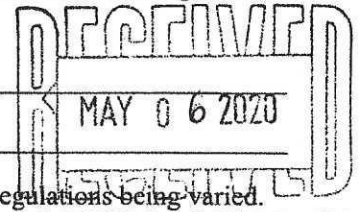


ORIGINAL

ZONING BOARD OF APPEALS
Wallingford, Connecticut
APPLICATION FOR VARIANCE

APPLICATION NO.: 20 - 009
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: 19 pierson drive
- 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.

<u>Type of Variance</u>	<u>Section of Zoning Regulations</u>	<u>Required by Regulations</u>	<u>Existing</u>	<u>Proposed</u>
<u>side yard</u>	<u>R-18</u>	<u>20'</u>	<u>19'-6"</u>	<u>19'-6"</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

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

family room off of the rear of the house. The growth of our family requires a larger living area.

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

prior to current city zoning setback regulations. We are requesting an addition to be built to match the existing sidewall of the existing home, which is parallel to the existing side yard setback and property line, to maintain the architectural integrity of the existing dwelling.

- 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): Sean McCarn Signature: [Signature]
 Address: 19 pierson drive City: Wallingford State: CT Zip: 06492
 Telephone No: 203-530-1074 Interest in Property: Owner: Other: _____

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

Name(s): Sean McCarn Signature: [Signature]
 Address: 19 pierson drive City: Wallingford State: CT Zip: 06492
 Telephone No: 203-530-1074

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. Irene C. Gersz	15 Pierson drive
2. Steve + Joan Hall	23 Pierson drive
3. Gina Maciejko	55 Pierson drive
4. _____	_____
5. _____	_____
6. _____	_____

(Attach additional sheet(s) if necessary)

10.) Please provide directions to the subject property from a well recognized Town road. Heading West on RT 68

take a left on Dana Blvd. take right on Pierson dr. Cross over Calhoun rd. Continue on Pierson dr. 4th to last 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: _____

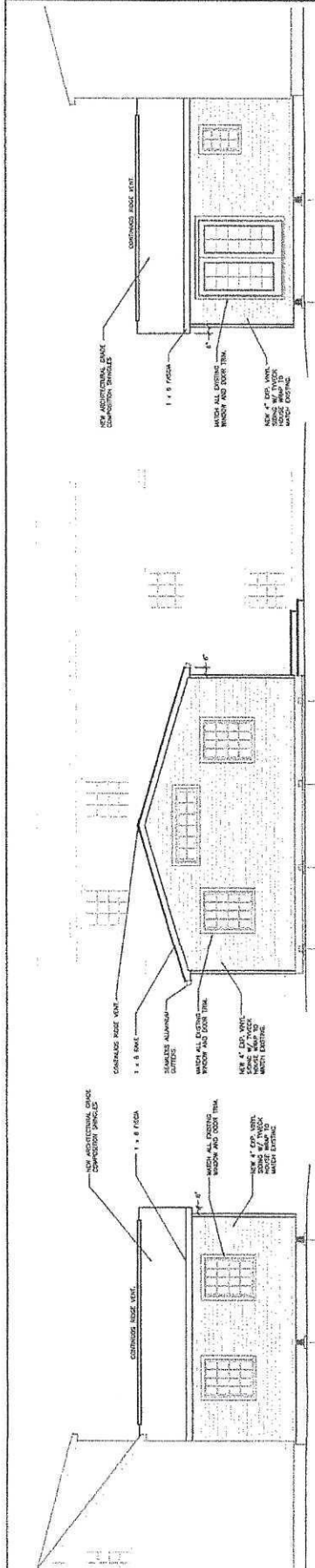
TITLE: _____

WALLINGFORD
ZONING BOARD OF APPEALS
Variance Application: Revised May 2008

Revisions - 1
 Revised By: JMR
 Date: 03/12/20

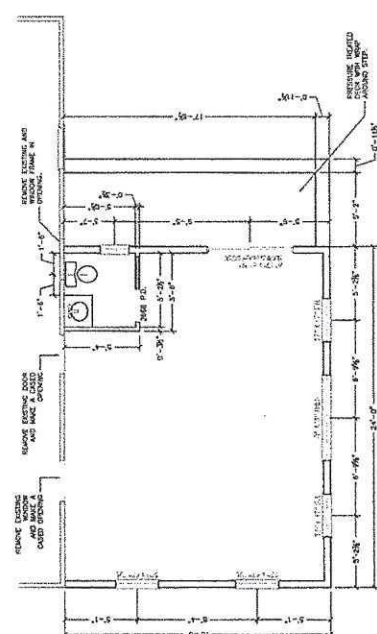
The McCam Residence
 19 PIERSON DRIVE WALLINGFORD, CT. 06492

