

APPLICATION TO THE EASTON ZONING BOARD OF APPEALS

Zoning Board of Appeals
Easton, Connecticut 06612

Application Number Z-21-5527-02

Applicant Robert Morganti Owner Robert Morganti, Meghan Morganti
Address 194 Morehouse Road Address 194 Morehouse Pl. Easton, CT 06612

_____ hereby appeal to your Board from the denial by the Planning and Zoning

Commission of my application for a permit to: Add 2 car garage w/
bedroom and bathroom above to existing non-conforming
residence. Existing non-conformity is within the
front set back.

See attached.

Signature of Applicant [Signature] Robert Morganti Telephone Number Meaghan Morganti (203) 522-9318

Application and documents submitted: Date: 3/5/21

By: [Signature]
For the Commission

RECEIVED
MAR 08 2021
EASTON ZBA

ZONING BOARD OF APPEALS
TOWN OF EASTON, CONNECTICUT
APPLICATION FOR VARIANCE TO ZONING REGULATIONS
(Please refer to Section 8700 of Zoning Regulations of the Town of Easton)

FEE: \$200.00

Date: 3/5/21 ~~DE~~

OWNER Robert Marganti, Meghan Marganti Telephone (203) 522-9318

Address 199 Morehouse Rd Easton, CT 06612

APPLICANT (if different) _____ Telephone _____

Address _____

TAX ASSESSOR MAP NO. 5500B BLOCK NO. 6A LOT NO. A

DISTRICT: A X B _____

Property is is not within 500 feet of a Town line (Fairfield directly across Morehouse)

Give accurate location of property site so it can be identified when inspection is required.
(Street address-nearest cross street, other prominent features).

199 Morehouse Rd

Nearest cross street is Morning Glory Dr.

Indicate each specific provision of the Zoning Regulations from which a variance is required.

Sect./para. 3530; Sect./para. 7140; Sect./para. _____; Sect./para. _____

Describe fully the nature and extent of each variance applied for above.

Attached 2 car garage addition to existing non-
conforming home (in front setback).

Indicate the specific provisions of the Zoning Regulations from which a variance is requested.

Zoning Section # 3530 Setback(s) proposed 40.5' - 50' feet-Front 60.3' - 75'
_____ feet - Watercourse _____ feet-Left _____ feet-Right
_____ feet - Corner lot _____ feet-Rear

APPLICATION FOR VARIANCE TO ZONING REGULATIONS (CONTINUED)

State fully the reasons why:

- a. Strict application of the regulations would create exceptional difficulty or unusual hardship; and
- b. Such hardship is unique to the property.

(Financial hardship is not sufficient basis for granting of a variance).

See attached.

Does the variance applied for constitute an alteration, conversion, extension, or expansion of an existing non-conforming condition?

NO ___ YES X if Yes, explain in detail

Majority of existing structure footprint is within front setback.

Has any previous application been made to ZBA for a variance relative to all or any part of said property?

NO X YES ___ if Yes, specify when and for what.

Is there a home occupation at the location or has a Special Permit been granted for the property?

NO X YES ___ if, Yes, explain

Applicant hereby grants to ZBA Members the right to make physical on-site inspection of the property as may be necessary to acquaint themselves with actual conditions.

<u>Marghan Mozambi</u>	Applicant	<u>Robert Mozambi</u>	Date	<u>3/4/21</u>
<u>Marghan Mozambi</u>	Owner	<u>Robert Mozambi</u>	Date	<u>3/4/21</u>
Received at Planning and Zoning Office		<u>M. Dravos</u>	Date	
Reviewed by Zoning Enforcement Officer			Date	

RECEIVED

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EASTON ZBA

From page 2, Application for variance to zoning regulations

194 Morehouse Rd. was originally constructed in 1914 and is within the front setback of the property line.

After exploring multiple options and building locations on the property, the proposed location for the two car garage addition limits additional footprint within the front setback and will not come any closer to Morehouse Rd. than the existing house.

There was careful consideration not to introduce any new non-conformities such as entering the rear setback, which is at a peculiar angle in relation to the existing house.

Due to the location and angle of the existing house, it was determined by my architect and my contractor that the location for the proposed addition is the only buildable area due to the reasons mentioned above and in light of all other areas of the property having significant exposed ledge or septic galleries.

A two car garage is being proposed since a smaller structure such as a one car garage or detached garage would still introduce a non-conformity. Additionally, with a growing family, the square footage above the two car garage allows for a fourth bedroom to be formally added and tied in with the existing house. A B100a plan has been approved for this. Thank you for your consideration.

