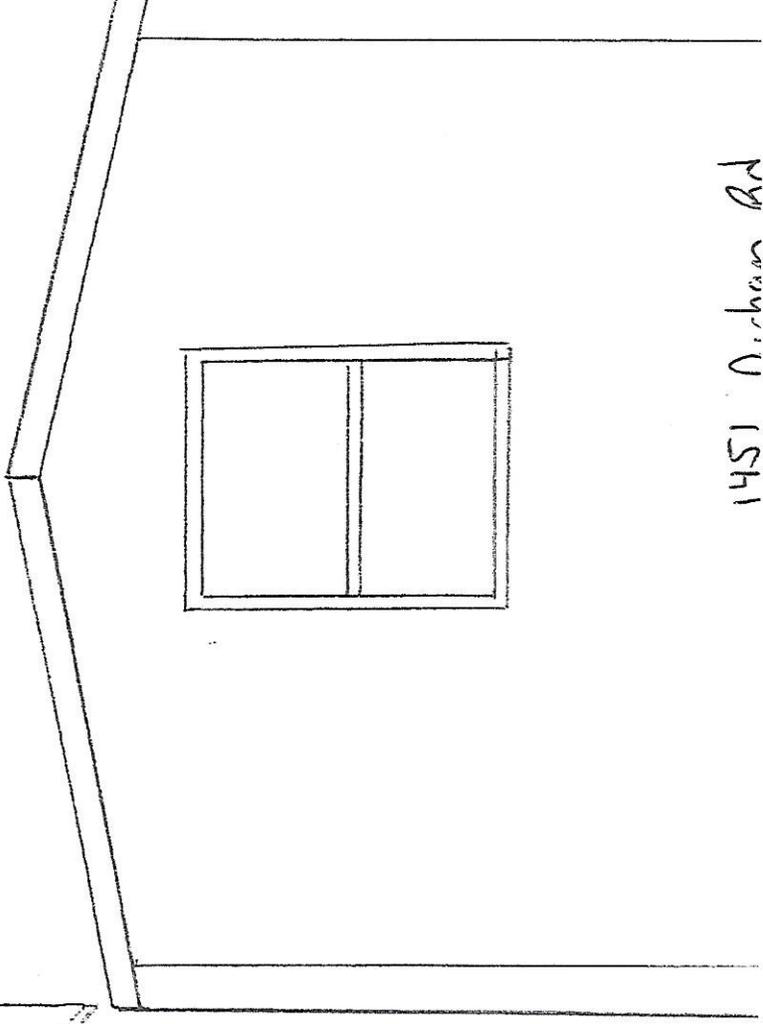
FLOOR PLAN 6" = 1'



1451 Ashburn Rd



SIDE ELEVATION



REAR ELEVATION

RECEIVED
FEB 17 2021
RESERVE

1451 Durham Rd

#21-002



Town of Wallingford, Connecticut

February 10, 2021

JUSTIN J. ROSSETTI
CHIEF BUILDING OFFICIAL

BUILDING DEPARTMENT
TOWN HALL
45 SOUTH MAIN STREET
WALLINGFORD, CONNECTICUT 06492
TELEPHONE (203) 294-2005

Junita Hamel
Department of Consumer Protection
State of Connecticut
450 Columbus Boulevard
Suite 901
Hartford, CT 06103

Re: Licensing Complaint

Dear Ms. Hamel:

At this time, the Wallingford Building Department is filing a licensing complaint against the following contractor:

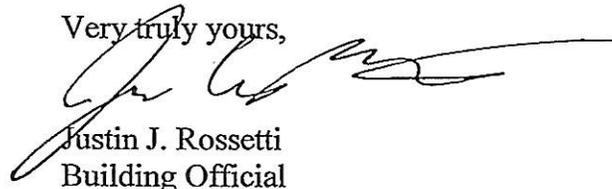
Mr. Frank Rizzo, 60 Randall Drive, North Haven, CT 06473
HIC #0647805 – Phone (203) 710-6127
Project Location: 1451 Durham Road, Wallingford, CT 06492

On October 29, 2020, Mr. Rizzo erroneously obtained a plumbing permit (#41566, see copy) as a “homeowner”. Further investigation of the property deed revealed that this was a “flip” by one of his LLC corporations.

Mr. Rizzo did not pass any plumbing inspections, but completed all work, and transferred property to a new owner, Ms. Sarah Tufano. No HVAC permit was obtained for this property as well. Mr. Rizzo also constructed a second floor dormer on this property without Zoning or Building Department approvals. Attached please find notice of violations issued for this property. (The new owner is also the realtor who sold the property to Mr. Rizzo, evidence that both parties were aware of the violations.)

Thank you for your attention to this matter.

Very truly yours,



Justin J. Rossetti
Building Official

JJR/kgt
Attachments

BUILDING DEPARTMENT
TOWN OF WALLINGFORD
45 SOUTH MAIN STREET
TEL (203) 294-2005
FAX (203) 294-2095

Revised 12-2-2020 -
Need licensed plumber

PERMIT NUMBER: 41566

Permit Date:
Oct 29, 2020

BUILDING ELECTRICAL MECHANICAL **PLUMBING**
(please circle one)

PROPERTY ADDRESS: 1451 DURHAM ROAD

OWNER'S NAME / PHONE: FRANK RIZZO 203-710-6127

PROPERTY OWNER ADDRESS: 60 RANDALL DR. NORTH HAVEN CT.

CONTRACTOR NAME/BUSINESS NAME: RIZZO CONSTRUCTION / OWNER

CONTRACTOR ADDRESS: SAME

CONTRACTOR PHONE #: 203-710-6127 LICENSE NUMBER: HIC 0647805

DESCRIPTION FOR PERMITTED ACTIVITY: NEW WATER LINES PERM + WASTE
IN ENTIRE HOUSE SINK, DISHWASHER, WASHER, 3 VANITIES
3 TOILETS SHOWER TUB 2 OUT DOOR SILL COCKS

CONSTRUCTION TYPE: SB USE GROUP: R3

CONSTRUCTION COST: \$ 6000.00

APPLICANT NAME: FRANK RIZZO

APPLICANT SIGNATURE: ON APP

office use only
BUILDING OFFICIAL SIGNATURE: John Planeta

PERMIT FEE: \$ 84.00 CO/COA FEE: \$ --- LATE FEE: \$ ---

TOTAL FEE PAID: \$ 84.00 / 392.00 CASH/CHECK NO. 142

white: Building yellow: Assessor pink: Applicant



Town of Wallingford, Connecticut

JAMES SEICHTER
CHAIRMAN PLANNING & ZONING COMMISSION

KACIE A. COSTELLO, A.I.C.P.
TOWN PLANNER

WALLINGFORD TOWN HALL
45 SOUTH MAIN STREET
WALLINGFORD, CT 06492
TELEPHONE (203) 294-2090
FAX (203) 294-2095

NOTICE OF VIOLATION

CERTIFIED LETTER #: 0001 7693 9021

January 8, 2021

Sarah Tufano
1451 Durham Road
Wallingford, CT 06492

Re: 1451 Durham Road

Dear Ms. Tufano:

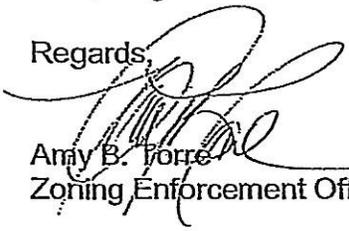
Please be advised the property listed above is in violation of the Wallingford Zoning Regulations for the unpermitted expansion of a non-conforming structure erected in the required front setback. This violation is in addition to the unpermitted building activity and occupancy associated with same. This site is located in an RU-80 Zone, requiring a front yard of 75 feet. The entire original dwelling is non-conforming, located wholly within front setback and permitted to continue. Any expansion of non-conformity however, is prohibited. This is in violation of Section 6.13 of the Wallingford Zoning Regulations. Lot and Building Requirements for RU-80 Zones are identified in Section 5.1A. Property/Boundary Zoning Location Surveys are a requirement for building permitting in order to determine compliance with lot and building requirements. As there has been no building permit sought, no survey has been submitted or received. This is in violation of Section 8.3 of the Zoning Regulations.

You are hereby ordered to correct this violation within 30 days from receipt of this notice.

Failure to do so will result in the issuance of a Cease and Desist Order; if such an action is taken and you fail to comply, the Town may consider legal action, including seeking a court ordered injunction to compel correction of the violation, fines of up to \$100.00 dollars per day for each day such violations continue, and/or a one-time civil penalty of \$2,500.00.

Please contact me in the Wallingford Planning and Zoning Office to remediate this matter so we may avoid escalating enforcement action. I may be reached at 203-294-2090.

Regards,


Amy B. Torre
Zoning Enforcement Officer/Land Use Specialist

cc. Tiny Treehouse, LLC
Justin Rossetti, Building Official

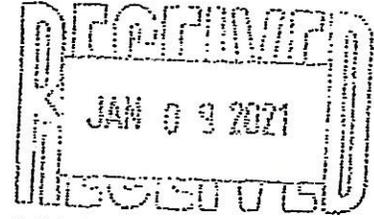


Doc ID: 003221080002 Type: LAN

BK 1644 PG 1112-1113

RETURN TO:

Frank Toro III
22 Trumbull Street
New Haven, CT 06511



WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME GREETING:

KNOW YE, THAT TINY TREEHOUSE, LLC, a Connecticut limited liability company, having a principal place of business in the Town of North Haven, County of New Haven and State of Connecticut, herein designated as the Grantor in consideration of THREE HUNDRED THOUSAND AND 00/100 (\$300,000.00) DOLLARS received to the Grantor's full satisfaction from SARA TUFANO, of Town of Wallingford, County of New Haven, State of Connecticut, herein designated as the Grantee, whose mailing address will be 1451 Durham Road, Wallingford, CT 06492, do hereby give, grant, bargain, sell and confirm unto the said Grantee:

All that certain piece or parcel of land, together with the buildings and improvements thereon, situated in the Town of Wallingford, County of New Haven and State of Connecticut bounded and described as follows:

- NORTHERLY: by Durham Road, 256 feet more or less;
- EASTERLY: by land now or formerly of Bonnie L. Scherf, 394 feet more or less;
- SOUTHERLY: by land of the N.Y., N.H., & H.R.R. Co., and
- WESTERLY: by land now or formerly of Roger A. and Helen N. Scarpa, 376.96 feet more or less.