DATE: 3/21/20
 Drawn By: JMR
 SCALE: AS SHOWN
 PROJECT #: 02-20
 DRAWING NO. A-1

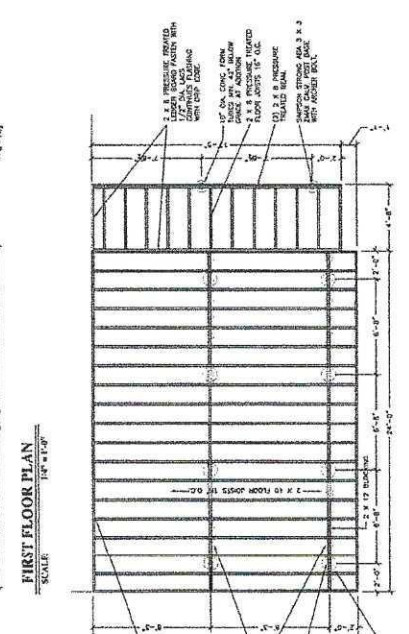


LEFT SIDE ELEV. OF ADDITION
 SCALE: 1/8" = 1'-0"

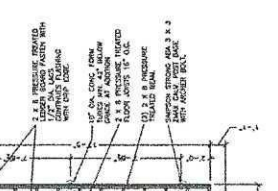
RIGHT SIDE ELEV. OF ADDITION
 SCALE: 1/8" = 1'-0"



REAR ELEVATION OF HOUSE
 SCALE: 1/8" = 1'-0"

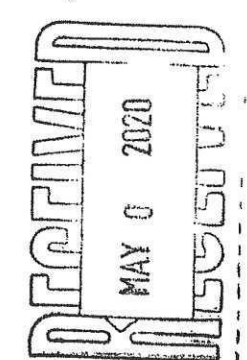
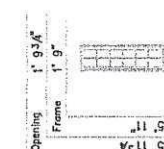
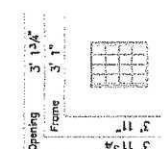
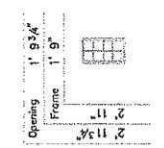


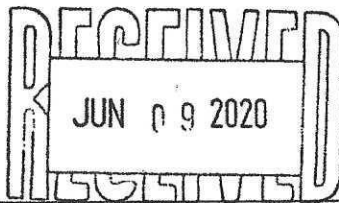
FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



FRAMING AND FOUNDATION PLAN
 SCALE: 1/8" = 1'-0"

- LEGEND**
- [Symbol] EXISTING WALLS TO REMAIN.
 - [Symbol] NEW CONSTRUCTED WALLS.
 - [Symbol] DEMO EXISTING WALLS.
- NOTES**
- 1) ALL FRAMING SHALL BE DOUBLE FOR NO. 7 AND BETTER. ALL LVL INTERIOR SHALL HAVE THE FOLLOWING STRUCTURAL PROPERTIES: 1 1/2" - 2000Psi, E = 1,800,000Psi. 1 1/2" x 8 BUILT UP SPACED 24" O.C.
 - 2) ALL CONCRETE SHALL BE 4000Psi MIN. OF 3000Psi @ 28 DAYS.
 - 3) REBAR LAYOUT: USE 100# - @ 75" - 100# 100# - 150#





INTEROFFICE MEMORANDUM

TO: AMY TORRE, ZONING ENFORCEMENT OFFICER
VIA: FAX 2095
FROM: ERIK KRUEGER, P.E.,^{WAL} SENIOR ENGINEER, WATER AND SEWER DIVISIONS
SUBJECT: ZONING BOARD OF APPEALS APPLICATION – VARIOUS BUILDING ADDITIONS

