



*City of Bristol
Zoning Board of Appeals*

*REGULAR MEETING OF TUESDAY, JUNE 3, 2025
MEETING ONLINE VIA ZOOM AND
BRISTOL CITY HALL – CITY COUNCIL CHAMBERS
111 NORTH MAIN STREET
6:00 P.M.*

INFORMATION TO ACCESS THIS MEETING:

Zoom Meeting link:

<https://bristolct-gov.zoom.us/j/81950671030?pwd=oa3hcYB66Rkaqc6idPey2NHFW6Q6sJ.1>

Meeting I.D. Number:

819 5067 1030

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Public Hearings
 - a. Application #3819 - Variances for: 1) the enlargement of existing entry stairs extending more than three feet into the required yard and 2) a reduction of the minimum front yard at 44 Margerie Street; Assessor's Map 3, Lot 97; R-10 (Single-Family Residential) zone; Anthony Michaud, applicant.
 - b. Application #3820 - Variances of: 1) minimum rear yard for a basement door and deck; 2) minimum side yard for a driveway at 60 Benham Street; Assessor's Map 3, Lot 136; R-10 (Single-Family Residential) zone; Habitat for Humanity North Central CT, Inc., applicant.
 - c. Application #3821 - Variances of: 1) minimum lot area 2) minimum side yard and 3) maximum building coverage for a new one-car garage at 34 Donovan Court; Assessor's Map 8, Lot 14; R-25 (Single-Family Residential) zone; Gary Sassu, applicant.

- d. Application #3822 - Variance of minimum rear yard for a new walk-in refrigerator and freezer at 1158 Farmington Avenue; Assessor's Map 46, Lot 15; BG (General Business) zone; Jon Rondeau, applicant.
- 3. Approval of Minutes
 - a. Regular Meeting - May 6, 2025
- 4. Communications
 - a. Resignation - Commissioner Raymond
- 5. Adjournment

NOTE: This meeting will be held in-person and online (Via Zoom).
Please contact the Land Use Office at 860-584-6225 for further information.

REMINDER: The next Regular Meeting of the Zoning Board of Appeals is: Tuesday, July 1, 2025

**ZONING BOARD OF APPEALS
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR VARIANCE**

For Office Use Only	
APPLICATION NO.	<u>3819</u>
DATE FILED:	<u>5-2-25</u>
DECISION DATE:	_____
DECISION:	_____

The undersigned Applicant hereby applies to the Bristol Zoning Board of Appeals for a variance of the Bristol Zoning Regulations.

Address or Location of the Property: 44 Margerie St. Bristol, CT 06010

Assessor's Map No.: 03 Assessor's Lot No.(s): 97 Zone of the Property: R-10

Indicate the type of variance requested (e.g., lot area, side yard) and the Section of the Zoning Regulations being varied.
If more than one variance, list each separately.

Type of Variance	Section of the Zoning Regulations
Exceptions for Stairwells	Article III 10.3.4
Minimum Yard Required	Article II 7.1. (c)

Briefly state the purpose of the proposed variance (e.g., "to build a two-car garage"): To enlarge the existing stairwel

Briefly state the specific hardship which causes the need for the proposed variance: As per walkthrough with fire marshals, the porch is too narrow and doesn't have enough head room. It is dangerous for first responders.

If any variances for this Property have previously been requested, indicate the application number, the date of ZBA action and the action taken: _____

Other comments: _____

APPLICANT (If more than one, list on Page 2)

Name: Anthony Michaud

Address: 65 Dayton Drive City: Southington State: CT Zip: 06010

Telephone No.: 860-982-4817 E-Mail: mgelect@gmail.com

Signature:  Signature – (Printed/Typed) Anthony Michaud

CHECK ONE: ☒ owner [] other (specify): _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 3819

Address or location of property: 44 Margerie St. Bristol CT 06010

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: Chelsea Michaud CHECK ONE: ☒ owner [] other: _____
Address: 65 Dayton Drive City: Southington State: CT Zip: 06489
Telephone No.: 860-982-4817 E-Mail: cmichaud639@gmail.com
Signature: _____ Signature – (Printed/Typed) Chelsea Michaud

ADDITIONAL OWNER(S) OF RECORD

Name: _____
Address: _____ City: _____ State: _____ Zip: _____
Telephone No.: _____ E-Mail: _____
Signature: _____ Signature – (Printed/Typed) _____
Name: _____
Address: _____ City: _____ State: _____ Zip: _____
Telephone No.: _____ E-Mail: _____
Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: _____
Address: _____ City: _____ State: _____ Zip: _____
Telephone No.: _____ E-Mail: _____

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 3819

Address or location of property: 44 Margerie St. Bristol, CT 06010

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: Amanda Sycamore CHECK ONE: ☒ owner [] other: _____

Address: 61 Margerie Street City: Bristol State: CT Zip: 06010

Telephone No.: _____ E-Mail: _____

Signature: A Sycamore Signature – (Printed/Typed) Amanda Sycamore

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Location Map
44 Margerie Street