Sincerely,

Robert and Meaghan Morganti



Town of Easton

225 Center Road
Easton, Connecticut 06612
(203)268-6291

PLANNING AND ZONING COMMISSION APPLICATION - ZONING PERMIT

(Please type or print in ink)

Date of Application 1/15/21

Application Number 2215527-01

Name of Owner Meaghan and Robert Morganti Mailing Address 194 Warehouse Rd. Easton, CT 06612
Location _____ Record Map No./Subdivision Map 5500B Block 6A Lot A
Construction Applied for: New _____ Alteration _____ Addition X Repair _____
Description: Attached 2 car garage w/ 1 bedroom and 1 bath above.

Type of Occupancy: Residence X Garage _____ Accessory Bldg. _____ Pool _____
Other _____

Zone: A X (1 acre) B _____ (3 acre) SQ. Feet or Lot Size acres .99 Lot Footage 352.32'

Total Wetland Area (as determined by soil classification) None

Activity in 100 Yr. Flood Plan? Yes _____ No X

Building(s) Setback Existing: Front 20.2' Side Yards: Left 107.6' Right 159.6' Rear 57.1'
from boundary line. Proposed: Front 40.5' Side Yards: Left 71.3' Right 159.6' Rear 40.1'

Size of Basement (Living Space)

	Existing	Proposed
Basement	<u>None</u> sq. ft	<u>None</u> sq. ft
1 st Floor	<u>1284</u> sq. ft	<u>215</u> sq. ft
2 nd Floor	<u>772</u> sq. ft	<u>498</u> sq. ft

	Existing	Proposed
Garage	<u>None</u>	<u>601 (Attached)</u>
Accessory Building	_____	_____
Porch	_____	_____
Pool	_____	_____
Other	_____	_____

Driveway: Length 50' ft. Width 12' ft.

(Existing drive to be shortened)

Max. Height of proposed building (Section 3540) 26' - 0"

Please Leave This Space Blank

The undersigned applicant hereby consents to necessary and proper inspection of the subject premises by representative of the Planning and Zoning Commission, at reasonable times, both before and after any permit applied for has been granted by the agency. I hereby certify that the above answers are correct and true and that I shall conform to the requirements for the Zoning Regulation of the Town of Easton, CT

Signed _____

Owner agent

Address 194 Warehouse Rd. Easton, CT 06612

Phone (203) 502-9318

ZONING PERMIT GRANTED

BY

EASTON PLANNING & ZONING COMMISSION

#16864OPY

TOWN OF EASTON
APPLICATION FOR BUILDING PERMIT

BUILDING DEPARTMENT

Date: 1/15/21

COMPLETE THIS ENTIRE APPLICATION BY FOLLOWING THE PROCEDURES SET OUT IN THE INFORMATION SECTION ON PAGE 8.
APPLICATION MUST BE FILLED OUT IN INK

House Number 194 Lot Number A Street Morehouse Rd Zone: X A B
Owner (Print) Robert and Meghan Morganti Signature [Signature]
Phone: Home (203) 220-9077 Work _____ Mobile (203) 522-9318
Owners Address 194 Morehouse Rd.
City/Town Easton State CT Zip 06612

CERTIFIED PLOT PLAN OF FOUNDATION REQUIRED PRIOR TO FURTHER CONSTRUCTION

Construction: Use Group New Addition Remodel _____ Change of Use _____ Demolition _____
One Family Residence _____ Garage Shed _____ Pool _____ Fence _____ Other _____

Description: Attached 2 car garage w/ 1 bedroom and 1 bathroom above.

Is there a building on the lot now? Yes No _____ If so, how is it occupied? single family
Size of structure 2200 sq ft Number of Floors 2 Size of Addition 33' x 27' Lot Size 1 acre
Is proposed construction in a year flood plan? Yes _____ No

Applicant (print) Robert Morganti Signature [Signature]
Address: 194 Morehouse Rd Easton, CT 06612 Phone: (203) 522-9318
I estimate the value of the work will be \$ 250,000

Office use only

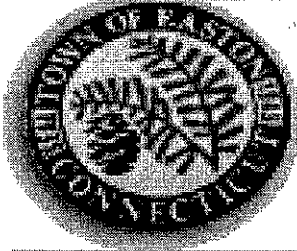
Building Officials estimate of value \$ _____
Zone Fee \$ _____
Building Fee \$ _____
Cert of Occ. \$ _____
Septic Fee \$ \$ 125.00
Well Fee \$ _____
Admin Fee \$ _____
Total Fee \$ _____

#16864

PERMIT NUMBER: _____
DATE: _____

COPY

The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2016.



