



CLOUTIER & CASSELLA^{LLC}
ATTORNEYS AT LAW

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April 11, 2024

Hand Delivered

Ms. Christina M. Costa
Zoning Enforcement Officer
Town of Old Saybrook
302 Main Street
Old Saybrook, CT 06475

Re: Redline Enterprises LLC – 102 Middletown Avenue

Dear Chris:

Enclosed please find the following:

1. ZBA Application Form;
2. List of property owners within 100 feet;
3. Twelve (12) copies of the site plan;
4. B-100a Application approval;
5. Certification of mailing with addressed, stamped envelopes; and
6. Application fees totaling \$300.00.

Please consider this application exempt from CAM under Section 59.2.3. We ask that this matter be heard at the Zoning Board of Appeals May 8, 2024 hearing. Thank you for your consideration in this matter.

Very truly yours,


Edward M. Cassella

EMC/sms
Enclosures

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**TOWN OF OLD SAYBROOK
Zoning Board of Appeals**

302 Main Street • Old Saybrook, Connecticut 06475
Telephone (860) 395-3131 • FAX (860) 395-1216
www.oldsaybrookct.com

Appeal No.:	Hearing Date:	
Application \$ 240.00	State DEP \$ 60.00	\$300.00
_____	_____	_____
Decision:	Date:	

Application Form

Appellant Information (Owner of Record)

EMAIL: ecassella@saybrooklaw.com

Appellant's Name: Redline Enterprises LLC **Tel. No.:** 860-662-6098
Mailing Address: 102 Middletown Avenue, Old Saybrook, CT 06475
Agent's Name: Edward M. Cassella, Esq. **Tel. No.:** 860-388-3456
Mailing Address: Cloutier & Cassella, LLC, 29 Elm Street, Old Saybrook, CT 06475

Property Location

Street Address: 102 Middletown Avenue **Owned Since (year):** 2017
Neighborhood: _____ **Assessor's Map #:** 13 **Lot #:** 144
Does the Appellant own any adjacent properties? **Assessor's Map #:** _____ **Lot #:** _____
If yes, state when acquired: _____
Zoning District: A **Starting Date:** ASAP

Property Information

Please identify the water source for the property. **Water Supply:** Public Well

Please check the box if the answer to the following questions are yes.	
Is the property located in a Coastal Management Zone ? If so, the application may require a Coastal Management Application that must be included with this application. (Section 59)	<input checked="" type="checkbox"/>
Are there Inland Wetlands, Watercourses (Section 51.4.4) or Tidal Wetlands (Section 68.1.2B9) located on or within 100 feet of the property? If so, please identify the s.f. of wetlands on the lot/adjacent lot.	<input type="checkbox"/>
Is the property located in a Gateway Conservation Zone (Section 58)?	<input type="checkbox"/>
Is the property located in a FEMA Flood Zone? If so, please identify the Flood Zone below. Property is located in Flood Zone <u>AE-11</u> <i>Please be advised that if the proposed project is located in a FEMA designated A or V zone, a Flood Review Permit and a Certificate of Flood Elevation may be required (Code of the Town of Old Saybrook, Chapter 128 Flood Plain Management)</i>	<input checked="" type="checkbox"/>
Is the property located within 500 feet of a Contiguous Municipality (C.G.S. 8-7(d)(f)(1))?	<input type="checkbox"/>
Is the property located within an Aquifer Protection District?	<input type="checkbox"/>
Is the property located within a Historic District?	<input type="checkbox"/>
Date of Approval of Certificate of Appropriateness _____	
Has the Connecticut River Area Health District Approved this Project? APPROVED B-100a form required and APPROVED FORM MUST be submitted as a part of this application or it will be considered an incomplete application.	<input checked="" type="checkbox"/>

Project Information

Existing Use: *Clearly identify in detail all existing uses on the property i.e. residential dwelling (year round or seasonal) with (detached/attached) garage, shed, pool, etc.*

Property is presently improved with a 2-bedroom house with 728 square feet of floor area plus wood deck and shed.

Proposed Use: *Clearly identify all new and expansion of existing uses, new construction and demolition proposed. Include area (in s.f.) as noted below and as much detail as possible.*

Applicant is proposing to tear down and rebuild a more compliant 1,176 square-foot house, plus 10.5' x 6' deck and stairs.

The house will meet gross floor area.

Include:

Building/Structure coverage	From: 1039 s.f. 34.9	% To: 776	s.f. 26.1%
Gross Floor Area	From: 756 s.f. 25.4	% To: 1,176	s.f. 39.5%

Type of Application:

Check which type of application you are applying for and proceed as directed.

- Variance**
An application for the Board to determine and vary the Zoning Regulations, Subdivision Regulations or the Town Flood Plain Management Ordinance of the Town of Old Saybrook.

- Appeal of the Decision of the Zoning Enforcement Officer/Administration**
The Appellant requests the Board to hear and decide an appeal where it is alleged that there is an error in any order, requirement or decision made by the Zoning Enforcement Officer charged with enforcement of the Zoning Regulations.

- Certificate of Location for Automotive Use.**
The Appellant requests the Board to hear and decide if site appropriate for location of automotive use in accordance with the Connecticut General Statutes.

