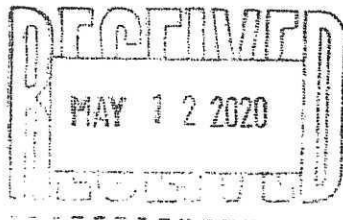


ORIGINAL

Please type or print in ink.

ZONING BOARD OF APPEALS



APPLICATION FOR:
[X] Special Exception
[] Appeal of Decision of ZEO

Application # 20-011

Date: 5-7-20

Name of Applicant: JILL BARTONE

Mailing Address: 43 SOUTH ELM ST WALLINGFORD CT 06492

Phone: (203) 537-4733

Interest in Property: [] Own [X] Rent [] Lease [] Option to Buy [] Other

Name of Property Owner: PENNY RUSSO

Mailing Address: 43 SOUTH ELM ST WALLINGFORD CT 06492

Legal Description of Property (check one box and complete information for that line only):

- [X] Street Address 43 SOUTH ELM ST, WALLINGFORD, CT 06492
[] Lot # and Street Name
[] Volume & Page of Deed in Land Records

Zoning District:
Directions to Property (from well recognized Town road):

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

- 1. [X] CUSTOMARY HOME OCCUPATION
a. Type of Occupation: UTILIZE ONE ROOM FOR MASSAGE THERAPY ON SECOND FLOOR
b. Sq.Footage of 1st floor of building: 1250 c. Sq.Footage of home occupation: 144
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. Size of existing garage space _____, size of proposed garage space _____,
total 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. <u>LEON DARWIN A ANDRADE</u>	<u>47 SOUTH ELM ST, WALLINGFORD, CT 06492</u>
2. <u>CONSAVES FAMILY LIVING TRUST</u>	<u>16 ATKINSON LANE, WALLINGFORD, CT 06492</u>
3. <u>VALENTINO ANTONIO CARUSO BRITANY</u>	<u>39 SOUTH ELM ST, WALLINGFORD, CT 06492</u>
4. _____	_____
5. _____	_____

(ATTACH ADDITIONAL SHEET IF NECESSARY)

Name of Applicant or Agent: Jill BARTONE Title: _____
(Please print) (If agent or company representative)

Signature of Applicant or Agent: Jill Bartone

Name of Property Owner: Penny Russo Title: _____
(Please print) (If agent or company representative)

Signature of Property Owner: Penny Russo

FOR ZBA USE ONLY:

Application is: [] Granted [] Denied Effective Date: _____

REASON(S) _____

CONDITION(S) _____

SIGNED: _____ TITLE: WALLINGFORD ZONING BOARD OF APPEALS

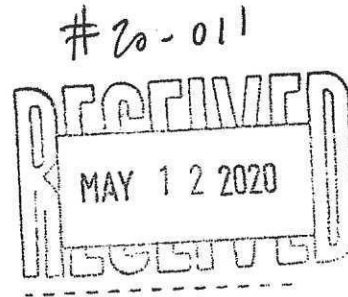
Jill Bartone

43 South Elm Street
Wallingford, CT 06492-4703
(203) 537-4733
jill.bartone@gmail.com

12th May 2020

Planning & Zoning

Town of Wallingford
45 South Main Street, Room G-40
Wallingford, CT 06492



Dear Zoning Committee Members,

I would like to change one of the rooms of my apartment, measuring approximately 13' 5" x 11' 6", into a massage room. The room is located on the second floor of the house with a semi-private entrance. The room will contain a massage table, a chair for clients to use for changing purposes and a cabinet to hold supplies.

I am a licensed massage therapist in the state of Connecticut (license no.004983) since 2007, a certified reflexologist since 1998 and a certified esthetician since 2013.

Clients would be able to utilize the on-street parking available along South Elm Street in the vicinity of Wall Street. There are two spots available directly in front of the property as well as ample parking on either side of the property. In the event there is no street parking, a driveway is located on the property (see Part A)

Clients will enter the dwelling on the first floor. There is a hallway with stairs leading up to the second floor. The first floor entrance is visible from the hallway but has a locked door separating it from the hallway. Once on the second floor landing, there is another door which enters into the second floor apartment. The client will walk into a hallway measuring approximately 3'5" x 13' 5". The massage room will be located on the right at the end of the hallway. There is a dining room approximately 11' 6" x 13' which the client will have to pass through in order to get to the bathroom (measuring 7' 3" x 8' 4", not including shower), when necessary. Please see Part B.