Said premises are subject to:

1. Building lines, if established, all laws, ordinances, or governmental regulations including building and zoning ordinances affecting said premises and to taxes on the Grand List of October 1, 2019, and thereafter, current water and sewer use charges, if any, all of which the grantee assumes and agrees to pay as part of the consideration for this deed.
2. Easement in favor of the American Telephone and Telegraph Company dated March 13, 1968 and recorded in Volume 349 at Page 621 of the Wallingford Land Records.
3. Easement in favor of the American Telephone and Telegraph Company dated December 7, 1966 and recorded in Volume 337 at Page 267 of the Wallingford Land Records.

CONVEYANCE TAX RECEIVED
TOWN: \$750.00 STATE: \$2,250.00

WALLINGFORD, CT TOWN CLERK



Town of Wallingford, Connecticut

JUSTIN J. ROSSETTI
CHIEF BUILDING OFFICIAL

BUILDING DEPARTMENT
TOWN HALL
45 SOUTH MAIN STREET
WALLINGFORD, CONNECTICUT 06492
TELEPHONE (203) 294-2005

January 6, 2021

****Via State Marshal****

Frank Rizzo
Rizzo Construction, LLC
60 Randall Drive
North Haven, CT 06473

Re #1451 Durham Road, Wallingford, CT 06492

**STATE BUILDING CODE §R113
NOTICE OF VIOLATION AND ORDER TO ABATE**

Dear Mr. Rizzo:

On January 5, 2021, an inspection was conducted of the premises located at #1451 Durham Road, for the purposes of determining compliance with the State Building Code as amended and the applicable referenced standards, adopted pursuant to the Connecticut General Statutes §29-252. The Code and said standards are available for your inspection at this office. The inspection revealed the following violation(s) of the State Building Code:

1. 2015 International Residential Code Portion of the 2018 Conn. State Building Code, Section R110.1 – Use and occupancy. Pursuant to subsection (A) of Section 29-265 of the Connecticut General Statutes, no building or structure erected or altered in any municipality after October 1, 1970, shall be occupied or used, in whole or in part, until a Certificate of Occupancy has been issued by the Building Official. Rough plumbing installation not approved, and no final inspections were schedule, or approved. Present occupants to VACATE building immediately. No occupancy is allowed until sited violations are corrected, and a Certificate of Occupancy is issued by the Building Official.
2. 2015 International Residential Code portion of the 2018 Connecticut State Building Code, Section R105.1 (Permits) required. Any owner or owners authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure . . . , or to cause any work to be performed, shall first make application to the Building Official and obtain the required permit. There are presently no permits for the newly constructed second floor rear dormer.

Page Two
January 6, 2021
Frank Rizzo, Rizzo Construction

PURSUANT TO STATE BUILDING CODE §R113, YOU ARE HEREBY ORDERED TO DISCONTINUE THIS ILLEGAL OCCUPANCY IMMEDIATELY. TAKE THE PROPER CORRECTIVE ACTION TO CORRECT PLUMBING ISSUES, AND OBTAIN FINAL INSPECTION APPROVAL AND CERTIFICATE OF OCCUPANCY BEFORE OCCUPYING. Construction documents for work to be done shall be submitted to this office prior to the commencement of any construction in accordance with the State Building Code §R106. This review of all construction documents would avoid unnecessary expense that could result from non-complying changes. Please note that the correction of certain violations may require proper permits and approval from the Building Official and other local agencies prior to any construction.

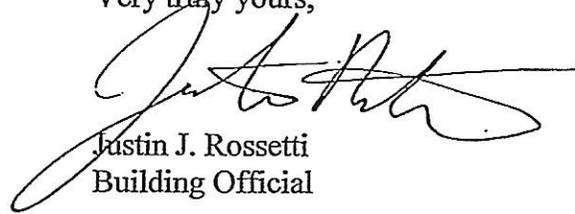
You are hereby notified that you have the right to appeal this order pursuant to Connecticut General Statutes §29-266(b) to the municipal board of appeals or Connecticut General Statute §29-266(c) in the absence of a municipal board of appeals. Variations or exemptions from the State Building Code may be granted by the State Building Inspector where strict compliance with the code would entail practical difficulty or unnecessary hardship, or is otherwise adjudged unwarranted pursuant to Connecticut General Statutes §29-254(b), provided that the intent of the law shall be observed and public welfare and safety be assured. Any application for a variation or exemption or equivalent or alternate compliance shall be filed with the local Building Official.

This is the only order you will receive. Be advised that the Building Official is authorized to prosecute any violation of this order by requesting that legal counsel of the jurisdiction, or the Office of the State's Attorney, institute the appropriate proceeding at law. Per Connecticut General Statutes §29-254a and §29-394, and State Building Code or for failure to comply with the written order of a building inspector for the provision of additional exit facilities in a building, the repair or alteration of a building or the removal of a building or any portion thereof shall be fined not less than two hundred not more than one thousand dollars or imprisoned not more than six months or both.

Page Three
January 6, 2021
Frank Rizzo, Rizzo Construction

This office seeks and anticipates your cooperation, and looks forward to working with you in the interest of a building and life safety for a timely resolution of this serious matter. If you have any questions, please feel free to contact this office at 203-294-2005.

Very truly yours,



Justin J. Rossetti
Building Official

JJR/kgt

OFFICER'S RETURN

STATE OF CONNECTICUT

ss: North Haven

January 9, 2021

COUNTY OF NEW HAVEN

Then and there by virtue hereof, I served the within named, **FRANK RIZZO, RIZZO CONSTRUCTION, LLC**, by leaving with and in his hands, 60 Randall Drive, in the Town of North Haven, a true and attested copy of the original, State Building Code R113, Notice of Violation and Order to Abate, with my endorsement thereon.

The within and foregoing is the original, State Building Code R113, Notice of Violation and Order to Abate, with my doings hereon endorsed.

ATTEST:

TIMOTHY S. WALL
STATE MARSHAL
NEW HAVEN COUNTY

FEE:

Service Fee \$ 40.00

BUILDING DEPARTMENT
TOWN OF WALLINGFORD
45 SOUTH MAIN STREET
TEL (203) 294-2005
FAX (203) 294-2095

AM
10-12

PM
1-3

Anytime

Specific Time:

REQUESTED DATE: 2/8/2021 - Mon

PROPERTY ADDRESS: 1451 Durham Road

OWNER'S NAME / PHONE: Tufano, Sara 203.623.8402

CONTRACTOR'S NAME / PHONE: Pizzo Const. 203.710.6127

INSPECTION ORDER TAKEN BY: JR DATE: 2/3/2021

RE-INSPECTION: YES NO FROM DATE:

(circle) SITE BUILDING ELECTRICAL MECHANICAL PLUMBING

PERMIT NUMBER: B# E# M# P#

TYPE OF INSPECTION: Final - re-inspection

INSPECTION REPORT RESULTS:

(circle) APPROVED DISAPPROVED

See attached →

* RE-Inspection is Required *

Inspector Name: [Signature]

Dated: 2/8/2021 - Mon



Town of Wallingford, Connecticut

JUSTIN J. ROSSETTI
CHIEF BUILDING OFFICIAL

BUILDING DEPARTMENT
TOWN HALL
45 SOUTH MAIN STREET
WALLINGFORD, CONNECTICUT 06492
TELEPHONE (203) 294-2005

Sara Tufano
1451 Durham Road
Wallingford, CT 06492
203-623-8402

February 8, 2021

RE: Final Inspection

B# 41565 - general building permit
E# 41551 - wiring of house
P# 41566 - plumbing of house & gas piping (**REVOKED**)
E# 41623 - re-energize electrical service
P# 41663 - water heater & gas piping for
P# 42103 - plumbing & gas piping (**REPLACED P# 41566 above**)

The following conditions were found and need to be rectified:

1. A mechanical permit is required for the new gas furnace and A/C.
2. Along with mechanical permit licensed Contractor must supply a heat loss calculation.
3. Duct test is required for all new HVAC installations.
4. Return filter on furnace is pulling room air in basement and needs to be sealed.
5. Interior entry doors to existing garage (2)-total need to be 20 min. fire-rated and self-closing hinges must be installed. Existing dead-bolt openings required to be covered.
6. All open areas around garage drywall and other voids need to be closed-in (fire-stopping) to prevent carbon monoxide entry into home. 3" PVC through fire-rated drywall requires a collar at any ceiling and wall penetration for proper fire-stopping.
7. The abandoned oil tank needs to be removed off site.
8. Garage door opener receptacle needs to be GFCI protected.

9. Electrical panel has missing slot cover.
10. Gas piping required to be electrically bonded.
11. Basement staircase requires proper guardrails.
12. Top of staircase to basement has open outlet box, must have fixture or blank cover.
13. Dishwasher drain hose requires a clamp to hold piping in place.
14. Range requires anti-tip bracket installed.
15. 1st floor (2)-total and 2nd floor (1)-total require exhaust fans to exit the house. Due to snow covering termination caps may be in roof (check on re-inspection).
16. Exterior electrical outlets are required (1)-front & (1)-rear of house as well as (1) within 25' of A/C condenser unit.
17. A complete inspection of the house exterior was not completed due to the amount of snow on ground; other items may exist.
18. Zoning violation for dormer needs to be resolved prior to issuance of Certificate of Approval.

Please contact this office for a final re-inspection ASAP.

Thank you,



Lou Coppola Sr., ABO
203.294.2005

BUILDING DEPARTMENT
TOWN OF WALLINGFORD
45 SOUTH MAIN STREET
TEL (203) 294-2005
FAX (203) 294-2095

AM
10-12

PM
1-3

Anytime

Specific Time:

2:00 P.M.

REQUESTED DATE: 1-5-2021

PROPERTY ADDRESS: 1451 Durham Rd.

OWNER'S NAME / PHONE:

CONTRACTOR'S NAME / PHONE: Frank Rizzo / Rizzo Const. LLC

INSPECTION ORDER TAKEN BY: DATE:

RE-INSPECTION: YES NO FROM DATE:

(circle) SITE BUILDING ELECTRICAL MECHANICAL PLUMBING

PERMIT NUMBER: B# E# M# P#

TYPE OF INSPECTION: Site Inspection

INSPECTION REPORT RESULTS:

(circle) APPROVED DISAPPROVED

Dwelling Occupied - No Final Inspection / C.O.

Owner advised - should not be in house until

C.O. is issued. - Will send letter as follow-up.

* Also - Rear Dormer - No Permit

* RE-Inspection is Required *

Inspector Name: Dustin Rossetti

Dated: 1-5-2021

BUILDING DEPARTMENT
TOWN OF WALLINGFORD
45 SOUTH MAIN STREET
TEL (203) 294-2005
FAX (203) 294-2095

AM
10-12

PM
1-3

Anytime

Specific Time:

REQUESTED DATE: 12/3/2020 - Thu.