Variance Application

NOT APPLICABLE

Please check appropriate variance type and complete questions

Zoning Regulations

The Appellant requests the Board to determine and vary:

Zoning Regulation requested to be varied.	Type of Regulation	Regulation Requires	Variance(s) Requested:
<i>(Example: Section 98.9)</i>	<i>(Example: setback)</i>	<i>(Example: 15 ft. required)</i>	<i>(Example: propose 5 ft from property line)</i>
Section 24.5.3	Other property line	15 ft.	9.1 ft. to house/deck - north 5.9 feet to house - south 2.5 feet to steps - south
Section 24.6.2	Coverage	20%	26.1%
Section 10.8.3	Non-conforming lot	No changes	Changes as proposed

Appellant must attach copies of any variance previously granted for the subject property.

Flood Plain Management Ordinance / Flood Plain District Regulations

The Appellant requests of the Board to determine and vary:

Section(s) of Town Code Chapter 128: Variance(s) Requested:

Reasons for Variance Requests

BOTH questions must be answered or application will be considered incomplete.

Explain solely with respect to the subject property, how a variance of the Zoning Regulations / Town Ordinance would be in harmony with the general purpose and intent of the Regulations/Ordinance and how the granting of this variance will conserve the public health, safety, convenience, welfare and property values of the residents of Old Saybrook:

See attached.

Redline Enterprises LLC
102 Middletown Avenue
Reasons for Variance Request

Explain solely with respect to the subject property, how a variance of the Zoning Regulations / Town Ordinance would be in harmony with the general purpose and intent of the Regulations / Ordinance and how the granting of this variance will conserve the public health, safety, convenience, welfare and property values of the residents of Old Saybrook:

Applicant is tearing down the existing non-conforming 2-bedroom cottage and proposing a new 2-bedroom cottage in a more conforming location. As part of the proposal, the new house will be elevated to meet FEMA and will have a new septic system installed.

Certain conditions especially affect this parcel that do not generally affect other properties in this Zoning District. Literal enforcement of the Regulations results in the following "exceptional difficulty" or "unusual" hardship:

Implementation of the Residence A District regulations on this small, non-conforming lot with 2,974 square feet presents a hardship. The lot is only 35 feet wide, which leaves a 5-foot wide building envelope after taking into account the side yard setbacks.

Additionally, there are several reductions of non-conformity which provide the basis for the granting of the variances. The existing house is non-conforming with respect to side yard setbacks – 9.6 feet for the house the north, 1.5 feet for the shed on the north, and 2.7 feet for the house on the south. The shed will be removed, eliminating that non-conformity. The house setback on the south side will be increased from 2.7 feet to 5.9 feet proposed. On the north, the house is currently 9.6 feet and is proposed to be 9.1 feet. The house is also nonconforming on front yard as the porch is 19 feet and the house is 24.8 feet. The new proposal will be fully compliant – another elimination of non-conformity. In addition to the setback reductions, with the new 2-story structure there will be a 263 square-foot reduction in coverage, an improvement from 34.9% to 26.1%. Finally, the existing house does not meet current FEMA standards. The new home will be fully FEMA compliant.

102 MIDDLETOWN AVE

Location 102 MIDDLETOWN AVE

MBLU 013/ 144/ / /

Acct# 00173600

Owner REDLINE ENTERPRISES LLC

Assessment \$343,500

Appraisal \$490,700

PID 4290

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$178,100	\$312,600	\$490,700
Assessment			
Valuation Year	Improvements	Land	Total
2023	\$124,700	\$218,800	\$343,500

Owner of Record

Owner REDLINE ENTERPRISES LLC
Co-Owner
Address 102 MIDDLETOWN AVE
 OLD SAYBROOK, CT 06475

Sale Price \$340,000
Certificate
Book & Page 0629/0815
Sale Date 12/26/2017
Instrument UNKQ

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KINGSBURY APRIL K	\$0		0538/1073		06/22/2009
KINGSBURY VERA K ESTATE OF	\$0		0531/0950		12/16/2008
KINGSBURY VERA K	\$0		0092/0558		05/08/1961