Easton, CT

Information on the Property Records for the Municipality of Easton was last updated on 3/6/2021.

Parcel Information

Location:	194 MOREHOUSE ROAD	Property Use:	Residential	Primary Use:	Residential
Unique ID:	00172300	Map Block Lot:	5500B 6A A	Acres:	0.99
490 Acres:	0.00	Zone:	R1	Volume / Page:	0660/0046
Developers Map / Lot:	1662/A	Census:	1051		

Value Information

	Appraised Value	Assessed Value
Land	221,330	154,940

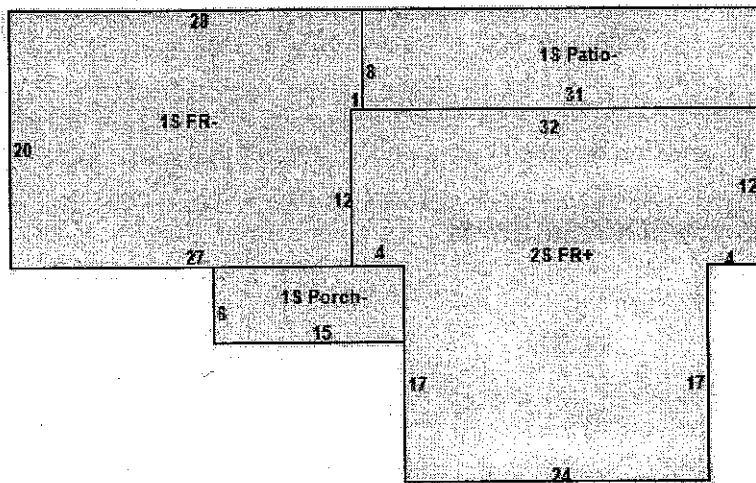
	Appraised Value	Assessed Value
Buildings	206,786	144,750
Detached Outbuildings	4,292	3,000
Total	432,408	302,690

Owner's Information

Owner's Data

MORGANTI ROBERT J & MEAGHAN JT/SURV
194 MOREHOUSE ROAD
EASTON CT 06612

Building 1



Building Use:	Single Family	Style:	Colonial	Living Area:	2,132
Stories:	2.00	Construction:	Wood Frame	Year Built:	1914
Total Rooms:	8	Bedrooms:	3	Full Baths:	2
Half Baths:	1	Fireplaces:	2	Heating:	Hot Water
Fuel:	Gas	Cooling Percent:	100	Basement Area:	792
Basement Finished Area:	0	Basement Garages:	0	Roof Material:	Asphalt
Siding:	Vinyl	Units:			

Special Features

Attached Components

Type:	Year Built:	Area:
4ft Stone Facing	1914	84
Flag Stone Patio	2000	248
Open Porch	2000	90

Detached Outbuildings

Type:	Year Built:	Length:	Width:	Area:
Wood Deck	1999	0.00	0.00	352
Frame Shed	1980	10.00	8.00	80

Owner History - Sales

Owner Name	Volume	Page	Sale Date	Deed Type	Valid Sale	Sale Price
MORGANTI ROBERT J & MEAGHAN JT/SURV	0660	0046	07/02/2014	Warranty Deed	Yes	\$500,000
VINTON ANDREW T & SHERRI SURV	0626	1199	06/30/2008	Warranty Deed	Yes	\$588,000
FARMER SUSAN B & ANTHONY B JT/SU	0217	0025	07/01/1996	Trustee's Deed	No	\$236,000
LUSKI DAVID & CATHI ELLEN SURV	0080	0107	07/21/1983	Warranty Deed	No	\$127,500

Owner Name	Volume	Page	Sale Date	Deed Type	Valid Sale	Sale Price
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Building Permits

Permit Number	Permit Type	Date Opened	Date Closed	Permit Status	Reason
16864	Addition	01/01/2021		Needs Visit	33X27 2 CAR ATTACHED GARAGE W/BEDROOM & BATH
14681	Central Air Conditioning	05/11/2015		CO Issued	ADD CENTRAL AIR
14214	Bathroom	03/06/2014		CO Issued	FINISH MASTER BATHROOM

Information Published With Permission From The Assessor