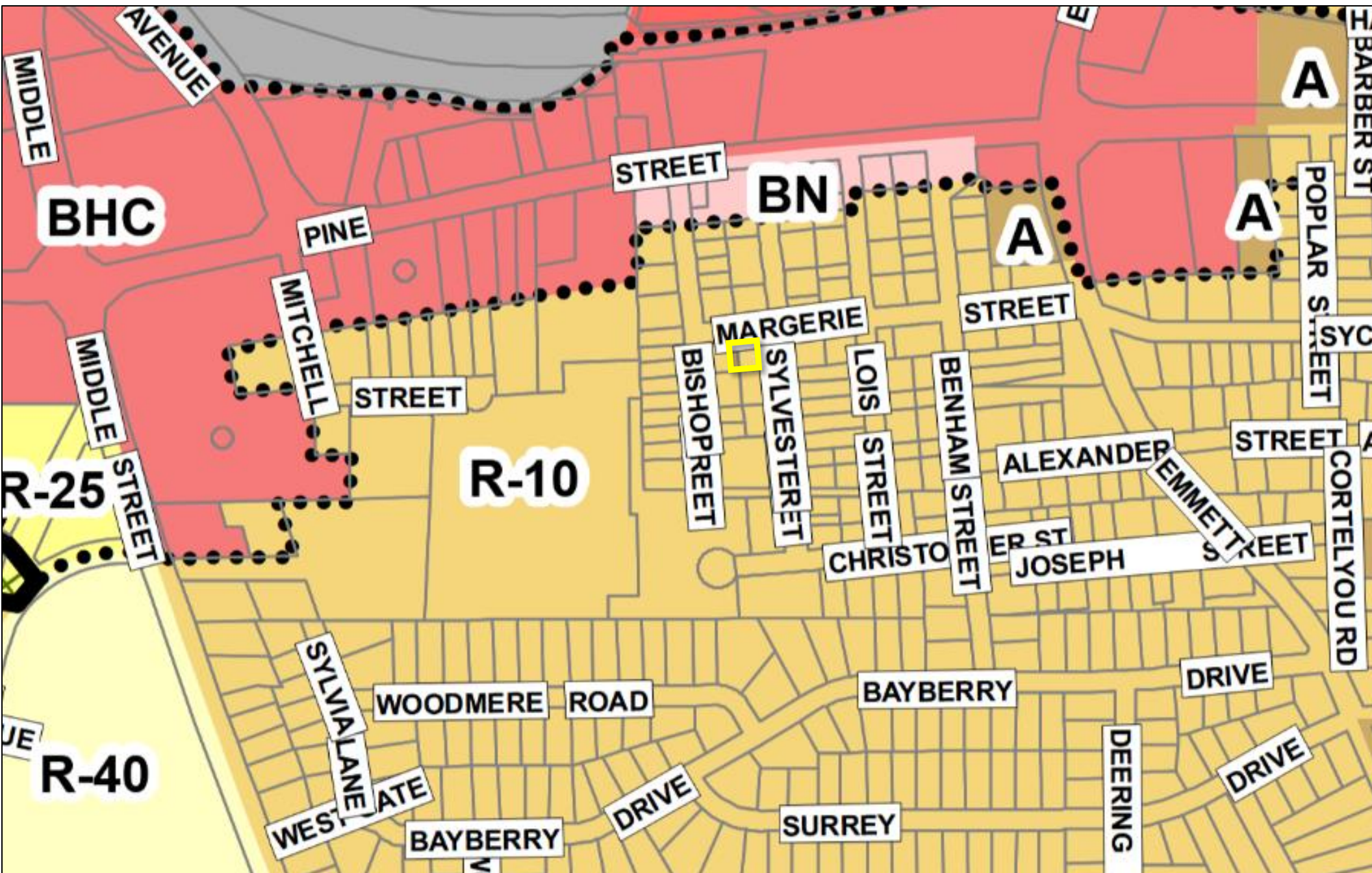
Aerial Map
44 Margerie Street



Oblique Map
44 Margerie Street

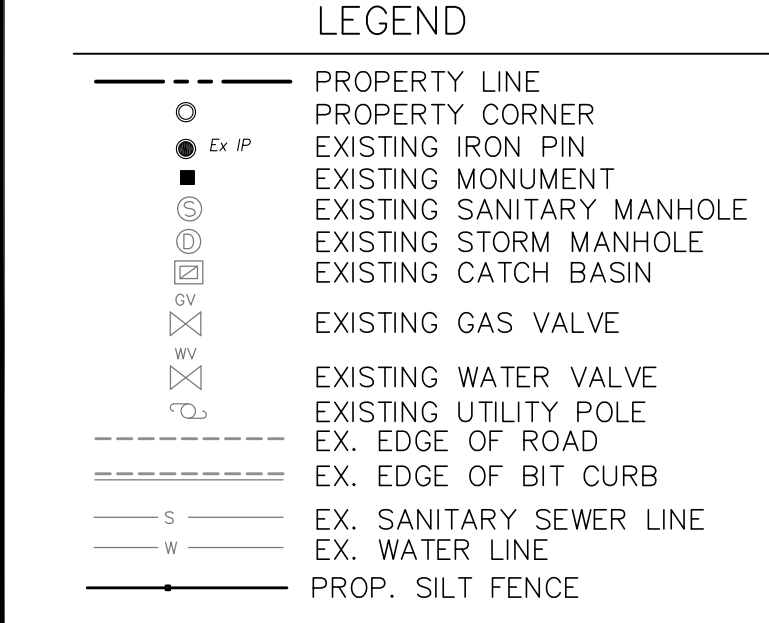
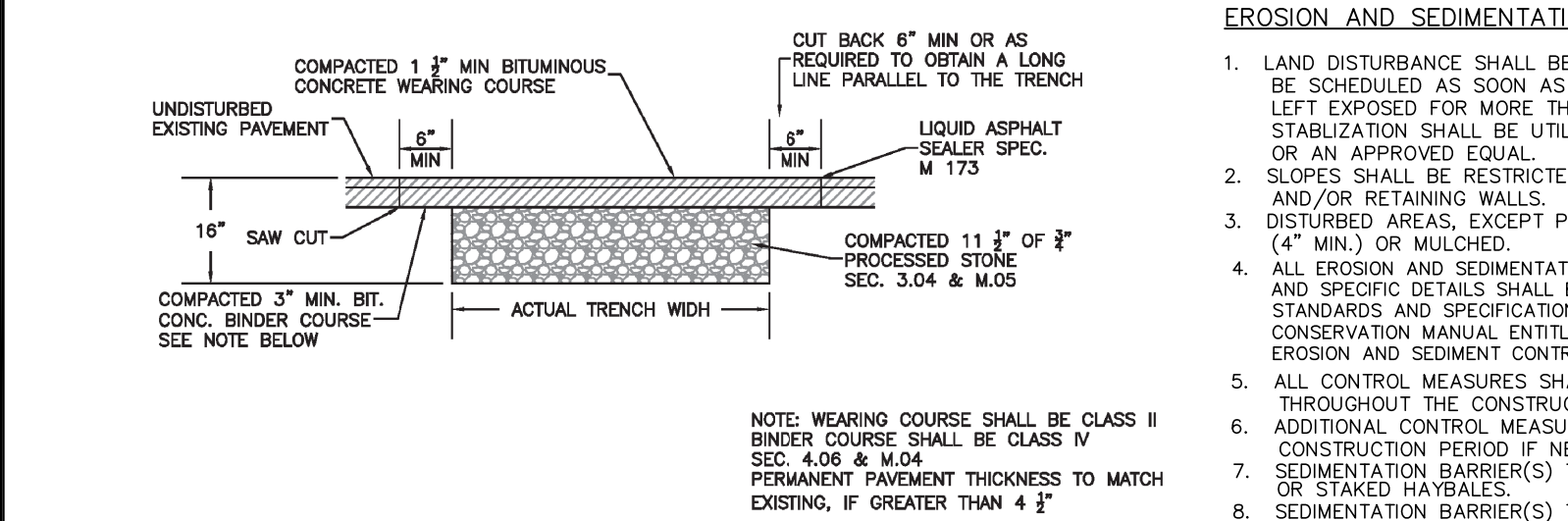


Zoning Map
44 Margerie Street





MAP REFERENCES:
A. "PROSPECT PARK"; BRISTOL, CONNECTICUT; DATE: JUNE 20, 1906; SCALE 1 IN=40 FT; MAP BY: JOHN M MCCLINTOCK A.M.C.E.; SEE MAP ON FILE IN VOL 62 AT PAGE 24A IN THE CITY OF BRISTOL LAND RECORDS



CORNER LOTS
FRONT YARD – EACH STREET LINE ON A CORNER LOT SHALL BE DEEMED TO BE A FRONT LOT LINE, AND THE REQUIRED YARD ALONG THEM SHALL BE THE REQUIRED FRONT YARD. THE YARD OPPOSITE THE SHORTEST FRONT LOT LINE SHALL BE CONSIDERED A REAR YARD, AND THE OTHER, OR OTHERS, SHALL BE CONSIDERED SIDE YARDS. [CITY OF BRISTOL ZONING REGULATIONS; AMENDED TO: NOV. 9, 2023; PAGE 14]

ZONING TABLE	
ZONE R-10 (RESIDENTIAL)	
AMENDED TO: NOVEMBER 9, 2023	
	REQUIRED
LOT AREA	10,000 SQFT
MIN LOT FRONTAGE	85 FT
FRONT YARD SETBACK **	20 FT
SIDE YARD SETBACK	8 FT
REAR YARD SETBACK	20 FT
MAX BUILDING HEIGHT	35 FT
MAX LOT COVERAGE	35%

** DENOTES EXISTING NON-CONFORMING



Disclaimer:
The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, AND CERTIFICATION mean to the best information, knowledge, and belief of the engineer; and are not an unconditional certification, warranty or guarantee which are not covered under the policy.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION-7:		
REVISION-6:		
REVISION-5:		
REVISION-4:		
REVISION-3:		
REVISION-2:		
REVISION-1: 12/24/2024 - STAIRWELL ADDED		
PROJECT:		
DB: JRG	SR: ---	DR: ---
SUBMIT NOTES		

THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS REVISED 2018-10-26 FOR USE BY THE REGULATIONS OF CONNECTICUT STATE AGENCIES. (CT SECTIONS 20-300b-1 TO 20-300b-20).

THE TYPE OF SURVEY PERFORMED IS A
PROPERTY SURVEY.

BOUNDARY DETERMINATION IS BASED UPON A RESURVEY.

THIS SURVEY CONFORMS TO CLASS A-2.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED HEREON.

James N. Sakonchick
CT P.E. & L.S. #11302

**kratzert,
jones &
associates, inc.**

CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS



P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILLDALE, CT 06467-0337

PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRATZERTJONES.COM

IMPROVEMENT
LOCATION
SURVEY
SHOWING
PROPOSED
STAIRWELL

for
AMANDA
MICHAUD

44 MARGERIE STREET
BRISTOL, CT

SCALE: 1" = 10'

DATE: DECEMBER 28, 2023

HALF	ONE INCH	TWO INCH
------	----------	----------

INCHES ON ORIGINAL

KJA FILE NO. : **223-122** DRAWING NO. : **P-1**

**ZONING BOARD OF APPEALS
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR VARIANCE**

For Office Use Only	
APPLICATION NO.	<u>3820</u>
DATE FILED:	<u>5-12-25</u>
DECISION DATE:	_____
DECISION:	_____

The undersigned Applicant hereby applies to the Bristol Zoning Board of Appeals for a variance of the Bristol Zoning Regulations.

