



**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: <u>ac@telyon.com</u>
Appellant's Name: <u>North Cove Associates, LLC</u>	Tel. No.: <u>203-915-3371</u>
Mailing Address: <u>201 North Cove Road, Old Saybrook, CT 06475</u>	
Agent's Name: <u>Edward M. Cassella, Esq.</u>	Tel. No.: <u>860-388-3456</u>
Mailing Address: <u>Cloutier & Cassella, LLC, 29 Elm Street, Old Saybrook, CT 06475</u>	

Property Location	
Street Address: <u>201 North Cove Road, Old Saybrook</u>	Owned Since (year): <u>2019</u>
Neighborhood: _____	Assessor's Map #: <u>032</u> Lot #: <u>011</u>
Does the Appellant own any adjacent properties? <input checked="" type="checkbox"/>	Assessor's Map #: <u>032</u> Lot #: <u>016</u> (0.06 ac across the street)
<i>If yes, state when acquired:</i>	
Zoning District: <u>AA-2</u>	Starting Date: <u>ASAP</u>

Property Information	
Please identify the water source for the property.	Water Supply: Public <input checked="" type="checkbox"/> Well <input type="checkbox"/>
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 checked="" 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-10/VE-15</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 checked="" type="checkbox"/>
Date of Approval of Certificate of Appropriateness <u>To be determined</u>	
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 improved with a three-story house with 6008 square feet of gross floor area which includes habitable basement area, first floor and second floor, a garage of 602 square feet and existing wood decks of 1023 square feet.

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 seeking to convert the house into a conforming two story home with FEMA compliant lower level, and to construct a 161 square foot addition on the west side, a 623 square foot addition on the north east side, an updated 562 square foot deck, and a new pool with pervious paver terrace.

The septic system will be replaced. The impervious sports court will be removed and replaced with permeable material.

Riparian landscape buffers along the CT River will be added to enhance site landscaping and stormwater quality.

Include:

Building/Structure coverage	From: 3,512 s.f.	9.9 %	To: 4,922	s.f. 13.8%
Gross Floor Area	From: 6,610 s.f.	18.6 %	To: 5,395	s.f. 15.2%

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 58.2 / 58.6	Riparian Buffer / Setback Gateway	100 feet	93 feet to deck 86 feet to pool 78 feet to terrace 99 feet to retaining wall
Section 23.5.1	Front yard setback	35 feet	34.2 feet to covered entry 29.5 feet to west addition 34.5 feet to east addition
Section 23.5.3	Other side yard setback	15 feet	6.9 feet to addition 7.3 feet to utility platform
Section 10.7.1 / 10.7.2	Expansion of Non-conforming structure	No changes	Changes as proposed
Section 23.4.2	Height	35 feet	37.9 feet

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.

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":

See attached.

These circumstances legally do not constitute an "exceptional difficulty" / "unusual hardship":

- Ignorance of the Zoning Regulations
- Personal health circumstances
- Financial considerations only.
- Self created hardship

Notice to Adjacent Property Owners

List all property owners within one hundred feet (100') of the subject property.

Assessor's Map #	Lot #	Name	Property Owner of Record Street Address	Mailing Address
		See attached.		

Attach sheets as needed to list additional adjacent property owners within 100 feet.

Affidavit of Accuracy and Agency

I declare that, to the best of my knowledge and belief, all information contained in any document or drawing that is submitted, as part of this Application, is true and accurate as presented. I am aware that if this application is granted by the ZBA, it is my responsibility to obtain a Certificate of Zoning Compliance, Building Permit and all other applicable permits. I understand that all variances approved by this Board are conditioned to expire if a Building Permit is not obtained within one year of the approval date.

Signed: _____, Appellant / Agent

Date: 2/16/24

I authorize the party named to act as my Agent in making the requests listed on this Application Form and obtaining, on my behalf, that granted by the Board.