Sincerely,

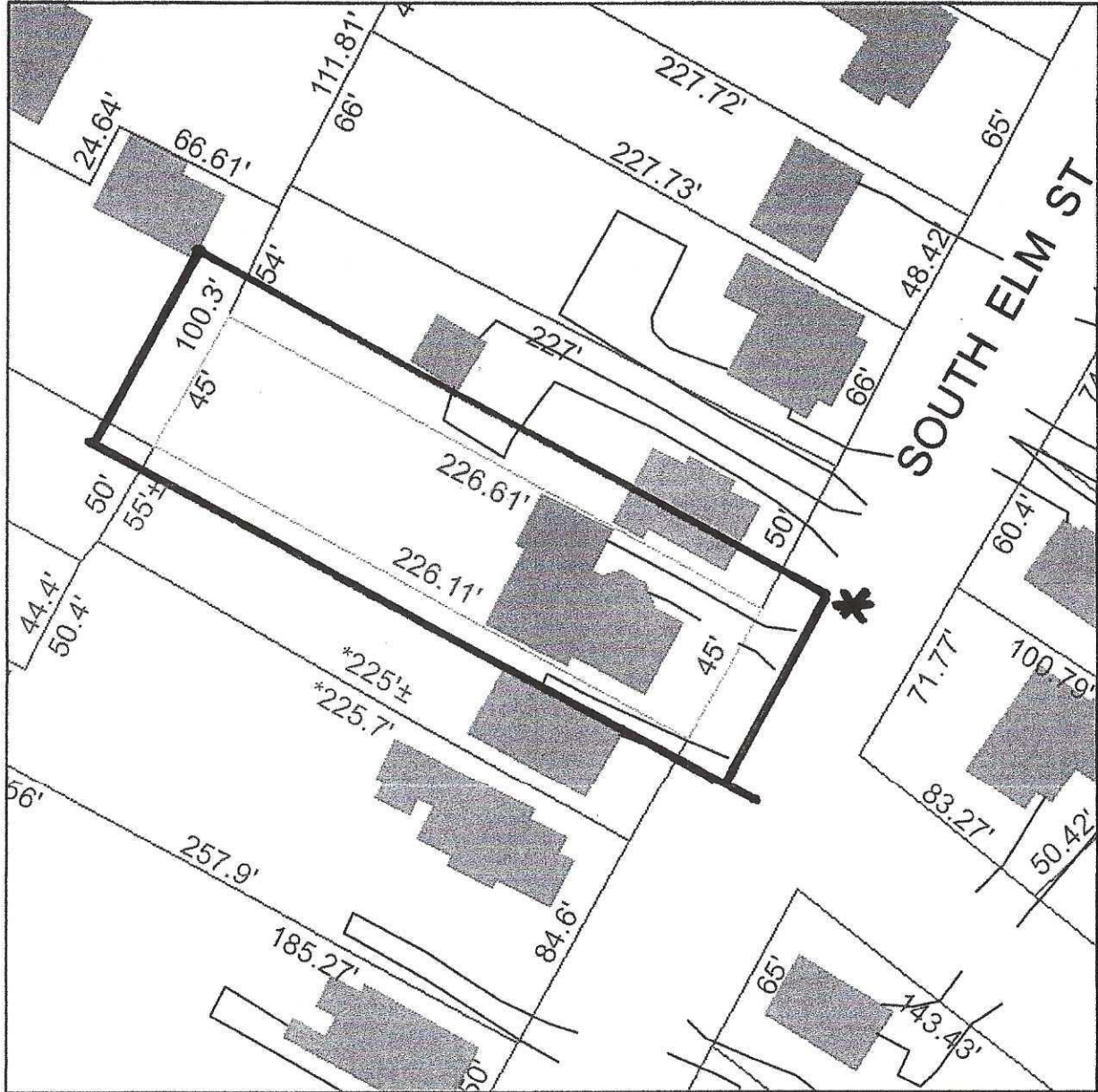


Jill Bartone

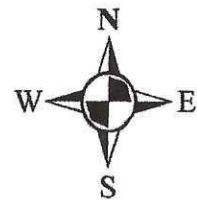
OWNERS: JOHN & PENNY RUSSO

APPLICANT: JILL BARTONE

* 43 SOUTH ELM STREET, WASHINGTON CT 06492



PART A

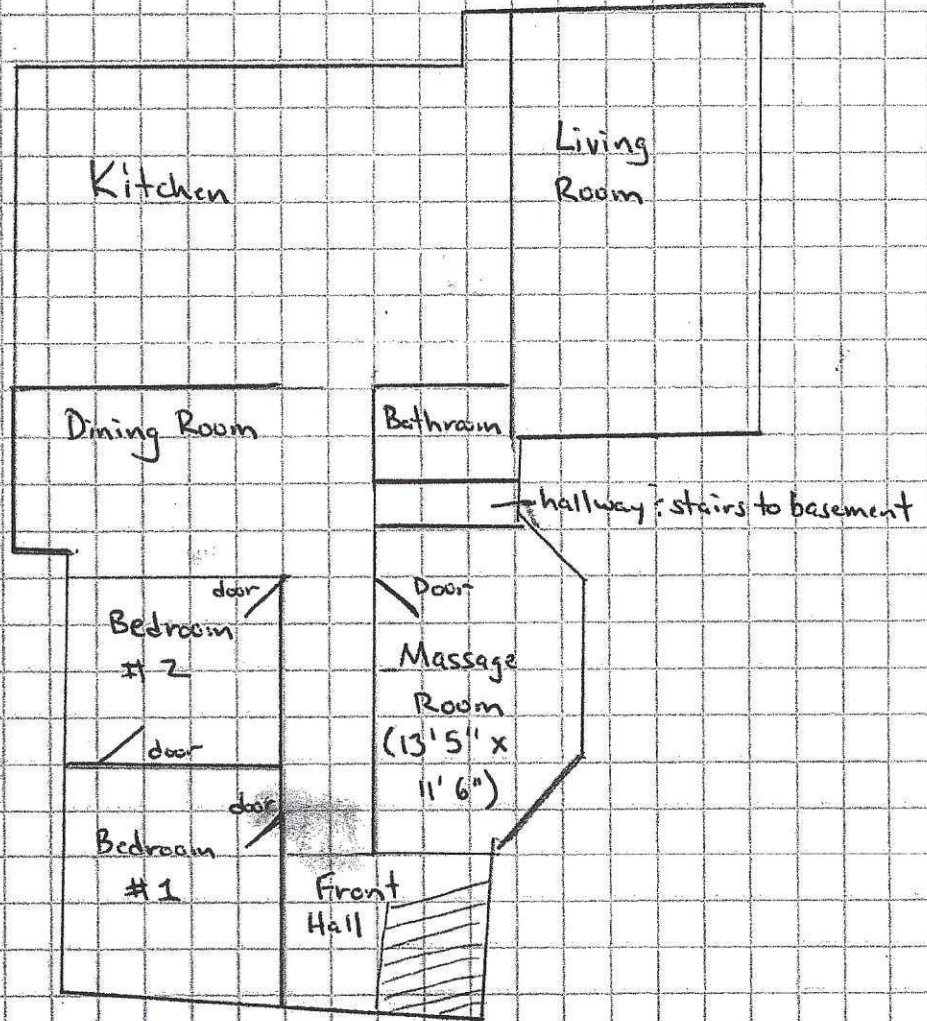


ADDRESS OF PROPERTY: 43 SOUTH ELM ST, WALLINGFORD, CT 06492

OWNERS: JOHN T. PENNY RUSSO

APPLICANT: JIM BARTONE

Second Floor



(Not drawn to scale)

PART B

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION	DESCRIPTION	Code	Appraised Value	Assessed Value
BROWN HUGH A & JOHN & PENNY RUSSO 43 S ELM ST	2 Above Street	2 Public Water	1 Paved	2 Suburban	RES LAND DWELLING	1-1 1-3	129,900 171,800	90,900 120,300
WALLINGFORD, CT 06492 Additional Owners: Other ID: 044002063 Census: 1752 Old MBLU Easement Town Line? IND PARKS Record Lot GIS ID: 134/70 ASSOC PID#								