PROPERTY ADDRESS: 1451 Burhan Rd.

OWNER'S NAME / PHONE: _____

CONTRACTOR'S NAME / PHONE: 203.710.6177 Frank Fozzo

INSPECTION ORDER TAKEN BY: Lu DATE: 11-30-2020

RE-INSPECTION: YES NO FROM DATE: 11-20-2020

(circle) SITE BUILDING ELECTRICAL MECHANICAL PLUMBING

PERMIT NUMBER: B# _____ E# _____ M# _____ P# _____

TYPE OF INSPECTION: Rough Plm - re-inspection.

INSPECTION REPORT RESULTS:

(circle) APPROVED DISAPPROVED

Plumbing Permit Revoked

Licensed Plumber Required

* RE-Inspection is Required *

Inspector Name: D. Bissek.

Dated: 12.3.2020

BUILDING DEPARTMENT
TOWN OF WALLINGFORD
45 SOUTH MAIN STREET
TEL (203) 294-2005
FAX (203) 294-2095

AM
10-12

PM
1-3

Anytime

Specific Time:

John

REQUESTED DATE: 11/4/2020 - wed

PROPERTY ADDRESS: 1451 Durham Rd

OWNER'S NAME / PHONE: _____

CONTRACTOR'S NAME / PHONE: Frank Rizzo 203.710.6127

INSPECTION ORDER TAKEN BY: (C) DATE: _____

RE-INSPECTION: YES NO FROM DATE: 11-2-2020

(circle) SITE BUILDING ELECTRICAL MECHANICAL PLUMBING

PERMIT NUMBER: B# 41565 E# _____ M# _____ P# 41566

TYPE OF INSPECTION: Re-inspection Plm & Insulation

INSPECTION REPORT RESULTS:

(circle) APPROVED DISAPPROVED

- 1) Water Test Required On DWV - Drainage
- 2) Finestop Plumbing / HVAC 1st Floor - Check
- 3) Finestop Re-Routed Wine Holes In Bottom Ply
- 4) Address Garage Ceiling To Be 5/8" Sheetrock + PVC Too Low / Not Secured.
- 5) Garage - TV's Not Allowed In Current Position
- 6) Basement 1/2 Bath - Wrong Fittings + ~~XXXX~~
Drain Pitch
- 7) Plumbing Entirely Wrong In Basement

* RE-Inspection is Required *

Inspector Name: D. Rosa

Dated: 10-4-2020

BUILDING DEPARTMENT
TOWN OF WALLINGFORD
45 SOUTH MAIN STREET
TEL (203) 294-2005
FAX (203) 294-2095

AM
10-12

PM
1-3

Anytime

Specific Time:

E

REQUESTED DATE: Nov 2, 2020

PROPERTY ADDRESS: 1451 DURHAM ROAD

OWNER'S NAME / PHONE: FRANK RIZZO

CONTRACTOR'S NAME / PHONE: SAME

INSPECTION ORDER TAKEN BY: JOHN DATE: OCT 29, 2020

RE-INSPECTION: YES NO FROM DATE: _____

(circle) SITE BUILDING ELECTRICAL MECHANICAL PLUMBING

PERMIT NUMBER: B# 41565 E# 41551 M# _____ P# 41566

TYPE OF INSPECTION: ROUGHS FOR WHOLE HOUSE

INSPECTION REPORT RESULTS:

(circle) APPROVED DISAPPROVED

Framing OK
EL - wire out of wall
Pb - 1) All work - Not Verbal / Back P. to E
2) H₂O - Air Test HXC
DLV - water Test
3) Pipes in 2nd flr - Back Lull Fuzz
Run Then Floor

* RE-Inspection is Required *

Inspector Name: D. [Signature]

Dated: 11-2-2020

BUILDING DEPARTMENT
TOWN OF WALLINGFORD
45 SOUTH MAIN STREET
TEL (203) 294-2005
FAX (203) 294-2095

AM
10-12

PM
1-3

Dustin

Anytime

Fridy

Specific Time:

REQUESTED DATE: 11-20-2020

PROPERTY ADDRESS: 1451 Durham Rd

OWNER'S NAME / PHONE: Rizzo

CONTRACTOR'S NAME / PHONE: _____

INSPECTION ORDER TAKEN BY: D.R. DATE: _____

RE-INSPECTION: YES NO FROM DATE: _____

(circle) SITE BUILDING ELECTRICAL MECHANICAL **PLUMBING**

PERMIT NUMBER: B# _____ E# _____ M# _____ P# _____

TYPE OF INSPECTION: Water Test - Dry + Gas - Antisk

Gas Air Test OK

INSPECTION REPORT RESULTS:

(circle) APPROVED **DISAPPROVED**

- 1) Vent Missing On 1st Floor Stove
- 2) Bath - TY Not Proper + 3" Gyping Leaking
- 3) ~~Bath~~ Bath 1st Floor - No Pitch On 3"
- 4) C.O. Required @ End of 3" Down
- 5) Kit sink - No Pitch - Count
- 6) Chase Not Fin Stopped.

Retest - Including Cast Iron Stack

* RE-Inspection is Required *

Inspector Name: D. Rizzo

Dated: 11-20-2020

BUILDING DEPARTMENT
TOWN OF WALLINGFORD
45 SOUTH MAIN STREET
TEL (203) 294-2005
FAX (203) 294-2095

Revoked 12-2-2020 -
Need Licensed Plumber

PERMIT NUMBER: 41566

Permit Date:

Oct 29, 2020

BUILDING

ELECTRICAL

MECHANICAL

PLUMBING

(please circle one)

PROPERTY ADDRESS: 1451 DURHAM ROAD

OWNER'S NAME / PHONE: FRANK RIZZO 203-710-6127

PROPERTY OWNER ADDRESS: 60 RANDALL DR. NORTH HAVEN CT

CONTRACTOR NAME/BUSINESS NAME: RIZZO CONSTRUCTION / OWNER

CONTRACTOR ADDRESS: SAME

CONTRACTOR PHONE #: 203-710-6127 LICENSE NUMBER: HIC 0647805

DESCRIPTION FOR PERMITTED ACTIVITY: New Water Lines Perm + WASTE
IN ENTIRE HOUSE SINK, DRAINWATER, WASHER, 3 Vanities
3 Toilets Shower tub 2 out Door Sill Cocks

CONSTRUCTION TYPE: SB USE GROUP: R3

CONSTRUCTION COST: \$ 6000.00

APPLICANT NAME: Frank Rizzo

APPLICANT SIGNATURE: ON APP

office use only
BUILDING OFFICIAL SIGNATURE: John Planeta

PERMIT FEE: \$ 84.00 CO/COA FEE: \$ — LATE FEE: \$ —

TOTAL FEE PAID: \$ 84.00 / 392.00 CASH/CHECK NO. 142

white: Building

yellow: Assessor

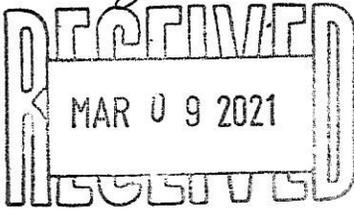
pink: Applicant

ZONING BOARD OF APPEALS

Please type or print in ink.



Town of Wallingford, Connecticut



APPLICATION FOR:
 Special Exception
 Appeal of Decision of ZEO

Application # 21-003

Date: March 8, 2021

Name of Applicant: Christopher S. Migliaro

Mailing Address: 9 Bridle Lane Wallingford CT 06492
Street City State Zip Code

Phone: (203) 314-8333

Interest in Property: Own Rent Lease Option to Buy Other

Name of Property Owner: Christopher S. & Barbara Migliaro

Mailing Address: 9 Bridle Lane Wallingford CT 06492
Street City State Zip Code

Legal Description of Property (check one box and complete information for that line only):
 Street Address 9 Bridle Lane Wallingford CT
 Lot # and Street Name
 Volume & Page of Deed in Land Records

Zoning District: RU-40

Directions to Property (from well recognized Town road): Woodhouse Ave to Bridle Lane

A. TYPES OF SPECIAL EXCEPTION REQUESTED & MINIMUM ITEMS TO BE INCLUDED WITH APPLICATION

1. CUSTOMARY HOME OCCUPATION
 - a. Type of Occupation: Services
 - b. Sq.Footage of 1st floor of building: 2081 c. Sq.Footage of home occupation: 8x6 - 48 SF
 - d. Map, drawn to scale, showing property, location of dwelling on property and location & dimensions of all parking spaces.
2. BOARDING HOUSE/ROOMING HOUSE
 - a. Map, drawn to scale, showing property boundaries, location & dimensions of building, number of boarders and location & dimensions of all parking spaces.
3. BED & BREAKFAST
 - a. Year house constructed: _____ b. Number of guest rooms: _____ c. Map, drawn to scale, showing property boundaries, location & dimensions of building, location & dimensions of all existing and proposed parking spaces, proposed landscaping. d. Floor plan of proposed B&B, with room use listed. e. Architectural drawings for any proposed additions, including emergency exits.
4. WINDMILL
 - a. Map, drawn to scale, showing property, location of any buildings on lot, proposed location of windmill and distances to buildings and property lines.
5. SOLAR PANELS & SATELLITE DISHES
 - a. Map, drawn to scale, showing property, location of any buildings on lot, proposed locations of panes or dishes and screening. b. Height of device _____ c. Technical literature about device
6. NURSERY SCHOOL, CHILD DAY CARE CENTER, GROUP DAY CARE HOME
 - a. Map, drawn to scale, showing property, location of building(s) on lot, parking spaces, play area.
 - b. Square footage of lot: _____ c. Building Coverage: _____ d. Enrollment capacity per session: _____

7. [] CEMETERIES

a. Location map showing adjacent streets.

8. [] GARAGES

a. Map, drawn to scale, showing property, location of building(s) on lot, garage location.

b. Sq. footage of principal residence: _____ (living area only) Sq. footage of existing garage space _____
Sq. footage of proposed garage space _____, total sq. footage of proposed garage space _____.

9. [] STABLES

a. Map, drawn to scale, showing property, location of building(s) on lot, proposed stable.

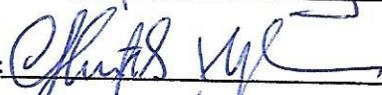
B. APPEAL OF DECISION OF THE ZEO: Please describe the decision of the ZEO below and why you feel it is not accurate.

Applicant must notify abutters by certified mail 10-15 days prior to the public hearing by sending them a copy of the legal notice.
Certificates of Mailing must be returned to the Planning Department at least five (5) days prior to the meeting.