Address or Location of the Property: 60 Benham Street

Assessor's Map No.: 3 Assessor's Lot No.(s): 136 Zone of the Property: R-10

Indicate the type of variance requested (e.g., lot area, side yard) and the Section of the Zoning Regulations being varied.
If more than one variance, list each separately.

Type of Variance

Section of the Zoning Regulations

Rear Yard Variance to 14.5 feet

Article II 7.1.e.

Side Yard Variance for Driveway

Article III 13.7.A 1

Briefly state the purpose of the proposed variance (e.g., "to build a two-car garage"): _____

To build a single family home

Briefly state the specific hardship which causes the need for the proposed variance: _____

lots are existing non conforming and lack sufficient width and depth.

If any variances for this Property have previously been requested, indicate the application number, the date of ZBA action and the action taken: none.

Other comments: _____

APPLICANT (If more than one, list on Page 2)

Name: Habitat for Humanity North Central CT, Inc.

Address: Box 1933 City: Hartford State: CT Zip: 06144

Telephone No.: 860541 2208 E-Mail: kris@hfncc.org

Signature: Kristopher McKelvie Signature - (Printed/Typed) Kristopher McKelvie

CHECK ONE: ☐ owner ☐ other (specify): _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: same

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature - (Printed/Typed) _____

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION - NO EXCEPTIONS!

BZBA - 08/17

Location Map
60 Benham Street

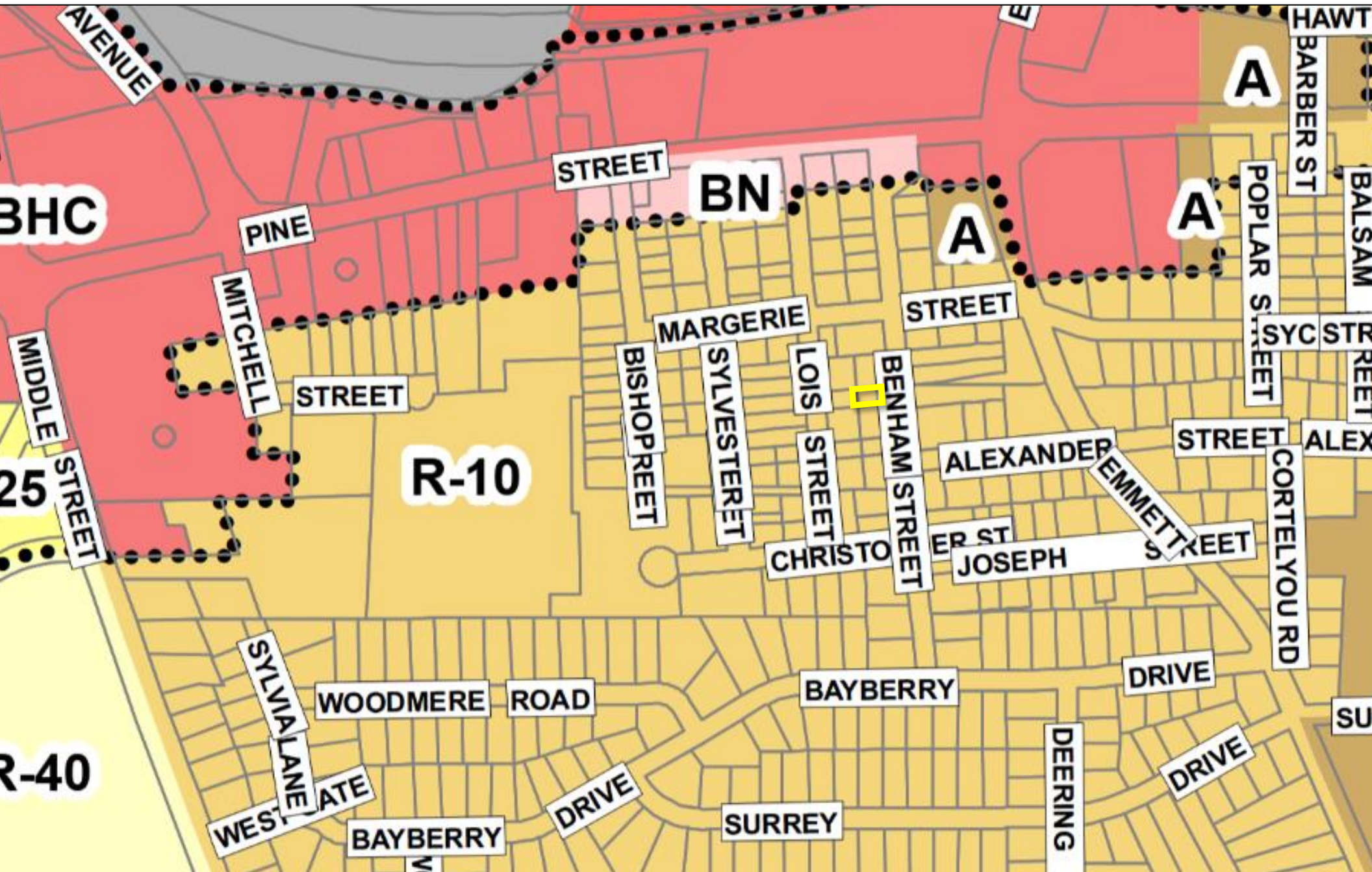


Aerial Map
60 Benham Street



10 ft

Zoning Map
60 Benham Street



NARRATIVE FOR 60 BENHAM STREET

The applicant Habitat for Humanity would like to build a single-family house on this parcel of land. The lot is non-conforming as to size. While the house is designed to fit within the parameters of the side and front yard requirements. The variances requested pertain to a Bilco hatchway door and deck which encroach into the rear setback line of the property, and the driveway for house which is within 10 feet of a property line.