Signed: _____, Owner

Date: 2/16/24

Abutters 100 feet from 201 North Cove Road

**KENNEDY JOHN C
191 NORTH COVE RD
OLD SAYBROOK, CT 06475**

**HARMS WAYNE A & BARBARA L TRUSTEES
200 NORTH COVE RD
OLD SAYBROOK, CT 06475**

**NORTH COVE ASSOCIATES LLC
201 NORTH COVE RD
OLD SAYBROOK, CT 06475**

**CARRICA PABLO MARCELO
174 NORTH COVE RD
OLD SAYBROOK, CT 06475**

**WEINER MICHAEL L & COLLINS KATHERYN R
225 CENTRAL PARK WEST APT 1502
NEW YORK, NY 10024**

North Cove Associates, LLC
201 North Cove Road, Old Saybrook
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:

Applicants house is currently utilized as a three-story house with finished, non-FEMA compliant habitable space in the lower level. The proposal is a 2.0-story house with the same height (37.9 feet existing and proposed) and a fully FEMA compliant lower level. Additionally, the Applicants are adding a pool and terrace within the 100-foot riparian buffer. The septic system will be replaced. The impervious sports court will be removed and replaced with permeable material. Riparian landscape buffers will be added to enhance site landscaping and stormwater quality.

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:

The implementation of the Residence AA-2 District Regulations on this non-conforming lot, adjacent to the Connecticut River causes an exceptional undue hardship as it relates to the developable area on the property and also the 100-foot gateway setback and riparian buffer. The house was built in 1923, well before implementation of both zoning and the Gateway buffer/setback. The existing house is pushed to the south (street-side) and is non-conforming to the 35 foot street setback and 15 foot side yard. The area that is available to be developed consist of steep slopes and the existing driveway.

The Applicants are reducing non-conformity by making the existing 3-story house a 2-story house, and are removing a portion of impervious within the 100-foot buffer/setback and planting a riparian landscape buffer in place of lawn. The addition on the west is located over an existing deck. The 628 s.f. addition to is located in a compliant location except it is 34.5 feet from the street (35 feet is required). The building height of 37.9 feet will not change. The addition of the deck, pool and terrace within the 100 foot Gateway buffer/setback is mitigated by providing a vegetated screen along the terrace, by adding a native vegetative buffer adjacent to the CT River and installing permeable material on the non-conforming basketball court. Finally, the septic system is proposed to be relocated outside the 100 foot Gateway buffer/setback.

Following the additions, the coverage remains compliant at 13.8 % is the GFA is being reduced from 6,610 s.f. (18.6%) to 5,395 s.f. (15.2%).



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

Application # OS2854

Fee: \$125.00

Payable to: CRAHD

B-100a: Application

Note: A diagram of the proposed addition or accessory structure in relation to existing structures, property lines, septic system and water source must be shown on attached detailed plot plan. Proposed building plans must be submitted with this application.
Submit any/all septic system information and soil testing available for the subject property.

Town: Durham Old Saybrook Clinton Deep River Haddam Chester Killingworth

Property Address: 201 N. Cove Rd & N. Cove Rd

Owners Name: North Cove Associates, LLC Map 32 Lot 11 & 16

Applicant Name: Joe Wren, PE Address: 40 Elm St. 2nd Fl. OS 06475

Applicant Phone #: 860-388-9343 Email: jwren@indigo-land.com

Existing Structure: Residential: EXISTING # of Bedrooms: 4
Non-Residential: EXISTING Use: _____

Water Service: Well Public

Type of Application:

- Building Conversion
(Winterization/ Change in Use (Addition of Bedrooms, etc.))
- Building Addition
- Accessory Structure
(Garages, Pools, Sheds, Decks, etc.)
- Lot Division, Lot Line Change, Lot Reduction
- Other _____



Describe Application: Building Addition and Pool

Date: 2/1/24
Print Name: Joe Wren, PE Signature: Joseph Wren
(Owner or authorized agent name and signature required to process application)

This 2nd Page of the Application is ONLY for CRAHD Staff to Complete

Address 201 N Cave Road & N. Cave Road Check # 6126 Cash _____

Building Conversion/Change in Use: Applicable

- Has a Code Complying Area been determined for this property? Yes No
- Will the proposed change result in greater than a 50% increase in design flow? Yes No
- If YES, will the property be required to expand the existing septic system? Yes No

Building Addition: Applicable

- Has a Code Complying Area been determined for this property? Yes No
- If a Code Complying Area is not found, does the application meet the following conditions? Yes No
1. Replacement area provides 50% of the Effective Leaching Area,
 2. Replacement area provides 50% of the MLSS requirement,
 3. No exception(s) to well separation distances is required,
 4. The addition does not reduce the Potential Repair Area,
 5. The addition does not increase the design flow of the building.
- Will the proposed addition result in a greater than 50% increase in design flow? Yes No
- If yes, will the property owner be required to expand the existing septic system? Yes No

Accessory Structure: Applicable

- Has a Code Complying Area been determined for this property? Yes No
- If a Code Complying Area is not found, does the application meet the following conditions? Yes No
1. Accessory structure, etc. does not reduce the Potential Repair Area and the separation distances between the accessory structures, et. And any part of the existing septic system shall comply with Technical Standard requirements.