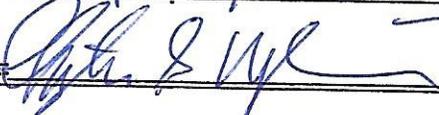
Names and Mailing addresses of all abutting property owners (to the right, left and rear of your property)

- | | NAME | MAILING ADDRESS |
|----|--|---------------------------------|
| 1. | Steven & Jennifer Smith | 7 Bridle Lane Wallingford |
| 2. | Timothy E & Janice M Struble | 11 Bridle Lane Wallingford |
| 3. | Warren H & Kathryn J. Sorrentino | 15 Bridle Lane Wallingford |
| 4. | Town of Wallingford & William Bertini Park | 45 South Main St Wallingford |
| 5. | Woodhouse Hunt HOA c/o Paul Bankowski | 3 Hitching Post Dr. Wallingford |
- (ATTACH ADDITIONAL SHEET IF NECESSARY)

Name of Applicant or Agent: Christopher S. Migliaro Title: Owner
(Please print) (If agent or company representative)

Signature of Applicant or Agent: 

Name of Property Owner: Christopher S. & Barbara Migliaro Title: _____
(Please print) (If agent or company representative)

Signature of Property Owner: 

FOR ZBA USE ONLY:
Application is: [] Granted [] Denied Effective Date: _____

REASON(S) _____

CONDITION(S) _____

SIGNED: _____ TITLE: _____

WALLINGFORD ZONING BOARD OF APPEALS

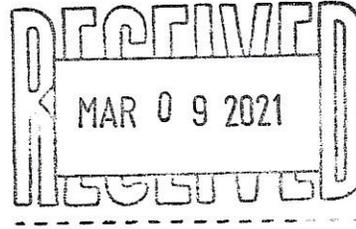
Application for Special Exception

Customary Home Occupation

Christopher S. Migliaro

9 Bridle Lane

Wallingford, CT



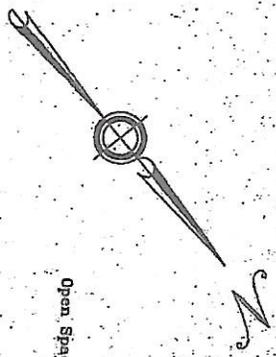
Description of Occupation:

I am planning to run a services business out of my home office. My home office is roughly a 6'x8' area in my basement family room, consisting of a countertop, two file cabinets and a copier. There are no other employees other than myself at this time.

It will be very infrequent, if at all to have any clients at my home, almost all of my transactions will occur offsite.

The services I will be offering will include:

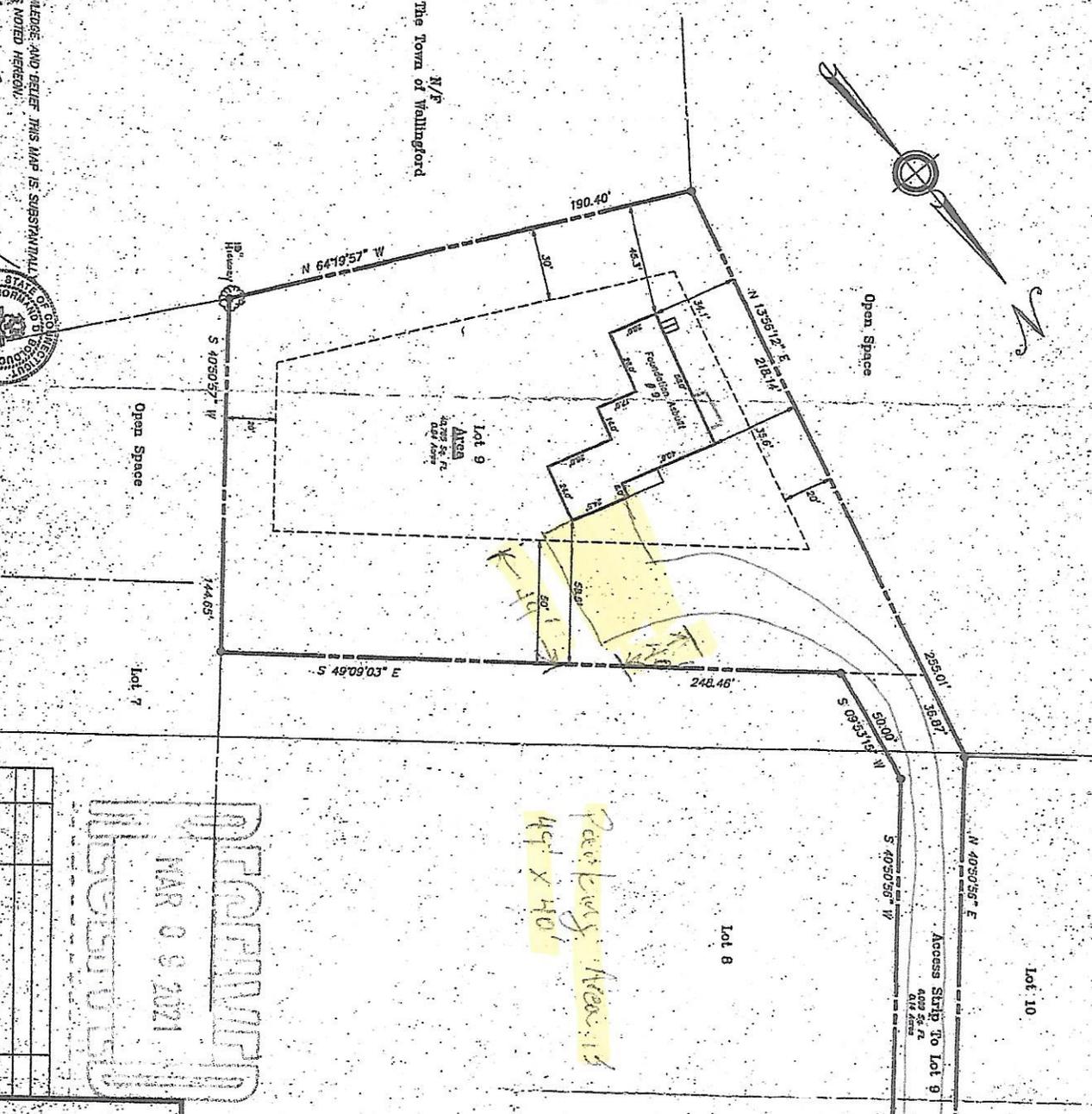
- Home cleanout / empty services
- Design and Consultations for Kitchens, Baths, Closest and Home remodeling projects
- Federal Firearms License (FFL) Transfer and Transportation Services
- Automobile delivery service (drive a client's vehicle to some distant location or bring it back to their home from some location)



The Town of Wallingford
N/P

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIAL
CORRECT AS NOTED HEREON.

Richard D. Boudin
Richard D. Boudin
Ct. L.S. # 17,690



Parking Area: 491 x 401

RECEIVED
MAR 3 8 2021

NO.	DATE	DESCRIPTION	BY

NOTES:

1. THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE DEPARTMENT OF CONSTRUCTION AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 28, 1958.
2. THE TYPE OF SURVEY REFERRED TO IS A ZONING LOCATION SURVEY AND IS INTENDED TO DETERMINE THE POSITION OF THE HEAVY SETBACK REQUIREMENTS WITH RESPECT TO TOWN OF WALLINGFORD LOT 9 AS SHOWN ON THE MAP REFERENCED BY NOTE 6.
3. BOUNDARY DETERMINATION/POSITION IS BASED UPON A FIRST SURVEY OF 1907 AS SHOWN ON THE MAP REFERENCED BY NOTE 6A.
4. THIS SURVEY CONFORMS TO A CLASS A-2.
5. SEASONS AS SHOWN ARE BASED UPON THE MAP REFERENCED BY NOTE 6A.
6. REFERENCED IN MADE TO THE FOLLOWING MAPS:
 - A. "WOODHOUSE HUNT" SUBDIVISION PREPARED FOR SUNNICO DEVELOPMENT CORP., WALLINGFORD, CONNECTICUT, DATED DECEMBER 23, 1984, REFERRED TO BY 03/09/08 BY ANDERSON ASSOCIATES.

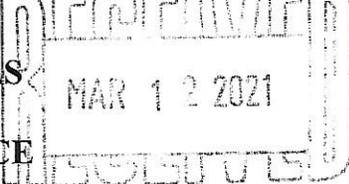
Zoning Location Survey
Lot 9
Woodhouse Hunt Subdivision
9 Bridle Lane Wallingford, Connecticut
Prepared For:
SUNNICO DEVELOPMENT, INC.
Anderson Associates
LAND SURVEYORS
240 EAST MAIN STREET, WALLINGFORD, CONNECTICUT 06490
TEL: 860-269-2494

DATE	6/4/87
SCALE	1"=50'
DRAWN BY	
CHECKED BY	
DATE	2/1/99
NO. NUMBER	01-22-01
SHEET	1 OF 1



ORIGINAL

ZONING BOARD OF APPEALS
Wallingford, Connecticut
APPLICATION FOR VARIANCE



APPLICATION NO.: 21 -- 004
APPROVED: _____
DENIED: _____

The undersigned Applicant hereby applies to the Wallingford Zoning Board of Appeals for a variance of the Wallingford Zoning Regulations.

- 1.) Street Address or Location of the Property: 3 Beechwood Dr
- 2.) Zoning District of the Property: R-18
- 3.) Indicate the type of variance requested (e.g., lot area, side yard) and the Section of the Zoning Regulations being varied. If more than one variance, list each separately.

Type of Variance	Section of Zoning Regulations	Required by Regulations	Existing	Proposed
<u>Side yard</u>	<u>5.1A</u>	<u>20ft</u>	<u>37.5ft.</u>	<u>6.5ft.</u>
<u>front yard</u>	<u>5.1A</u>	<u>40ft.</u>	<u>26ft.</u>	<u>12ft.</u>
<u>coverage</u>	<u>5.1A</u>	<u>15%</u>	<u>8%</u>	<u>17%</u>

4.) Briefly state the purpose of the proposed variance (e.g., "to build a two-car garage"): to build attached 2 car garage with living space above

5.) Briefly describe why strict application of regulations would produce an unreasonable hardship: the position of the original structure and slope of land prevent an addition within current zoning regulations without significant engineering + structural changes to existing structure and land.

6.) If any variances for the Property have previously been requested, please complete the following section.

- a. Date(s) of ZBA action: _____
- b. What variance(s) were requested: _____
- c. What variance(s) were granted: _____

7.) **APPLICANT** (Please list mailing address.)