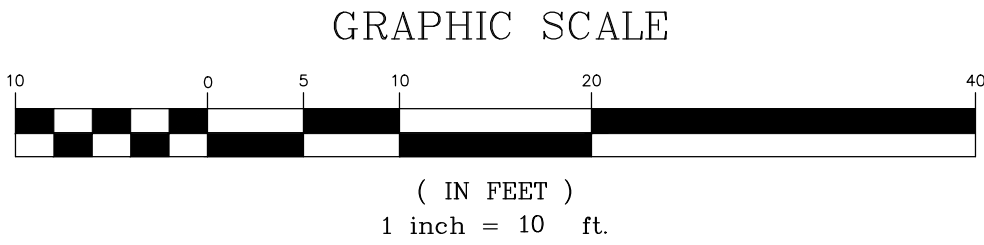
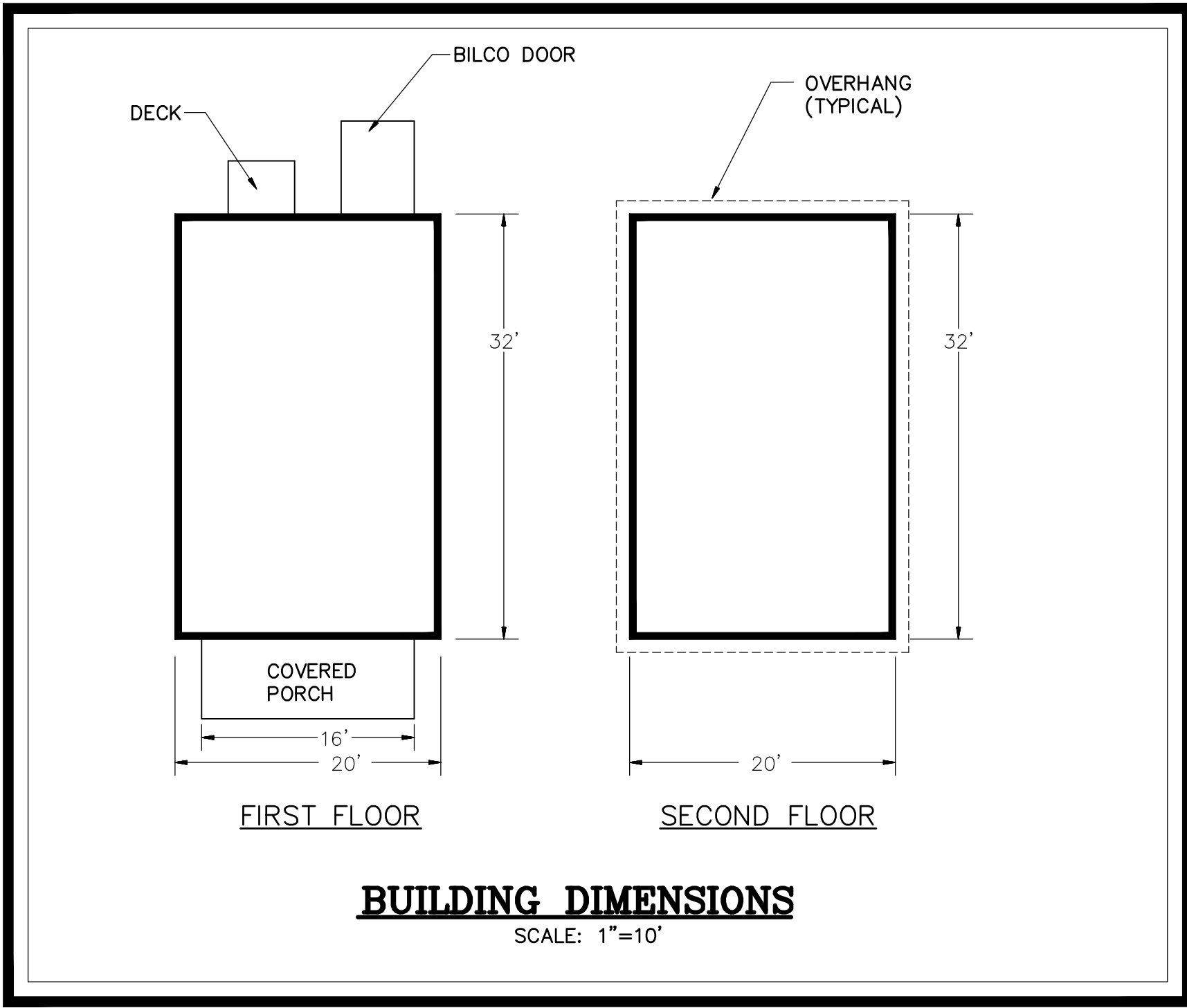
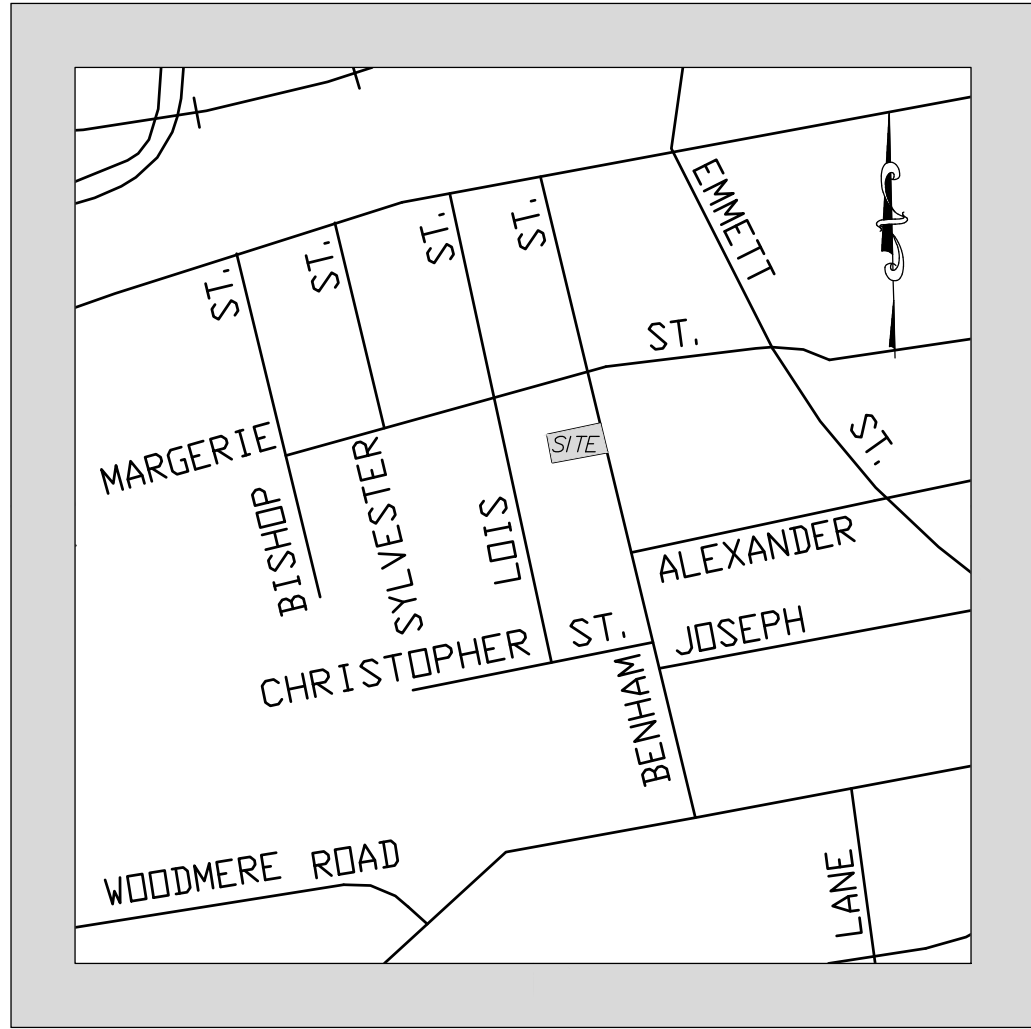
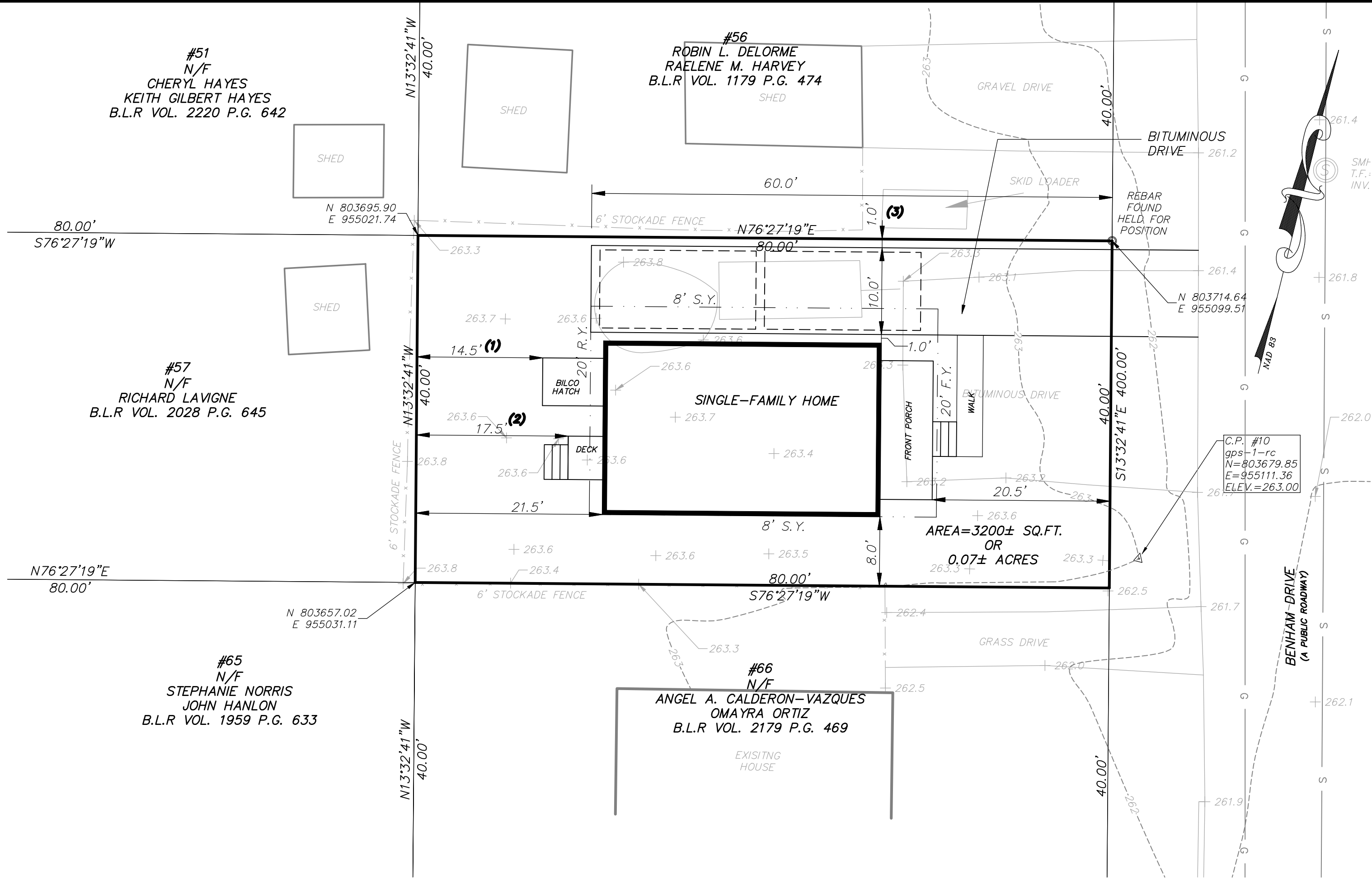
The request of the applicant is consistent with the existing neighborhood.