19 PIERSON DRIVE	APP. NO. 20-009
143 SOUTH MAIN STREET	APP. NO. 20-010
17 FRITZ PLACE	APP. NO. 20-012

DATE: JUNE 8, 2020
CC: N. AMWAKE; D. SULLIVAN; J. PAWLOWSKI

Please note that all applications referenced above include additions to existing structures. The owner of each building should take into consideration the location of the existing water service and sanitary sewer lateral to the building when planning a building addition to ensure that the water and sewer lines are not in conflict with the proposed addition.

If the existing utility lines are in conflict with the proposed building addition it may be necessary to relocate the addition or modify the utility lines to avoid conflict.

Also, if the building addition will include new plumbing fixtures, the Water and Sewer Division will need to determine if the existing water service, water meter and sanitary sewer lateral are adequate for the additional demand associated with the proposed new plumbing fixtures.

Therefore it is requested that the following items be made conditions of approval that must be resolved prior to issuance of a building permit:

- Provided information is available, the Wallingford Water and Sewer Divisions will assist the owner in determining the location of the existing water service and sanitary sewer lateral for the building. If it is found that the utility lines will be in conflict with the proposed building addition the owner will be required to prepare a plan and relocate or modify said utility lines if determined necessary by the Wallingford Water and Sewer Divisions.
- If new plumbing fixtures are proposed then the Owner shall provide water use and sanitary sewer usage estimates for the proposed new fixtures. If it is determined that the water service, water meter or sanitary sewer lateral are in anyway inadequate to serve the proposed fixtures, it will be the owner's responsibility to upgrade said services if determined necessary by the Water and Sewer Divisions.

If it is required to modify, repair or replace any underground sanitary sewer or water line as part of the work proposed for the addition, it will be the Owner's responsibility to pay all fees and charges associated with such work and engage a properly licensed, insured, and bonded plumbing contractor to obtain a permit from this office to perform

MAP REFERENCE:
 1) ROXBURY HILLS SECTION C, WALLINGFORD-COM, DEVELOPED BY CASY CONSTRUCTION CO. SCALE 1"=100' ST. APR. 30-1966.

SURVEY NOTES:

- 1) MONUMENTATION WAS PLACED AROUND THE BACK OF PROPERTY TO DETERMINE THE CORNER POSITIONS AND CALCULATE CORNERS.
- 2) PINS WERE PLACED ON THE CORNERS TO DETERMINE THE EXACT POSITION OF THE CORNERS.
- 3) SET 1:1 SOUTHWEST OF CALCULATED CORNERS FOR 2) CONSECUTIVE LOTS.