Name(s): Jonathan Frank Signature:

Address: 3 Beechwood Dr. City: Wallingford State: CT Zip: 06492

Telephone No: 203-804-8056 Interest in Property: Owner: Other: _____

8.) **PROPERTY OWNER(S) OF RECORD** (Please list mailing address. **This section must be completed.**)

Name(s): Jonathan Frank Signature:

Address: 3 Beechwood Dr. City: Wallingford State: CT Zip: 06492

Telephone No: 203-804-8056

9.) Please list below the names and mailing addresses of all abutting property owners. (Those properties that are directly adjacent or contiguous to yours.)

<u>Name</u>	<u>Mailing Address</u>
1. <u>Ruby H. Heilman</u>	<u>5 Beechwood Dr. Wallingford, CT 06492</u>
2. <u>Frank A. Renda Sr.</u>	<u>753 North Main St. Ext. Wallingford, CT 06499</u>
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____

(Attach additional sheet(s) if necessary)

10.) Please provide directions to the subject property from a well recognized Town road. On the corner of North Main St Ext and Beechwood Dr. First house on the right.

NOTES TO APPLICANT:

1. Please provide eleven copies of a map or plan drawn to scale clearly illustrating the variance(s) requested. **(The plan must show the property boundaries, all existing and proposed buildings and dimensions for any setback, size, area or height related variance request.)**
2. The Applicant must notify abutters by Certificate of Mailing, 10-15 days prior to the Public Hearing by sending them a copy of the Legal Notice. The Legal Notice will be sent to the Applicant at least 15 days prior to the meeting. Certificates of Mailing must be returned to the Planning & Zoning Office at least five days prior to the meeting.
3. **The extent of any variance granted is limited to only that represented on the plan submitted as part of this application.**

(FOR ZBA USE ONLY)

DECISION: GRANTED DENIED **EFFECTIVE DATE:** _____ / _____ / _____

REASON(S) FOR DECISION: _____

CONDITION(S): _____

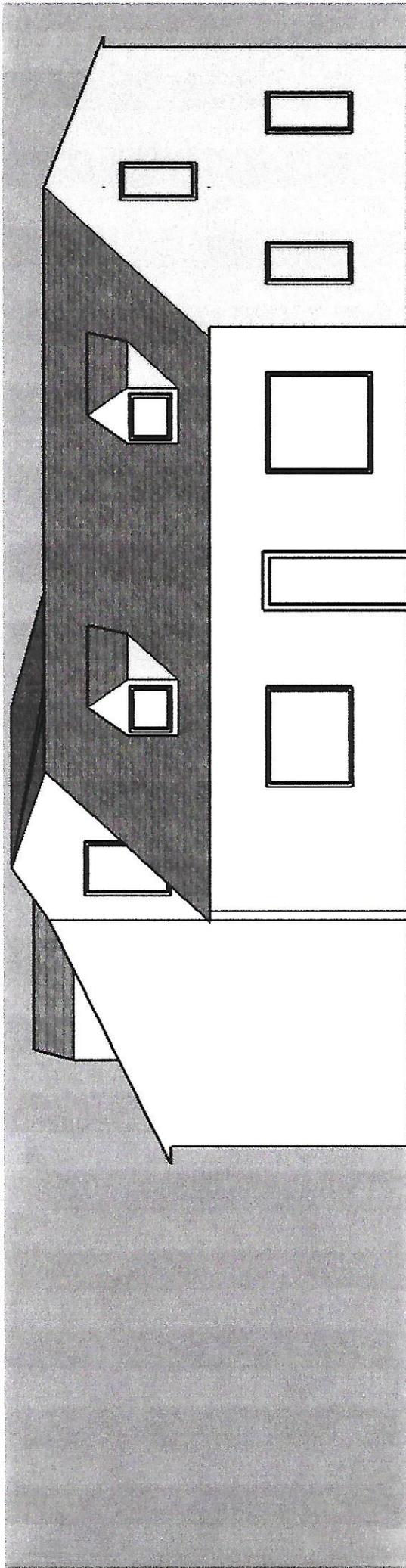
The extent of any variance granted is limited to only that represented on the plan submitted as part of this application.

SIGNED: _____

TITLE: _____

**WALLINGFORD
ZONING BOARD OF APPEALS
Variance Application: Revised May 2008**

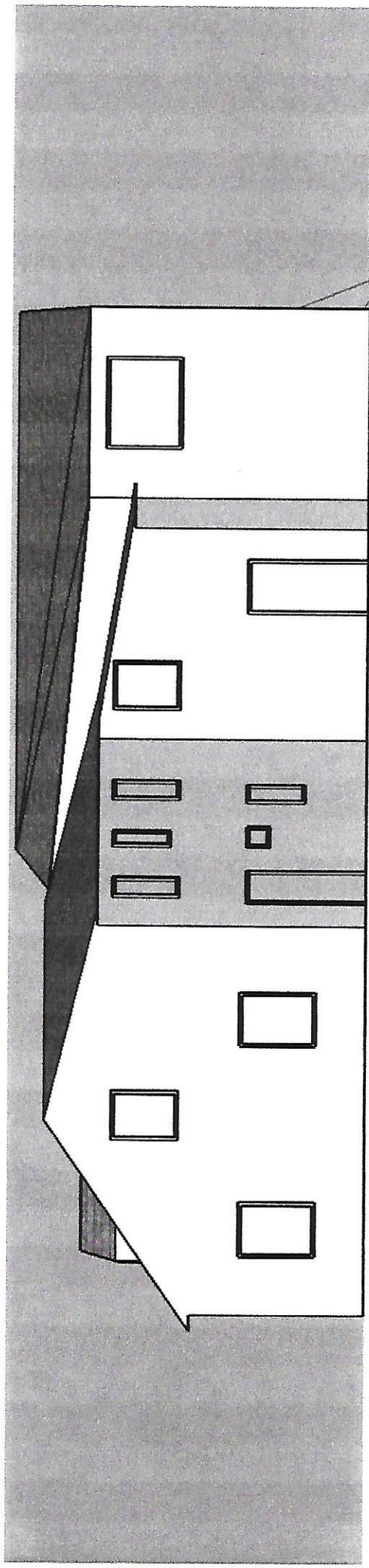
View from N. Main St. Ext.