Area and Dimensional Requirements (Section 7)		
ZONE	R-10	
MIN. LOT AREA (SF)	REQUIRED 10,000	PROPOSED 3,200 *
MIN. LOT FRONTAGE (FT)	85	40 *
MIN. FRONT YARD (FT)	20	20.5
MIN. SIDE YARD (FT)	8	8.0
MIN. REAR YARD (FT)	20	14.5 ⁽¹⁾
MAX. BUILDING HEIGHT (FT)	35	24.0
MAX. BUILDING COVERAGE (%)	35	24.8
MAX. IMPERVIOUS COVERAGE (%)	75	45

* EXISTING NON-CONFORMITY

VARIANCES REQUESTED:

- ⁽¹⁾ Section 7.0 E vary from 20 foot minimum rear yard to 14.5 foot rear yard for construction of basement access hatch and stairs.
- ⁽²⁾ Section 7.0 E vary from 20 foot minimum rear yard to 17.5 foot rear yard for construction of rear deck.
- ⁽³⁾ Section 13.7.1 A.2 vary from 5 feet on any side yard to 1 foot on north side yard.



60 Benham Street
M/B/L 03-136
PID 7372

FAH

Revisions:
Description

No.	Date	

VARIANCE REQUEST PLAN
PROPERTY OF
**HABITAT FOR HUMANITY OF
NORTH CENTRAL CONNECTICUT, INC.**
60 BENHAM STREET
BRISTOL, CONNECTICUT

Date: 05-06-2025
Drawn by: CAD
Job no: 25006
Sheet no: 1 OF 1

Checked by: GAH
2025-05-06.dwg, layout, May, 06, 2025 -- 11:35:47 AM

VR-1

F. A. Hesketh & Associates, Inc.
6 Creamery Brook, East Granby, CT 06026
Phone (860) 653-8000 Fax (860) 844-8600
www.fahesketh.com m.fahesketh.com
Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects

Page 16

SURVEY NOTES:

1. This map has been prepared pursuant to the Regulation of Connecticut State Agencies Sections 20-30B-1 through 20-30B-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
2. Type of survey performed: Improvement Location Survey - Proposed.
3. Boundary determination category: Resurvey
Class of accuracy:
Horizontal: A-2
Vertical: T-2
4. The intent of this map is to depict the position horizontally and, where required vertically, between particular existing or proposed improvements with respect to the applicable municipal or statutory requirements.
5. Map References:
 - a. "Plain Showing Portion of Property Belonging to David Y. Clark; Cedar Swamp; Bristol, Conn.; Sheet 1-40; Dated: May 1925 by Daniel F. Crowley." Filed as Map Map No. 488 in B.L.R.
6. No boundary corners were set by this survey unless noted herein.
7. Existing contours generated from field topography.

GENERAL NOTES:

1. Zone: R-25
2. Owner: Gary M. Sassu
3. Parcel area: 6,250 S.F. - 0.14 Acres
4. Private sewer and private water service proposed.
5. Buried oil tanks are prohibited.
6. No Footing Drains Proposed.

EROSION & SEDIMENTATION CONTROL NOTES:

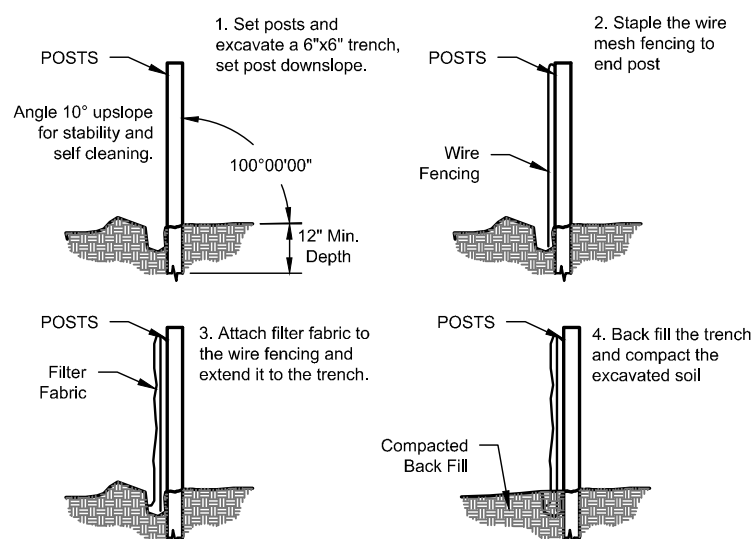
1. Land disturbance will be kept to a minimum; reestablishment will be scheduled as soon as practicable.
2. Graded areas are to be loamed and seeded as soon as possible after construction work is completed.
3. All other areas affected by construction and not to be filled are to be restored to original grade and seeded.
4. For specific details and the application of erosion and sedimentation control refer to "Connecticut Guidelines for Soil Erosion and Sedimentation Control", dated March 30, 2024, as amended to date.
5. Fabric Sedimentation Barrier to be Fibretex 150 Grade, as manufactured by Crown Zellerbach, or approved equal, or stalked strawbales.
6. Sedimentation barrier to be installed as shown on this plan prior to any construction.
7. All control measures will be maintained in effective condition throughout the construction period.
8. Additional control measures shall be installed during the construction period, if necessary or required.
9. Sediment removed from control structures shall be disposed of in a manner which is consistent with the intent of the plan.
10. Property Owner and contractor are assigned the responsibility for implementing this Erosion and Sediment Control Plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan, notifying the Planning and Engineering Department of any transfer of this responsibility, and for conveying the Erosion and Sediment Control Plan of the title to the land is transferred.
11. Contractor is responsible for correcting any unforeseen field conditions.
12. All construction to conform to applicable town standards.
13. The developer is responsible for notifying the Planning and Engineering Departments at least 24 hours prior to the start of any construction activity.

SCHEDULE OF ACTIVITIES FOR CONSTRUCTION:

1. Install sedimentation barrier as per plan.
2. Stockpile topsoil; anchor with straw mulch and non-woven fabric sedimentation barrier.
3. Rough grade area proposed for construction.
4. Field stake house by licensed land surveyor.
5. Construct home, driveway and site improvements.
6. Finish grade site areas; loam and seed all filled areas.
7. Loam and seed all areas that were disturbed by construction.
8. Remove sedimentation controls.

LOT & BUILDING REQUIREMENTS:

Item:	Required:	Proposed:
- Lot Area	25,000 Sq. Ft.	6,250 Sq. Ft.*
- Lot Width	125'	50**
- Front Yard	40'	19**
- Side Yard	15'	9**
- Rear Yard	40'	32.7**
- Max. Building Coverage	25%	29.2%
- Building Height	35'	< 35'
* Existing Condition		
**VARIANCE REQUESTED		



SEDIMENTATION BARRIER DETAIL
N.T.S.