REGULATIONS FOR R-10 ZONE

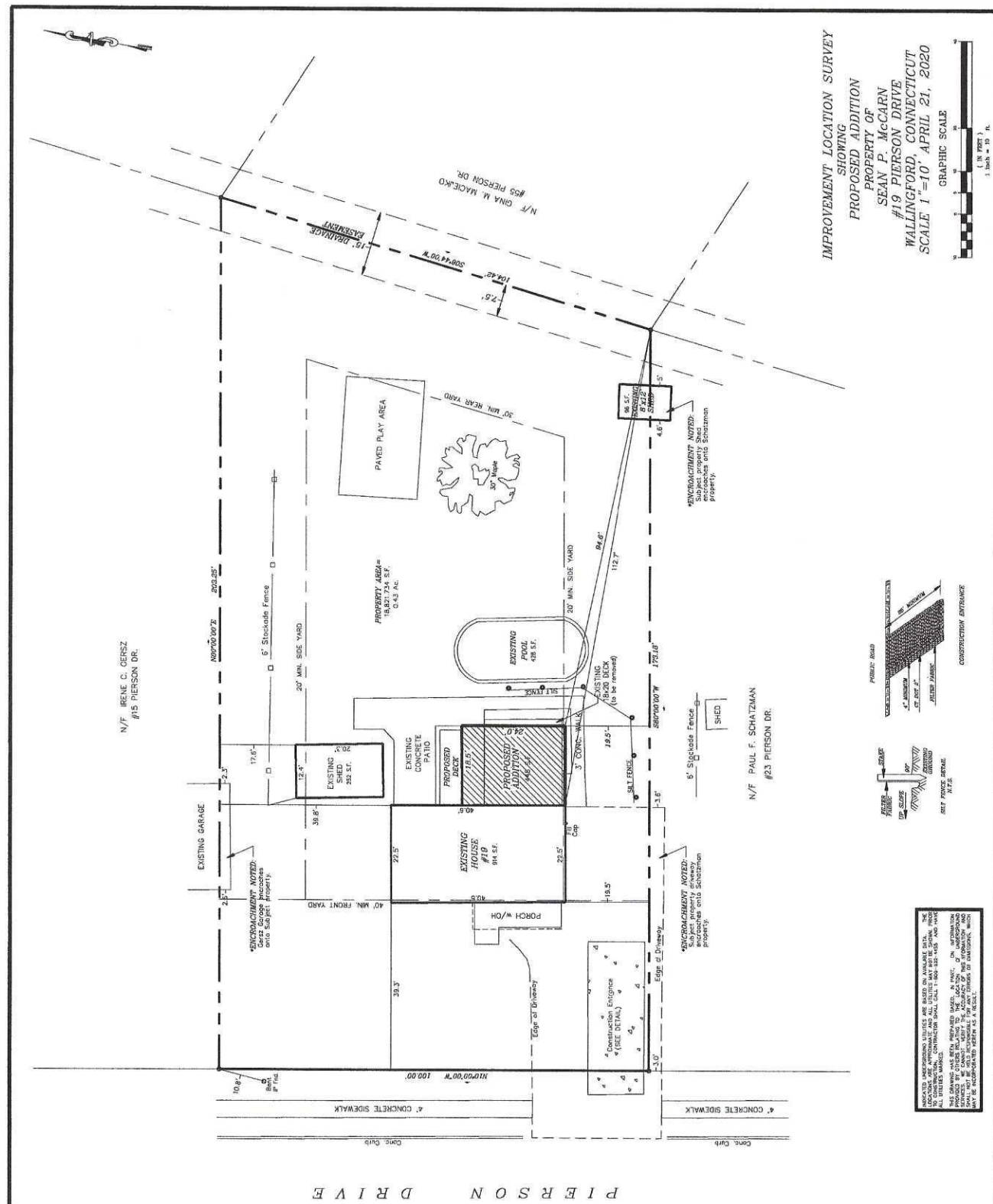
ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	18,000 S.F.	18,021.7 S.F.	18,021.7 S.F.
MIN. FRONTAGE	100'	100'	100'
MIN. FRONT YARD	40'	32.3' *	32.3' *
MIN. SIDE YARD	50'	19.5' *	19.5' *
MIN. REAR YARD	50'	112.7'	94.0'
MAX. BULK HEIGHT	30'	22.0'	22.0'
MAX. COVERAGE	15%	9%	11.2%

* Non-conforming pre-existing conditions.
 † Non-conforming condition in which a variance is needed.

CERTIFICATION:

1) THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND REGULATIONS OF THE STATE OF CONNECTICUT FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND REGULATIONS OF THE STATE OF CONNECTICUT FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND REGULATIONS OF THE STATE OF CONNECTICUT FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND REGULATIONS OF THE STATE OF CONNECTICUT FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

2) THIS MAP AND SURVEY WERE PREPARED FOR SEAN P. MCGARRY BY STEVEN W. MCGARRY, PROFESSIONAL ENGINEER AND LAND SURVEYOR. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND REGULATIONS OF THE STATE OF CONNECTICUT FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND REGULATIONS OF THE STATE OF CONNECTICUT FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



IMPROVEMENT LOCATION SURVEY
 PROPOSED ADDITION
 PROPERTY OF
 SEAN P. MCGARRY
 #19 PIERSON DRIVE
 WALLINGFORD, CONNECTICUT
 SCALE 1"=10' APRIL 21, 2020
 GRAPHIC SCALE



INDICATED ENCROACHMENTS ARE BASED ON AVAILABLE DATA. THE ENCROACHMENTS SHOWN ON THIS MAP ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE DATA OR THE LOCATION OF THE ENCROACHMENTS. THE ENCROACHMENTS SHOWN ON THIS MAP ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE DATA OR THE LOCATION OF THE ENCROACHMENTS.