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u/v/i	SALE PRICE	V.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
BROWN HUGH A & JOHN & PENNY	945/646	11/05/1999	U	1	0 04	2018	1-1	90,900	2016	1-1	90,900
BROWN HUGH A ET ALS	585/371	10/23/1986				2018	1-3	120,300	2016	1-3	120,300
TOTAL:						211,200		211,200		TOTAL: 211,200	

EXEMPTIONS

Year	Type	Description	Code	Amount	Number	Comm. Int.
TOTAL:						

ASSESSING NEIGHBORHOOD		
NBHD/SUB	Street Index Name	Batch
100/A		
NOTES		
1ST=2BED,1B,K,LR,DR 2ND=2BED,1B,K,LR,DR+FR 3RD=OTHER-1 FEP 3X8=STAIRWAY I/A		

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card) 171,800
 Appraised XF (B) Value (Bldg) 0
 Appraised OB (L) Value (Bldg) 0
 Appraised Land Value (Bldg) 129,900
 Special Land Value 0
 Total Appraised Parcel Value 301,700
 Valuation Method: C
 Adjustment: 0

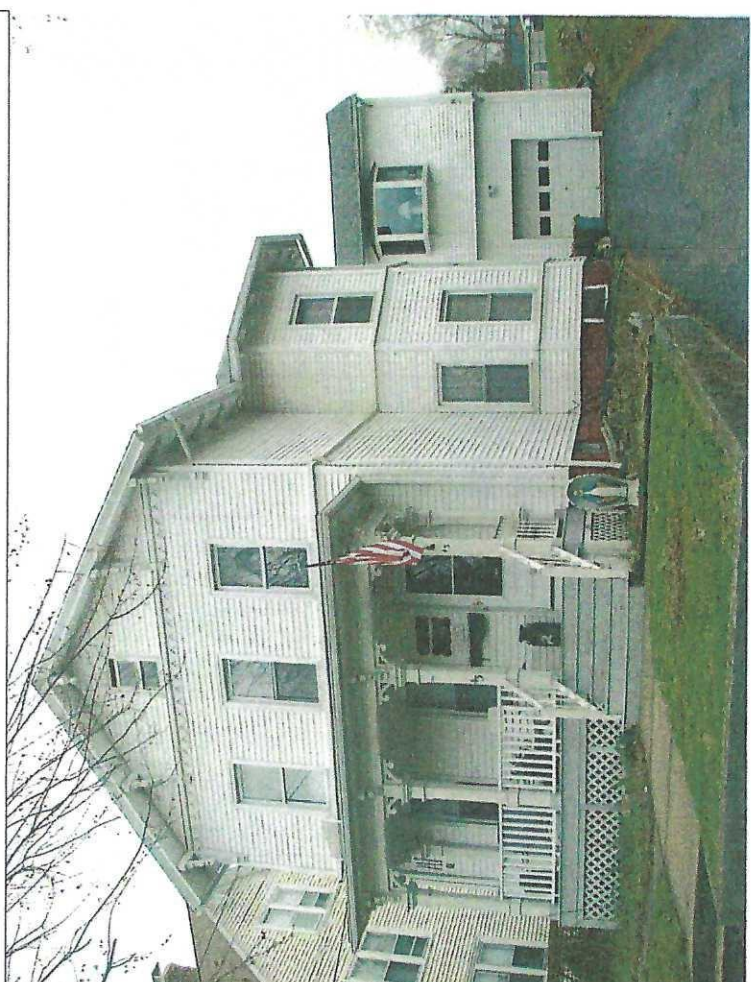
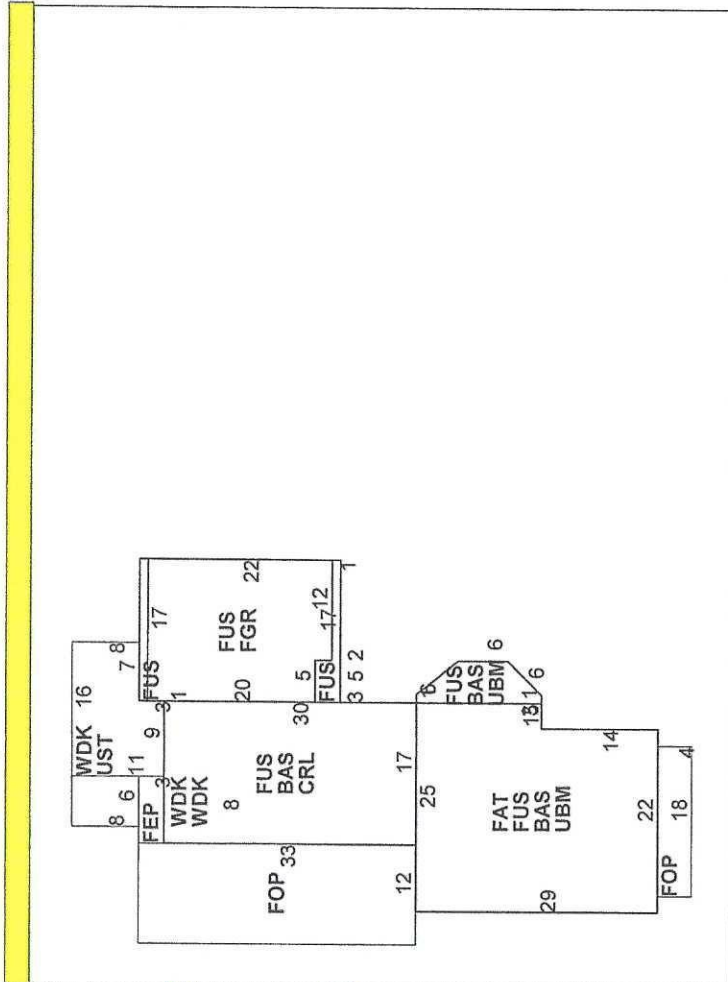
Net Total Appraised Parcel Value 301,700