Building Coverage Calculations: Max. Coverage: 25%

Ex. House - 1,055 Sq. Ft. = 16.9%

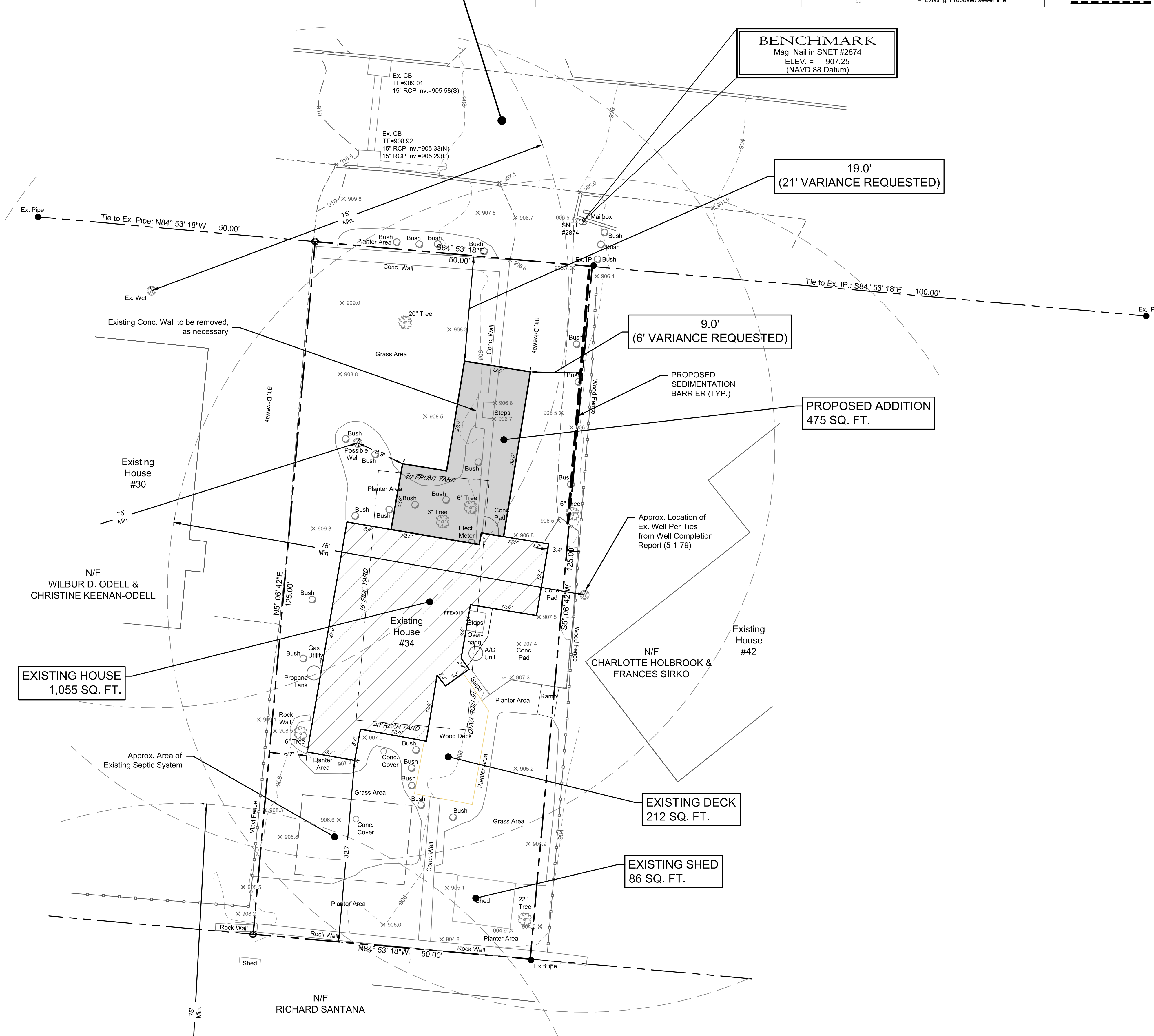
Prop. Addition - 475 Sq. Ft. = 7.6%

Coverage of Ex. House & Prop. Addition - 1,530 Sq. Ft. = 24.5%

Ex. Deck = 212 Sq. Ft. = 3.4%

Ex. Shed = 86 Sq. Ft. = 1.3%
Total Building Coverage = 1,828 Sq. Ft. = 29.2%

DONOVAN COURT

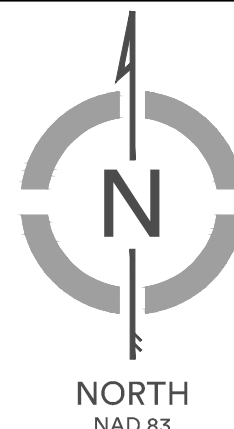


LEGEND

- | | |
|---|-----------------------------|
|  | = Existing utility pole |
|  | = Existing light pole |
|  | = Proposed Light |
|  | = Existing fire hydrant |
|  | = Proposed fire hydrant |
|  | = Existing water valve |
|  | = Existing gas valve |
|  | = Existing underground pipe |
|  | = Existing/Proposed trellis |

- | | |
|---|---------------------------------|
|  | = Existing edge of pavement |
|  | = Proposed curbed pavement |
|  | = Existing/Proposed well |
|  | = Existing catch basin |
|  | = Existing drainage manhole |
|  | = Existing sanitary manhole |
|  | = Proposed catch basin |
|  | = Proposed manhole |
|  | = Existing/ Proposed water line |
|  | = Existing/ Proposed sewer line |

-
- Figure 1 is a schematic diagram of a road cross-section. It shows a dashed line at the top representing the 'Existing contour'. Below it, a spot elevation 'x000.0' is marked as the 'Existing spot elevation'. A solid line represents the 'Proposed contour'. Below the contour, a spot elevation '0000.0' is marked as the 'Proposed spot elevation'. A square with a cross inside represents the 'Deep test pit location'. A circle with a cross inside represents the 'Percolation test location'. A horizontal arrow labeled 'G.T.D.' (Grade to Drain) points to the right. Below the arrow, a cross-hatched area represents the 'Proposed Riprap'. At the very bottom, a thick black line represents the 'Proposed Drainage Pipe'.



COLE
civil + survey

876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

PROPOSED HOUSE ADDITION & VARIANCES

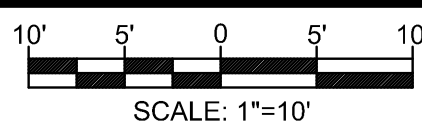
34 Donovan Court - Bristol, Connecticut

GARY M. SASSU

PROJECT:

Drawn By: JML

Revisions:	Date:	Descriptions:
	03-25-25	Revised Addition Footprint
	04-24-25	Building Coverage Calculations
	DRAWN BY: DATE ISSUED:	
	CHECKED BY: DATE CHECKED:	



To the best of my knowledge and belief, this map is substantially correct as noted hereon.

Stephen M. Giudice, L.S.
Reg. No. 70145
NOT VALID UNLESS EMBOSSED SEAL
OR STAMP IS AFFIXED HERETO

Sheet Description

PLOT PLAN

Sheet #:

P1.1



Know what's **below**.
Call before you dig.

**ZONING BOARD OF APPEALS
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR VARIANCE**

For Office Use Only	
APPLICATION NO.	<u>3822</u>
DATE FILED:	<u>5-15-25</u>
DECISION DATE:	_____
DECISION:	_____

The undersigned Applicant hereby applies to the Bristol Zoning Board of Appeals for a variance of the Bristol Zoning Regulations.

Address or Location of the Property: 1158 Farmington Ave.

Assessor's Map No.: 46 Assessor's Lot No.(s): 15 Zone of the Property: B6

Indicate the type of variance requested (e.g., lot area, side yard) and the Section of the Zoning Regulations being varied.
If more than one variance, list each separately.

Type of Variance

Minimum rear yard

Section of the Zoning Regulations

II.SEC 8.1 (J)

Briefly state the purpose of the proposed variance (e.g., "to build a two-car garage"): To install a walk-in
Refrigerator and freezer on the backside of the building

Briefly state the specific hardship which causes the need for the proposed variance: Because I will only have
9.6 feet in one corner of the coolers on the rear property line

If any variances for this Property have previously been requested, indicate the application number, the date of ZBA action and the action taken: _____

Other comments: _____

APPLICANT (If more than one, list on Page 2)

Name: Jon Rondeau

Address: 55 Siegas Road City: Burlington State: CT Zip: 0601

Telephone No.: 860-306-7734 E-Mail: Jonrondeau@gmail.com

Signature: [Signature] Signature – (Printed/Typed) Jon Rondeau

CHECK ONE: ☒ owner ☐ other (specify): _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: 1158 Famington Ave LLC