Building Information

Building 1 : Section 1

Year Built: 1958

Living Area: 704

Building Attributes

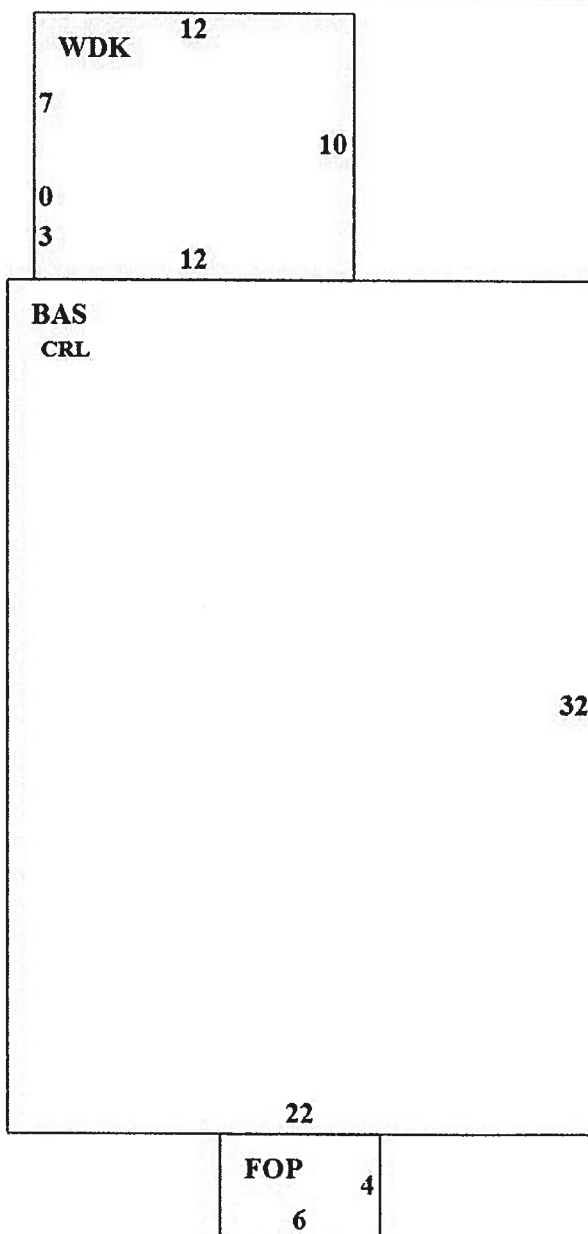
Field	Description
Style:	Ranch
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plywood Panel
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	4 Rooms
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(<https://images.vgsi.com/photos/OldSaybrookCTPhotos/A00\02\13\46.jpg>)

Building Layout



(ParcelSketch.ashx?pid=4290&bid=4290)

Code	Description	Gross Area	Living Area
BAS	First Floor	704	704
FOP	Porch, Open, Finished	24	0
WDK	Deck, Wood	120	0
		848	704

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010
Description Single Family
Zone A
Neighborhood 0300

Land Line Valuation

Size (Acres) 0.07
Depth 0
Assessed Value \$218,800
Appraised Value \$312,600

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$178,100	\$312,600	\$490,700
2022	\$114,100	\$212,300	\$326,400
2021	\$114,100	\$212,300	\$326,400

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$124,700	\$218,800	\$343,500
2022	\$79,900	\$148,600	\$228,500
2021	\$79,900	\$148,600	\$228,500

Property Owners Within 100 Feet of 102 Middletown Ave., Old Saybrook

SCHALLER ISOLADA Y TRUSTEE
81 GRANDVIEW ST
MANCHESTER, CT 06040-5531

ABBATE F WILLIAM REVOCABLE TRUST
122 COLONIAL DR
ST SIMONS ISLAND, GA 31522

VISONE MARY M
98 MIDDLETOWN AVE
OLD SAYBROOK, CT 06475

DOOLEY JEFFREY
P O BOX 30283
AUSTIN, TX 78755-3283

NORDSTROM BRIAN E & ALEXANDRIA
137 DEBBIE DR
MERIDEN, CT 06451

ROY JEFFREY J
70 BATTLE ST
BRISTOL, CT 06010

OHALLORAN PATRICK
140 LINDEN ST
WETHERSFIELD, CT 06109

COHEN ADAM J
190 SOUTH POND RD
SOUTH GLASTONBURY, CT 06073

APPLEBY JACQUELINE & CHARLES E JR
3 BUCK HILL RD
OLD SAYBROOK, CT 06475

BARTON MARSHALL L JR
96 MIDDLETOWN AVE
OLD SAYBROOK, CT 06475

GREGOR TARSILLA E
390 WEIR ST
GLASTONBURY, CT 06033



Connecticut River Area Health District
455 Boston Post Rd. Suite 7
Old Saybrook, CT 06475
Phone: 860-661-3300 Web: www.crahd.info

052886

ENGINEERED PLAN REVIEW

CIRCLE: New Repair Subdivision
(New & Repair: \$125.00/Residential \$200.00/Commercial) (\$100 per lot)

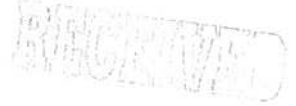
ENGINEER: Indigo (Joe Wren, PE) LICENSE # 21090
PHONE # 860-388-9343 FAX # _____
EMAIL jwren@Indigo-Land.com

PROPERTY ADDRESS: 102 Middletown Ave., Old Saybrook
OWNERS NAME: Redline Enterprises, Inc. OWNER PHONE # _____

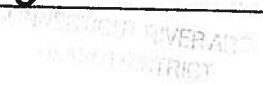
I attest that the plan submitted for Health District approval is compliant with the CT Public Health Code.

When applicable a copy of the building plans/floor layout must accompany the septic plan.

DATE: 3/26/24



PRINT: Joe Wren, PE SIGNATURE: Joe Wren



Office Use.....

FEE \$125.00 Check # 6182 Cash Credit/Debit

Date Approved: 4/11/24 Signature: [Signature]

Date of Plan: 3/26/24 Last Revision Date: 4/11/24