BUILDING PERMIT RECORD										
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Purpose/Result
									09/10/2015	V
									08/09/2010	SR
									03/20/2010	ESF
									03/08/2010	ESF
									03/08/2010	ESF

LAND LINE VALUATION SECTION																	
B Use #	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A. Disc	Acre C. Factor	SF. Idx	Notes-Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1040 Two Family	R6				10,215 SF	10.01	1.0000	5	1.0000	1.00	100	1.27		1.00	12.72	129,900
TOTAL CARD LAND UNITS: 0.23 AC																	
Parcel Total Land Area: 0.23 AC																	
Total Land Value: 129,900																	

VISION

6148
WALLINGFORD, CT



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd.	Ch.	Description
Style	09		Multi Family
Model	01		Residential
Grade	C+		
Stories	2		2 Stories
Occupancy	2		
Exterior Wall 1	25		Vinyl Siding
Exterior Wall 2			
Roof Structure	03		Gable
Roof Cover	03		Asphalt
Interior Wall 1	05		Drywall
Interior Wall 2			
Interior Fir 1	14		Carpet
Interior Fir 2	12		Hardwood
Heat Fuel	03		Gas
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	04		4 Bedrooms
Total Bthrms	2		
Total Half Baths	0		
Total Xtra Fixtrs	0		
Total Rooms	12		
Bath Style	02		Average
Kitchen Style	02		Average
Whirlpool Tub			
Fireplaces	1		

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)													
Code	Description	Sub	Sub Description	L/B	Units	Unit Price	Yr	Gde	Dp Rr	Chd	%Chd	Apr	Valite

BUILDING SUB-AREA SUMMARY SECTION									
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprac. Value			
BAS	First Floor	1,250	1,250	1,250	69.63	87,035			
CRL	Crawl Space	0	0	0	0.00	0			
FAT	Attic, Finished	205	683	205	20.90	14,274			
FEP	Porch, Enclosed	0	24	14	40.62	975			
FGR	Garage	0	364	146	27.93	10,166			
FOP	Porch, Open	0	468	94	13.99	6,545			
FUS	Upper Story, Finished	1,658	1,658	1,658	69.63	115,443			
UBM	Basement, Unfinished	0	740	148	13.93	10,305			
UST	Utility, Storage, Unfinished	0	155	47	21.11	3,272			
WDK	Deck, Wood	0	251	25	6.94	1,741			
	Ttl. Gross Liv/Lease Area:	3,113	6,103	3,587		264,334			