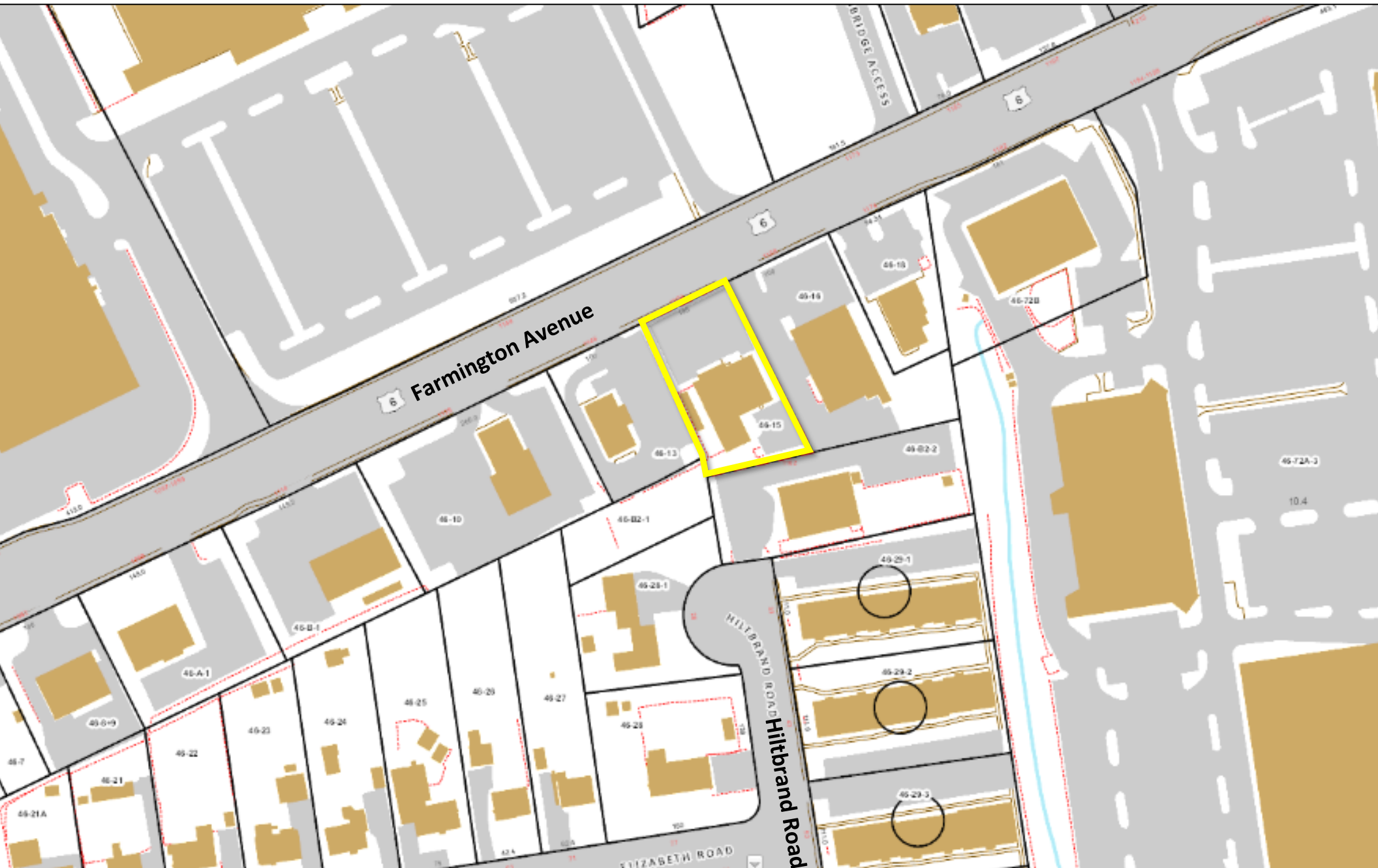
Address: 135 Day Street City: Newington State: CT Zip: 0601