CURRENT OWNER		TOPO	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT	
CCARN SEAN P	PIERSON DR	1 Level	2 Public Water	1 Paved	2 Suburban	Code	Assessed Value
6148 WALLINGFORD, CT						1-1	77,800
Additional Owners:						1-3	86,800
						1-4	800
		SUPPLEMENTAL DATA					
Other ID: 098003008		P/Z MAP #					
Census: 1756		ENG MAP #					
Old MBLU		Easement					
TC MAP #		Town Line?					
TC MAP # 504		IND PARKS					
Record Lot		ASSOC PID#					
GIS ID: 46/94							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/H	V/I	SALE PRICE	V.C.
CCARN SEAN P	1545/0905	08/12/2016	Q	1		225,000	00
UARANTO PAUL F & PATRICIA H QUARANTO	918/ 535	02/04/1999				0	
UARANTO PAUL F & PATRICIA H MORRIS	600/ 516	04/01/1987					
Total:						165,400	Total: 165,400

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm. Int.
Year	Type						
Total:						165,400	Total: 165,400

This signature acknowledges a visit by a Data Collector or Assessor

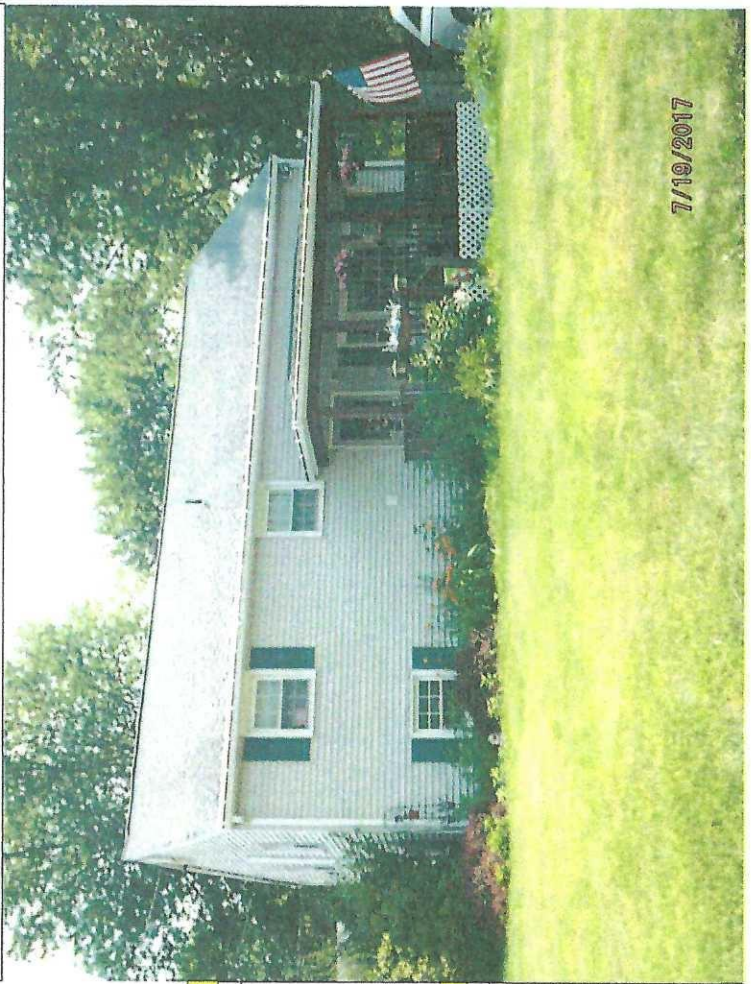
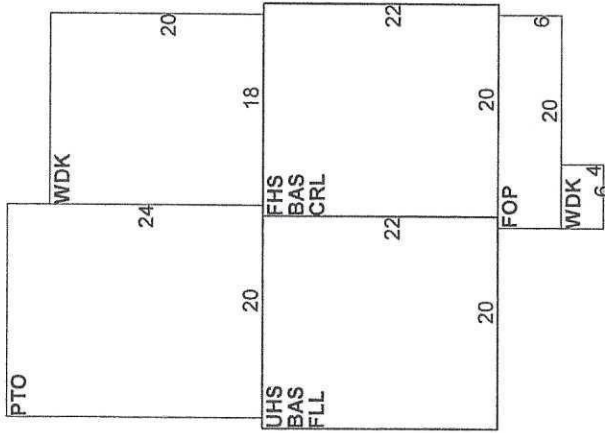
APPRaised VALUE SUMMARY	
Appraised Bldg. Value (Card)	124,000
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	1,200
Appraised Land Value (Bldg)	111,200
Special Land Value	0
Total Appraised Parcel Value	236,400
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	236,400