Lot Division, Lot Line Change, Lot Reduction: Applicable

- Has a Code Complying Area been determined on the lot containing the existing building and has a Code Complying Primary and Reserve area been determined for the new lot? Yes No

Will the Septic System be repaired? Yes No Approved Not Approved

* SEE comments *

Comments: Building addition - approved maintaining a 4 bedroom house in ground pool - approved, but must upgrade leaching system to conceptual BDD a leaching system repair plan prior to pool installation.

Signed: Melvin Stanley

Date: 2/7/24

REV: 4/23/2021

Notification: eMail USPS FAX Phone Voicemail Text

201 NORTH COVE RD

Location 201 NORTH COVE RD

MBLU 032/011///

Acct# 00415000

Owner NORTH COVE ASSOCIATES
LLC

Assessment \$1,913,100

Appraisal \$2,732,800

PID 4639

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$553,100	\$2,179,700	\$2,732,800

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$387,300	\$1,525,800	\$1,913,100

Owner of Record

Owner NORTH COVE ASSOCIATES LLC

Sale Price \$1,700,000

Co-Owner

Certificate

Address 201 NORTH COVE RD

Book & Page 0645/0394

OLD SAYBROOK, CT 06475

Sale Date 10/31/2019

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
NOCHERA JOSEPH T & VIRGINIA A	\$810,000		0361/0109	10	10/22/1998
LINCOLN MICHAEL D & BARBARA R	\$0		0309/0197		

Building Information

Building 1 : Section 1

Year Built: 1923

Living Area: 3,192

Building Attributes	
Field	Description

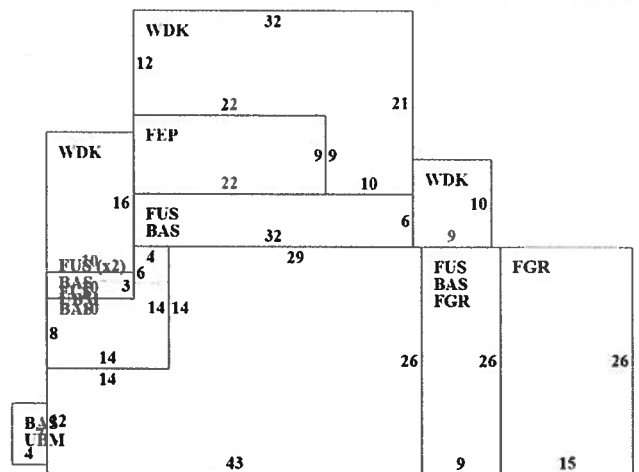
Style:	Colonial
Model	Residential
Grade:	Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	7 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/A001019192.jpg>)

Building Layout



(ParcelSketch.ashx?pid=4639&bid=4639)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
FUS	Upper Story, Finished	1,650	1,650	
BAS	First Floor	1,542	1,542	
FEP	Porch, Enclosed, Framed	198	0	
FGR	Garage	624	0	
UBM	Basement, Unfinished	950	0	
WDK	Deck, Wood	724	0	
		5,688	3,192	

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	1.00 UNITS	\$3,500	1
FPO	EXTRA FPL OPEN	1.00 UNITS	\$800	1

Land**Land Use**

Use Code 1013
Description Single Family Water
Zone AA-2
Neighborhood 0500

Land Line Valuation

Size (Acres) 0.85
Depth 0
Assessed Value \$1,525,800
Appraised Value \$2,179,700

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
DCK2	COM TYPE			300.00 S.F.	\$45,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$553,100	\$2,179,700	\$2,732,800
2022	\$362,600	\$1,397,200	\$1,759,800
2021	\$362,600	\$1,397,200	\$1,759,800

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$387,300	\$1,525,800	\$1,913,100
2022	\$253,900	\$978,100	\$1,232,000
2021	\$253,900	\$978,100	\$1,232,000