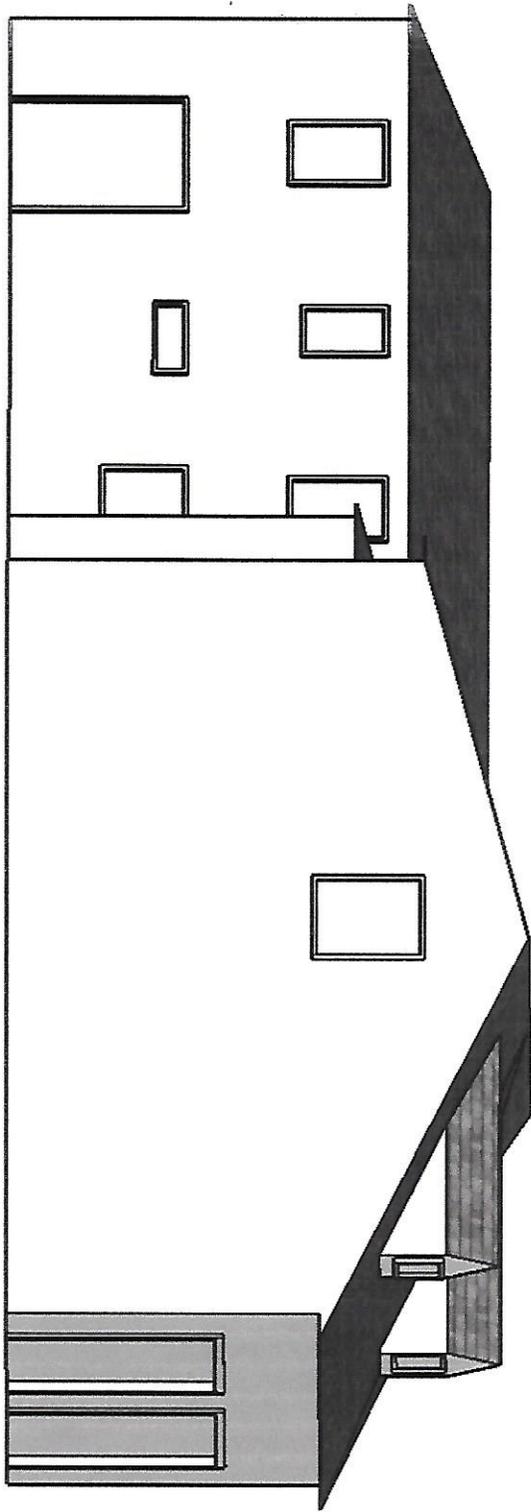


#21-004

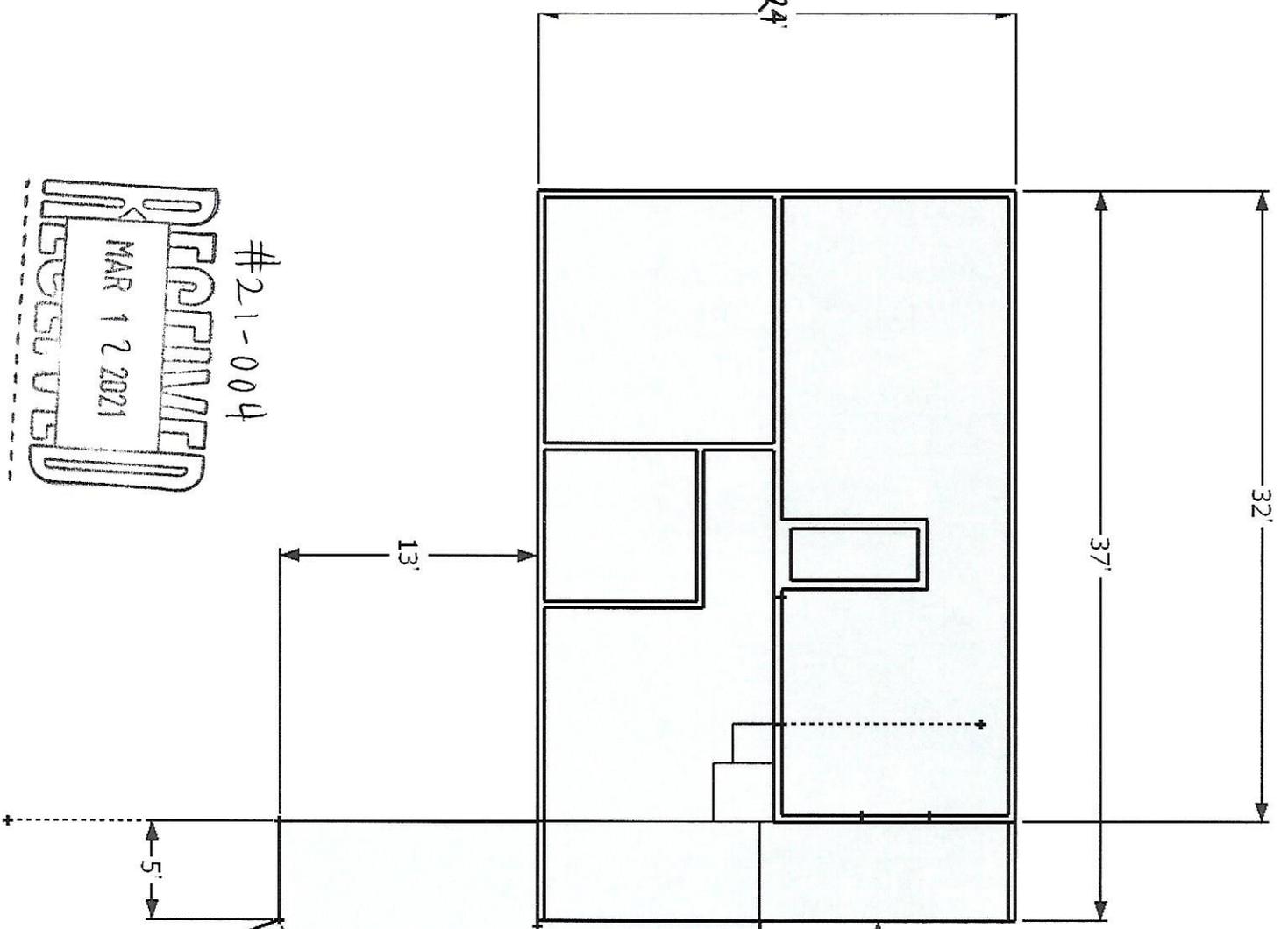
RECEIVED
MAR 12 2021
RECEIVED

View from 753 W Main St. Ext.

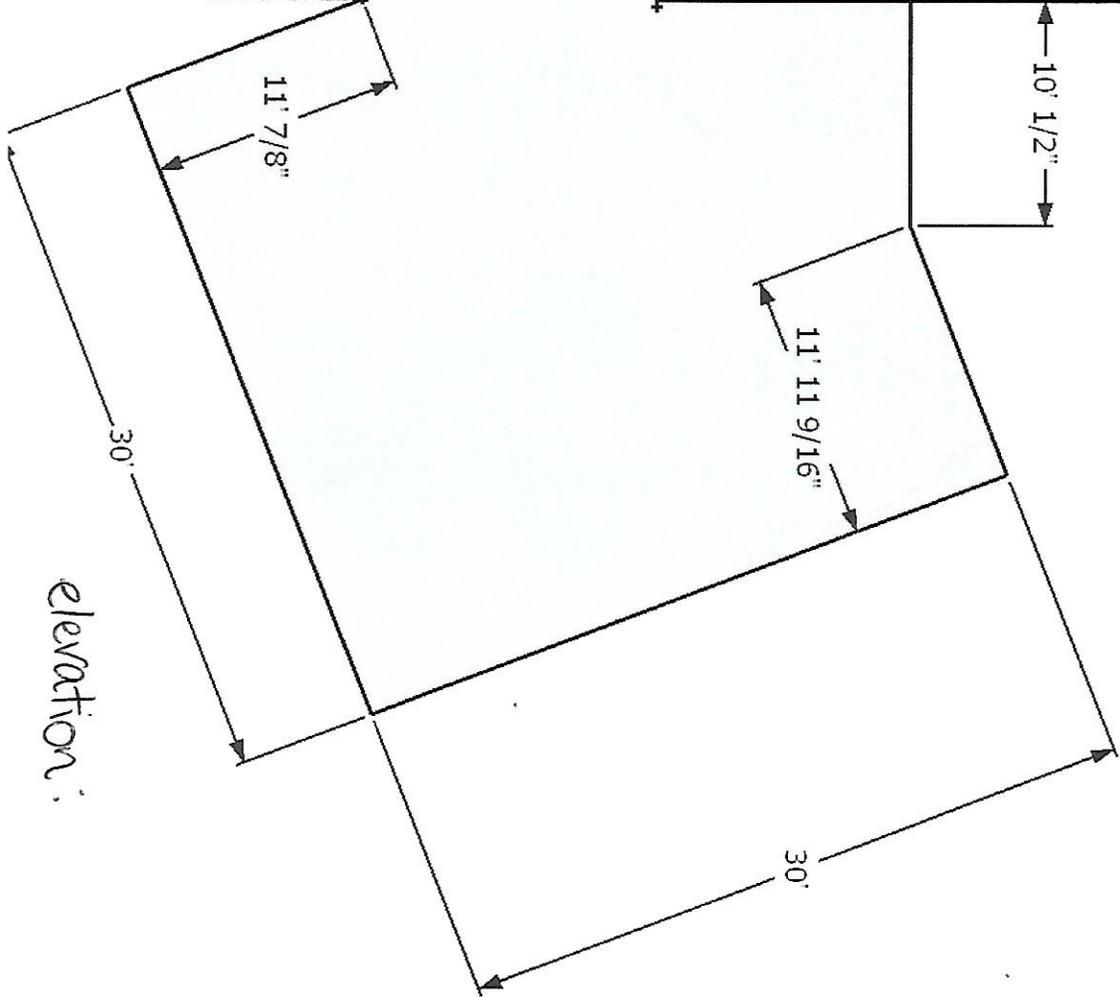




View from S Beechwood Dr.