OTHER ASSESSMENTS		Amount	Code	Description	Number	Amount	Comm. Int.
Year	Type						
Total:						165,400	Total: 165,400

BUILDING PERMIT RECORD		Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
Permit ID	Issue Date											
31533	06/22/2017	650	07/19/2017	100		ABOVE-GROUND POOL	04/29/2019	08	7	KC	19	Map Correction-No Value
							07/19/2017	02		IF	63	Permit Check - No Measu
							06/30/2016	07	1	RSO	45	Inspection Requested
							08/04/2015			V	29	Field Review
							07/01/2010			SR	29	Field Review

LAND LINE VALUATION SECTION		Unit Price	Factor	S.A.	Acre	Disc	Factor	ST.	Notes-Adj	S Adj	Fact	Adj.	Unit Price	Land Value			
Use Code	Zone	Front	Depth	Units	Price	Factor	S.A.	Acre	Disc	Factor	ST.	Notes-Adj	S Adj	Fact	Adj. <td>Unit Price <td>Land Value </td></td>	Unit Price <td>Land Value </td>	Land Value
1010 Single Family	R-18			18,821	SF	5.92	1.0000	5	1.0000	1.00	20	1.00	.00		5.92	111,200	
Total Card Land Units: 0.43 AC													Parcel Total Land Area: 0.43 AC		Total Land Value: 111,200		

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd. Ch. Description	Element	Cd. Ch. Description						
02	Split-Level								
01	Residential								
C	1 1/2 Stories								
1.5	Vinyl Siding								
1	MIXED USE								
25	Percentage 100								
03	Gable								
03	Asphalt								
05	Drywall								
14	Carpet								
12	Hardwood								
02	Oil								
05	Hot Water								
03	Central								
03	3 Bedrooms								
2									
0									
6									
02	Average								
02	Average								
COST/MARKET VALUATION									
	Adj. Base Rate:		87.02						
	Net Other Adj:		153,155						
	Replace Cost		10,000.00						
	AYB		163,155						
			1957						
	Dep Code		G						
	Remodel Rating								
	Year Remodeled		24						
	Dep %								
	Functional Obslnc								
	External Obslnc								
	Cost Trend Factor								
	Condition								
	% Complete		76						
	Overall % Cond		124,000						
	Apprais Val								
	Dep % Ovr		0						
	Dep Ovr Comment								
	Misc Imp Ovr		0						
	Misc Imp Ovr Comment								
	Cost to Cure Ovr		0						
	Cost to Cure Ovr Comment								
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)									
Code	Description	Sub	Units	Unit Price	Yr. Gde	Dp Rl	Cnd	%Cnd	Apr Value
HDI	Shed Frame	L	240	10.00	1989	C	A	50	1,200
		Gross Area	Eff. Area	Unit Cost	Undeprec. Value				
AS	First Floor	880	880	87.02	76,578				
RL	Crawl Space	0	440	0	0				
HS	Half Story, Finished	264	440	52.21	22,973				
LL	Finished Lower Level	0	330	65.27	28,717				
OP	Porch, Open	0	120	17.40	2,088				
TO	Patio	0	480	8.70	4,177				
HS	Half Story, Unfinished	0	440	34.81	15,316				
/DK	Deck, Wood	0	384	8.61	3,307				
		Ttl. Gross Liv/Lease Area:	1,144	3,624	1,760				



7/19/2017