

Updated 4/12/24



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.: <u>23/24-20</u>	Hearing Date: <u>5-8-24</u>	
Application \$ 240.00	State DEP \$ 60.00	\$300.00
Decision: _____		Date: _____

Application Form

Appellant Information (Owner of Record)

EMAIL: ac@telyon.com

Appellant's Name: North Cove Associates, LLC Tel. No.: 203-915-3371
Mailing Address: 201 North Cove Road, 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: 201 North Cove Road, Old Saybrook Owned Since (year): 2019
Neighborhood: _____ Assessor's Map #: 032 Lot #: 011
Does the Appellant own any adjacent properties? Assessor's Map #: 032 Lot #: 016
If yes, state when acquired: _____ (0.06 ac across the street)
Zoning District: AA-2 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)

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.

Is the property located in a Gateway Conservation Zone (Section 58)?

Is the property located in a FEMA Flood Zone? If so, please identify the Flood Zone below.
Property is located in Flood Zone AE-10 / VE-15

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)

Is the property located within 500 feet of a Contiguous Municipality (C.G.S. 8-7(d)(f)(1))?

Is the property located within an Aquifer Protection District?

Is the property located within a Historic District?
Date of Approval of Certificate of Appropriateness To be determined

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.

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 7.9 feet to sunroom over garage 7.0 feet to portico
Section 23.5.3	Other side yard setback	15 feet	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	<u>Mailing Address</u>
	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: _____

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: _____