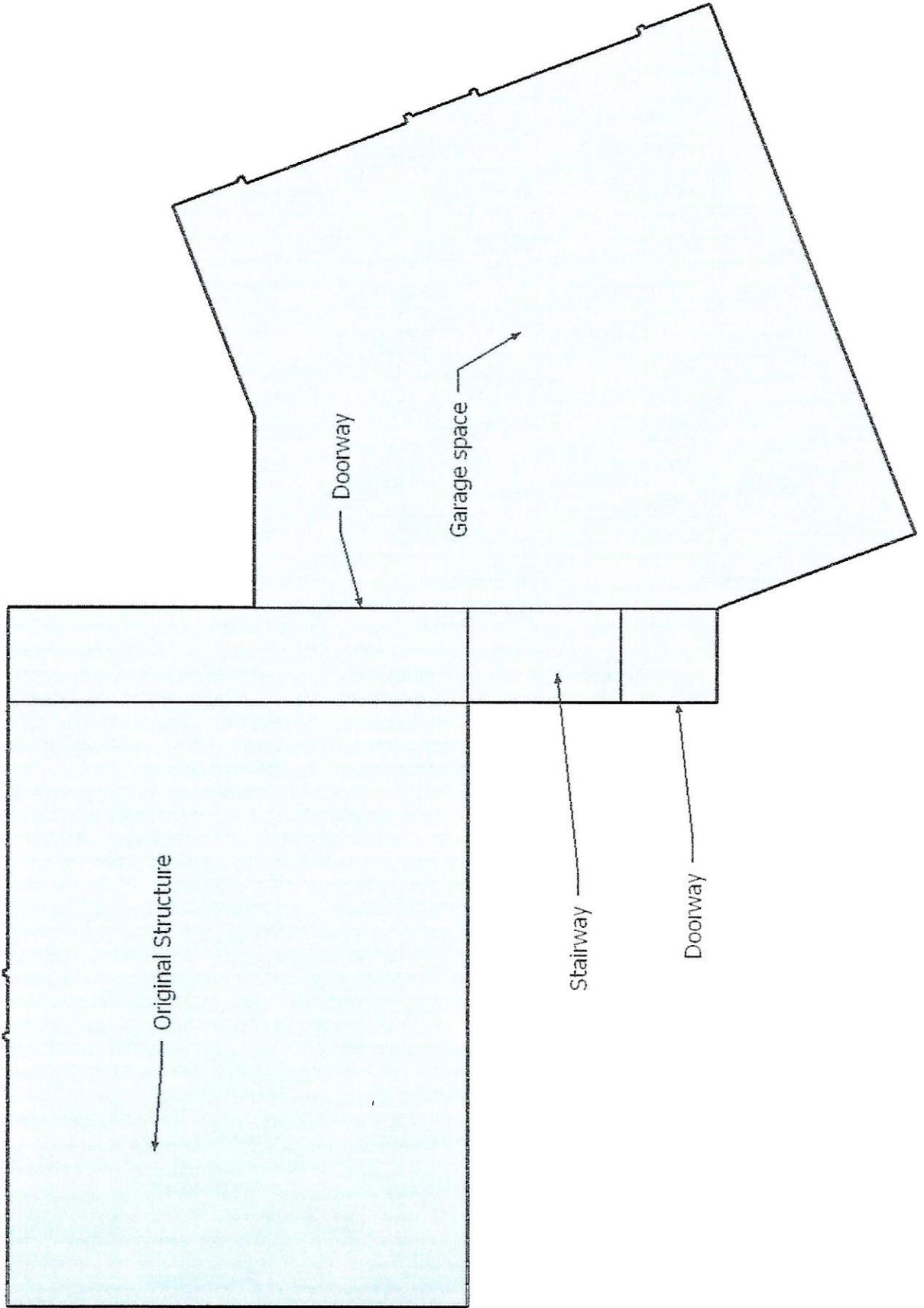


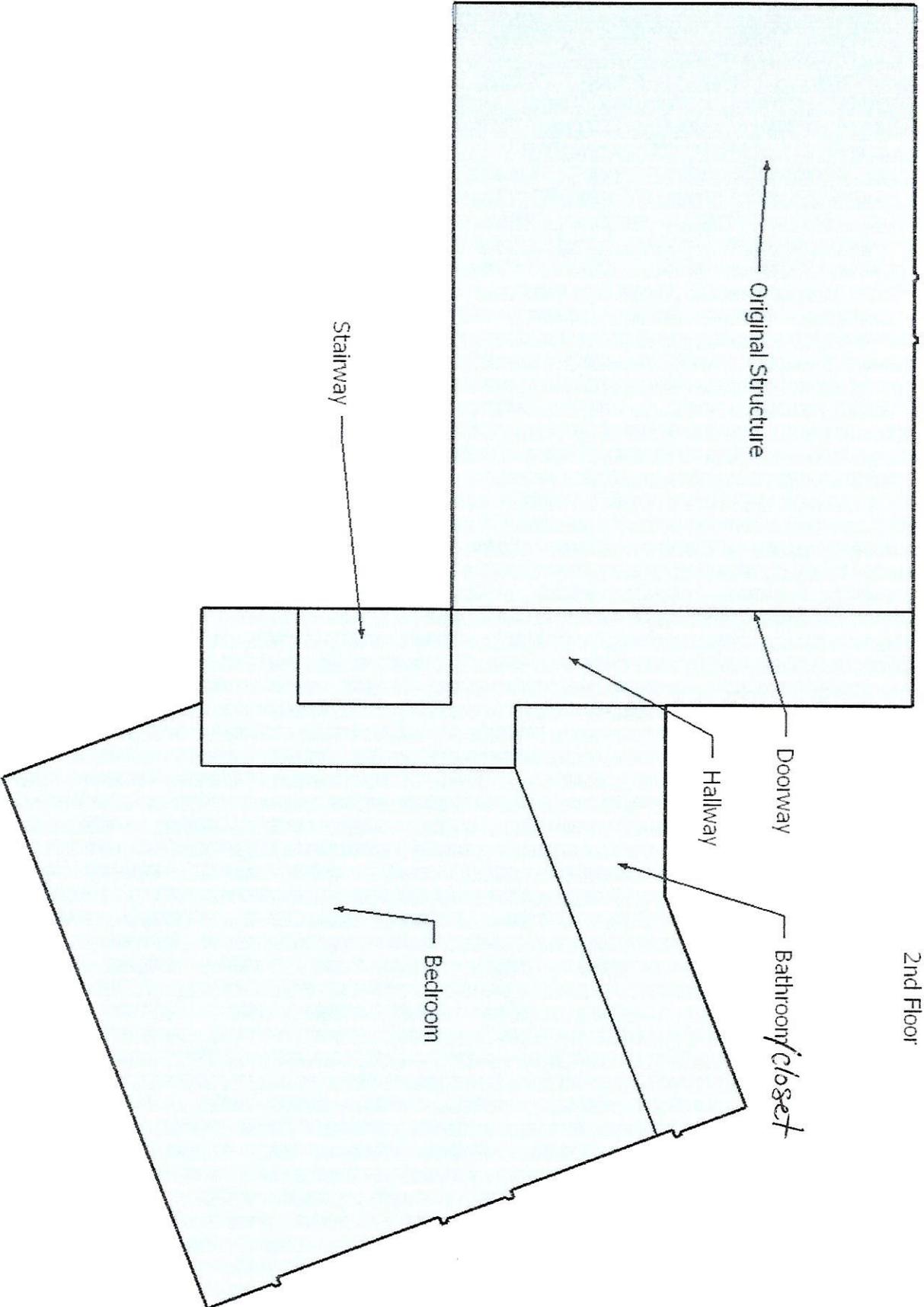
#21-004
 REAPPROVED
 MAR 12 2021
 RESERVES



10' 1/2"

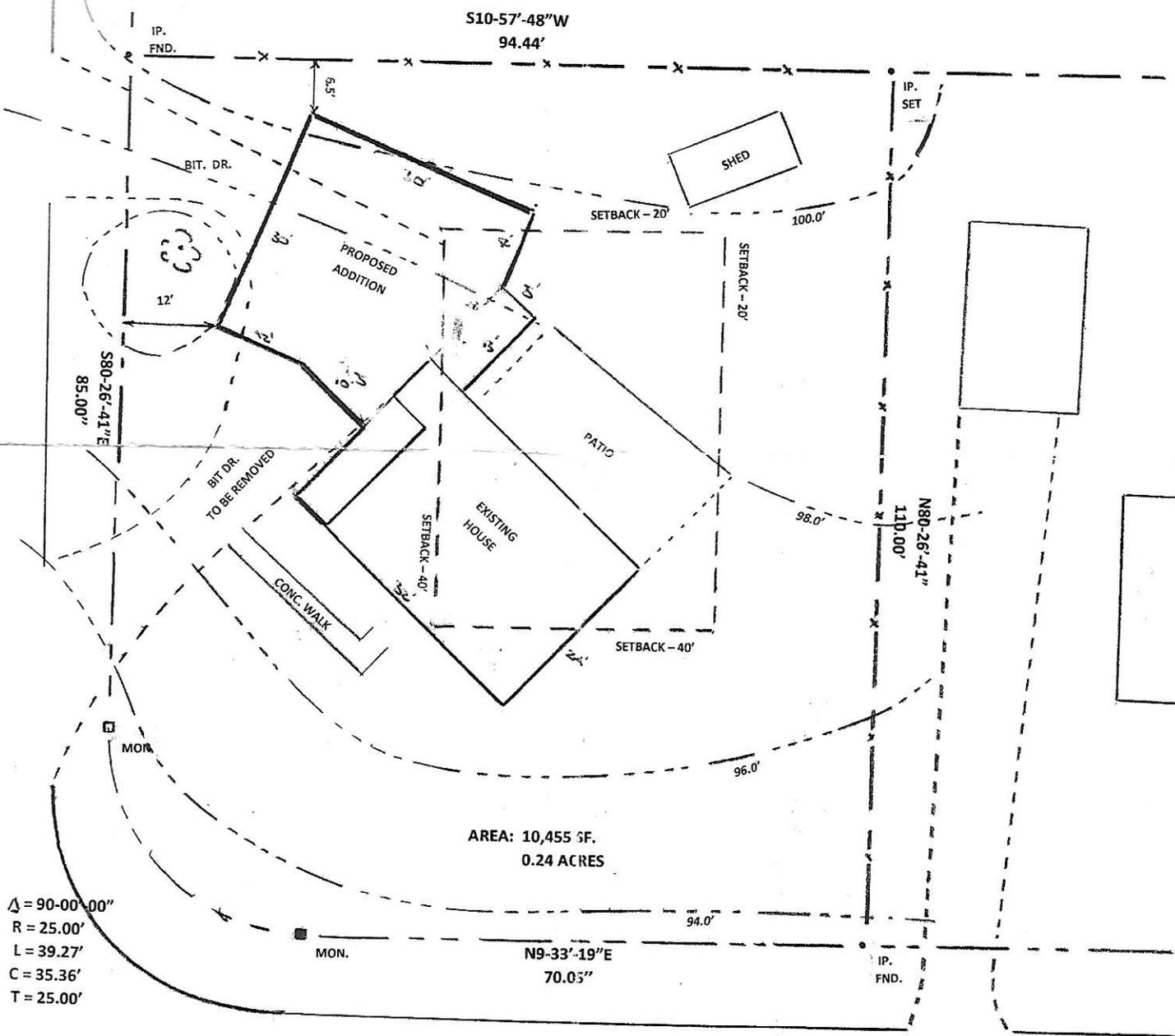
1st Floor





2nd Floor

BEECHWOOD DR.

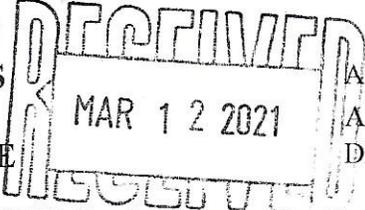


$\Delta = 90-00'-00''$
 $R = 25.00'$
 $L = 39.27'$
 $C = 35.36'$
 $T = 25.00'$

NORTH MAIN ST. EXT.



ORIGINAL



ZONING BOARD OF APPEALS
Wallingford, Connecticut
APPLICATION FOR VARIANCE

APPLICATION NO.: 21 - 005
APPROVED: _____
DENIED: _____

The undersigned Applicant hereby applies to the Wallingford Zoning Board of Appeals for a variance of the Wallingford Zoning Regulations.

- 1.) Street Address or Location of the Property: 654A North Colony Rd
- 2.) Zoning District of the Property: RF-40
- 3.) Indicate the type of variance requested (e.g., lot area, side yard) and the Section of the Zoning Regulations being varied. If more than one variance, list each separately.

<u>Type of Variance</u>	<u>Section of Zoning Regulations</u>	<u>Required by Regulations</u>	<u>Existing</u>	<u>Proposed</u>
<u>Front yard setback</u>	<u>4.16</u>	<u>50'</u>	<u>non exist</u>	<u>35' Front</u>
<u>Front yard setback</u>	<u>4.16</u>	<u>50'</u>	<u>non exist</u>	<u>5'</u>

4.) Briefly state the purpose of the proposed variance (e.g., "to build a two-car garage"): to put storage unit on property.

5.) Briefly describe why strict application of regulations would produce an unreasonable hardship: zoning restriction as applied interferes with reasonable use of property, considering the unique setting of the property in any other location to far.

- 6.) If any variances for the Property have previously been requested, please complete the following section.
 - a. Date(s) of ZBA action: 6.2017
 - b. What variance(s) were requested: Front
 - c. What variance(s) were granted: Front yard set

7.) **APPLICANT** (Please list mailing address.)

Name(s): Lia Morgillo Signature: _____
 Address: 129 Higby Rd City: middletown State: CT Zip: 06457
 Telephone No: 203-903-3069 Interest in Property: Owner: _____ Other: lesser

8.) **PROPERTY OWNER(S) OF RECORD** (Please list mailing address. **This section must be completed.**)

Name(s): Brian Bennett Signature: Brian Bennett
 Address: 61 Dannels Way City: 3-11-21 State: CT Zip: 06492
 Telephone No: 203-494-7402

200 LS

9.) Please list below the names and mailing addresses of all abutting property owners. (Those properties that are directly adjacent or contiguous to yours.)

<u>Name</u>	<u>Mailing Address</u>
1. <u>Fulton Forbs inc.</u>	<u>16 Lunar drive woodbr</u> 06525
2. <u>MS north colony rd LLC</u>	<u>11 spenaridge rocky hill</u> 06067
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____

(Attach additional sheet(s) if necessary)

10.) Please provide directions to the subject property from a well recognized Town road. start out
going northeast on N Colony Rd/US-5 N

NOTES TO APPLICANT: towards cedar Ln/ 654A N Colony Rd,
WIFd CT 06492-2408, is on the right.

1. Please provide eleven copies of a map or plan drawn to scale clearly illustrating the variance(s) requested. (The plan **must** show the property boundaries, **all** existing **and** proposed buildings and dimensions for any setback, size, area or height related variance request.)
2. The Applicant must notify abutters by Certificate of Mailing, 10-15 days prior to the Public Hearing by sending them a copy of the Legal Notice. The Legal Notice will be sent to the Applicant at least 15 days prior to the meeting. Certificates of Mailing must be returned to the Planning & Zoning Office at least five days prior to the meeting.
3. **The extent of any variance granted is limited to only that represented on the plan submitted as part of this application.**

(FOR ZBA USE ONLY)

DECISION: GRANTED DENIED EFFECTIVE DATE: _____ / _____ / _____

REASON(S) FOR DECISION: _____

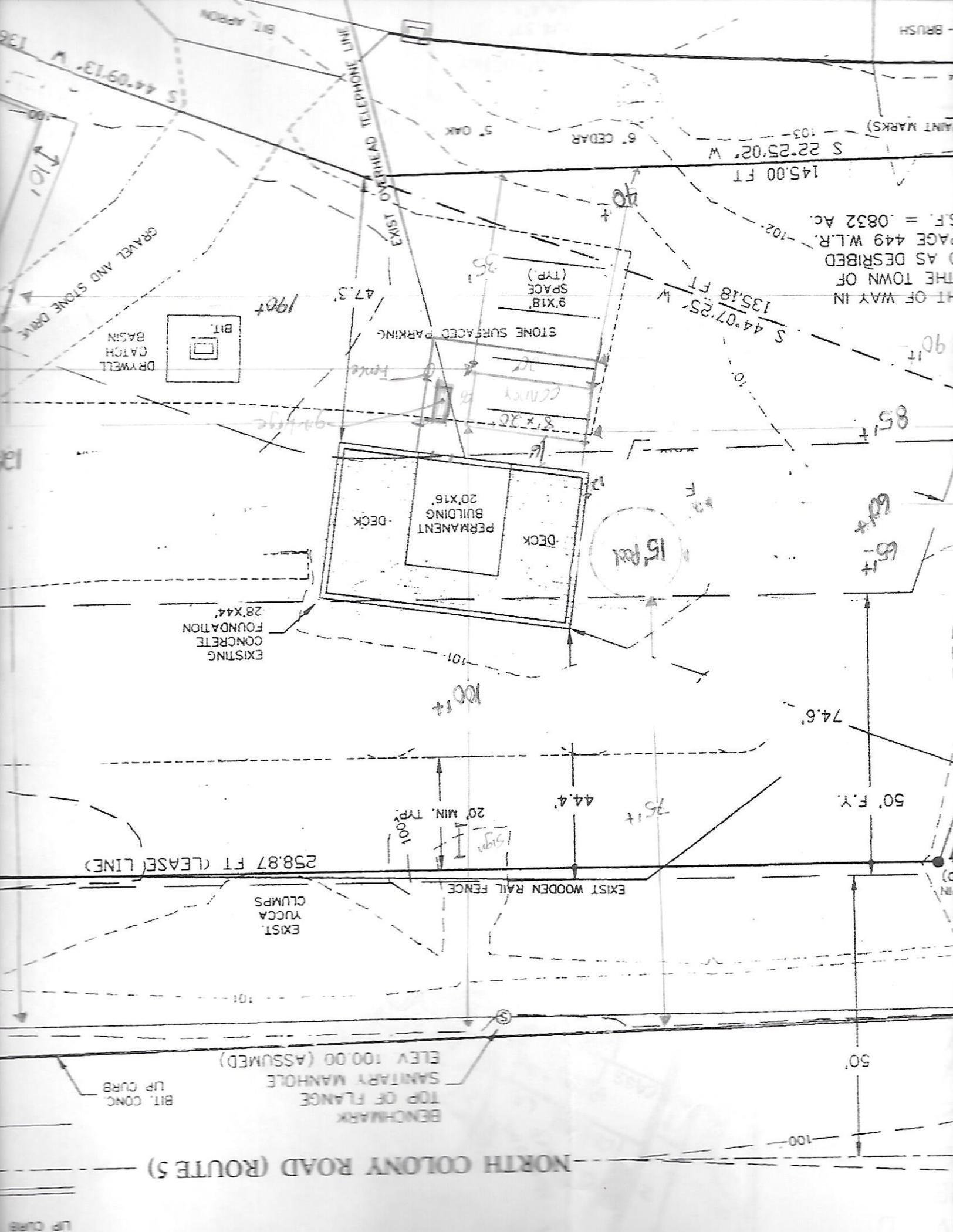
CONDITION(S): _____

The extent of any variance granted is limited to only that represented on the plan submitted as part of this application.

SIGNED: _____

TITLE: _____

WALLINGFORD
ZONING BOARD OF APPEALS
Variance Application: Revised May 2008



NORTH COLONY ROAD (ROUTE 5)

258.87 FT (LEASE LINE)

PERMANENT BUILDING
20' x 16'

STONE SURFACED PARKING

DRYWELL CATCH BASIN

EXISTING CONCRETE FOUNDATION
28' x 44'

100' ±

50' F.Y.

20' MIN. TRP

44.4'

75' ±

74.6'

50'

50'

100'

145.00 FT

S 22°25'02" W

S 44°07'25" W

135.18 FT

47.3'

196'

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

85' ±

65' ±

65' ±

90' ±

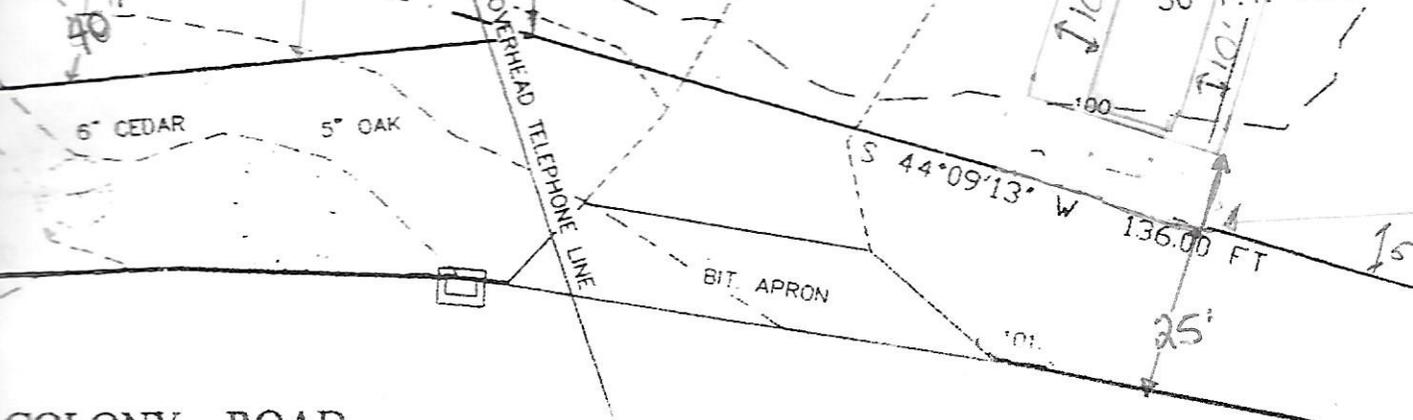
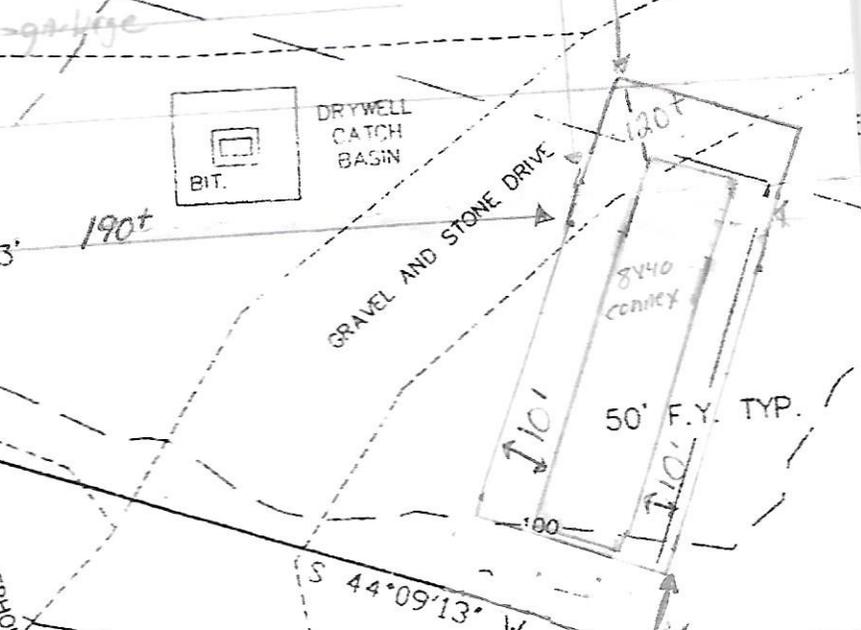
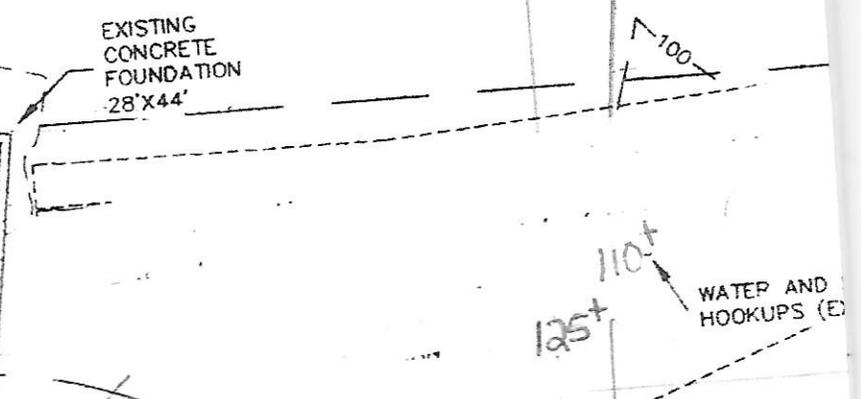
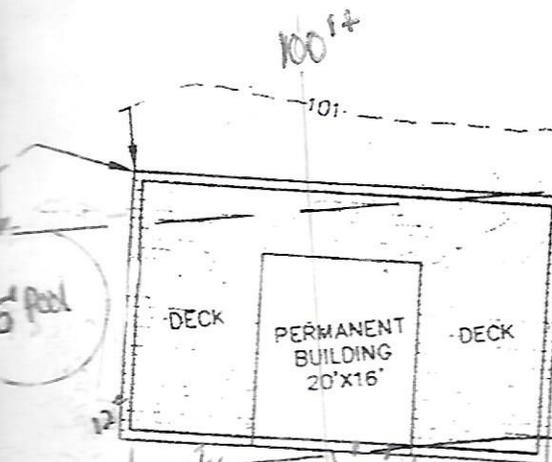
85' ±

65' ±

6

EXIST. YUCCA CLUMPS
MAP 394.37 FT
N 23
258.87 FT (LEASE LINE)

EXIST WOODEN RAIL FENCE
44.4'
20' MIN. TYP.
100'



COLONY ROAD

W.G.