Telephone No.: 8603067734 E-Mail: Jonrondeau@gmail.com

Signature: [Signature] Signature – (Printed/Typed) Jon Rondeau

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

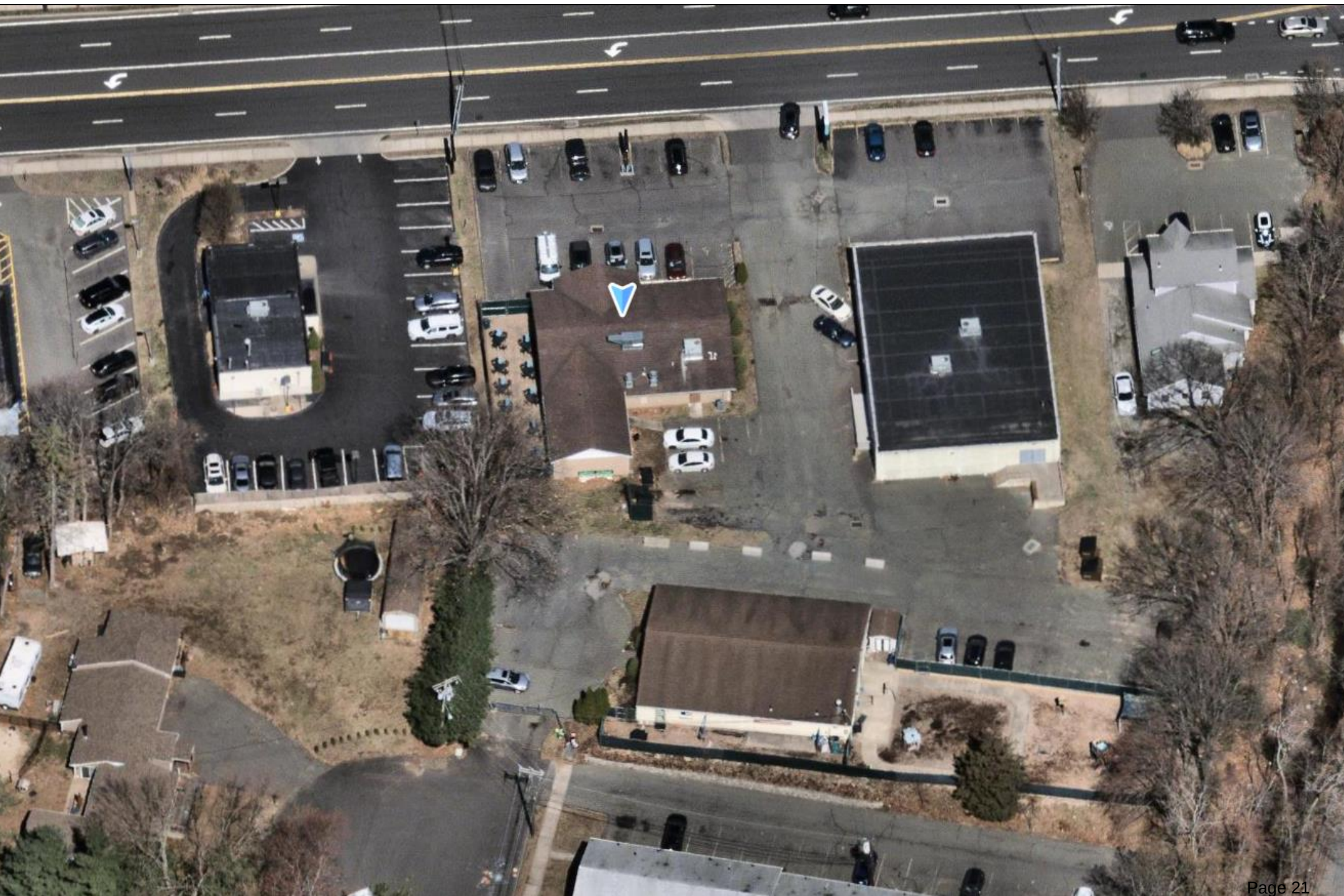
Location Map
1158 Farmington Avenue



Aerial Map
1158 Farmington Avenue



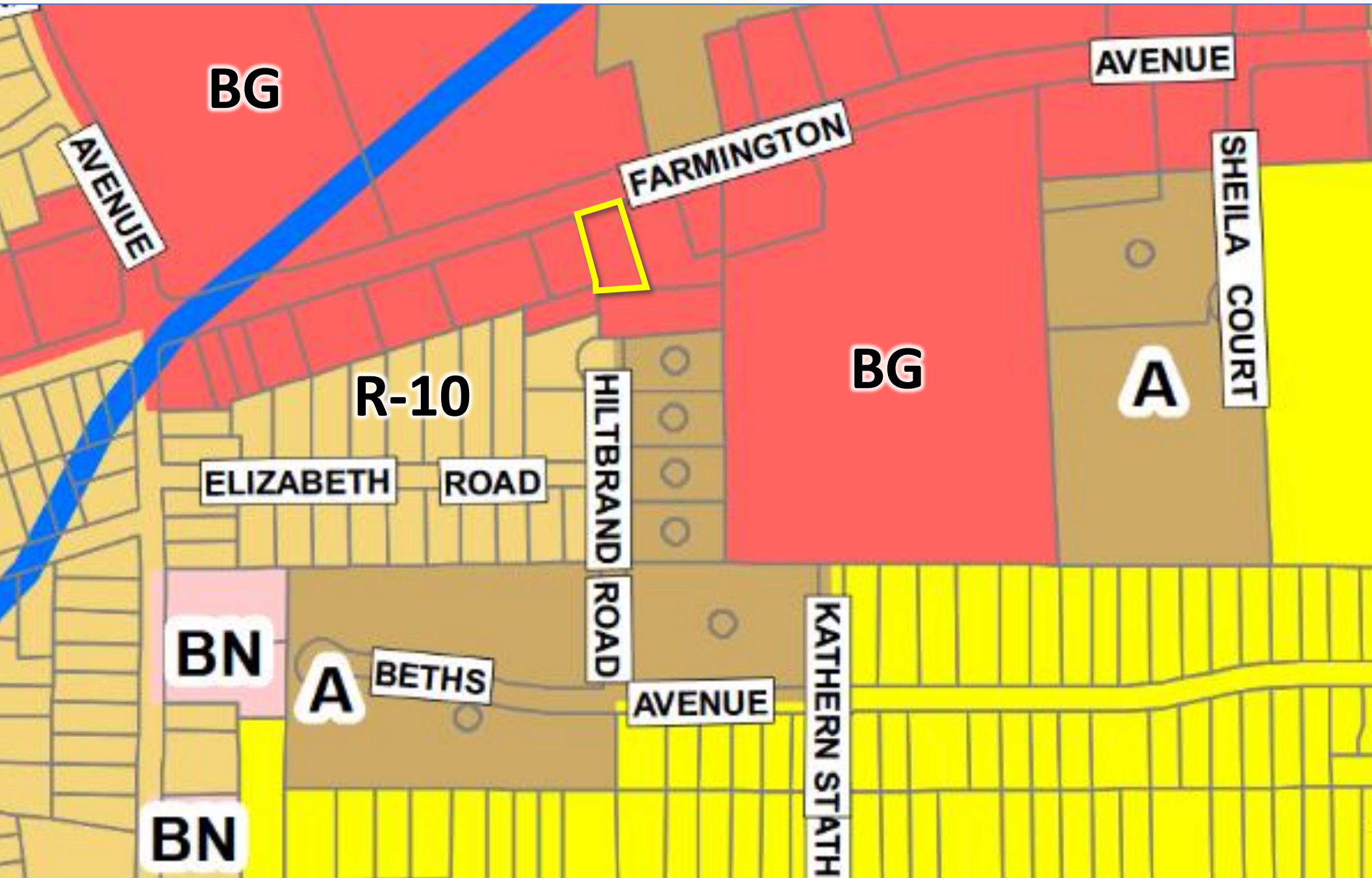
Oblique Photo
1158 Farmington Avenue



Oblique Photo #2
1158 Farmington Avenue



Zoning Map
1158 Farmington Avenue



Jon Rondeau
Cravings, An American Eatery
1158 Farmington Ave
Bristol CT 06010
860-306-7734

May 13, 2025

Re: Hardship request for variance

Dear Zoning Board of Appeals,

I am writing to formally request a variance of the minimum rear yard requirement at my property located at 1158 Farmington Avenue. My business, Cravings, An American Eatery, is located here and we would like to install two new walk-in cooler units (one freezer and one refrigerator) at the back of the building. One of the new units would extend over the minimum rear yard requirement by 5.4 feet, leaving a setback of 9.6 feet.

We have completed a survey and looked at every possible option for placement of these units. Unfortunately, the shape and configuration of my property limits the viable options and creates a hardship. The other sides of the property are not suitable alternatives due to similar sideline requirements. Additionally, on the patio side of the building, there is the need to maintain an open path for fire safety, which the units would block. On the driveway side of the building, our structural engineer confirmed that the units would require placement where they would completely block the rear entrance (used for all deliveries) and eliminate the area of employee parking.

We have determined that the placement of the equipment at the rear of the building will allow us to request the smallest variance needed to accomplish the successful placement of these two units. In this location, just one corner of one of the units will protrude 5.4 feet over the current rear yard requirement of 15 feet, per zoning regulations, still maintaining 9.6 feet of clearance. Please see the attached survey map.

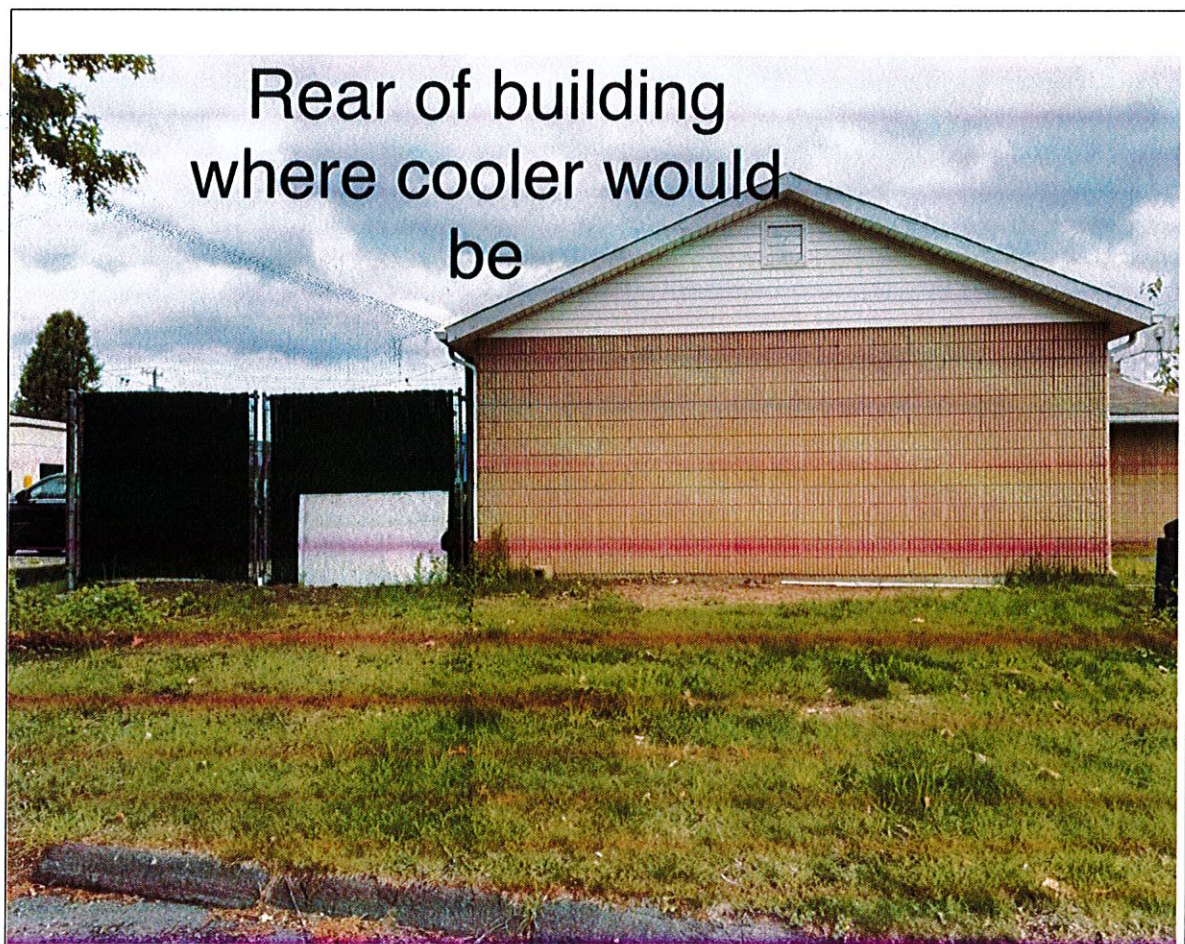
The new refrigeration and freezer units are critical to our operations at Cravings, and will allow us to serve our customers efficiently while adhering to Health Department standards to meet our need for refrigeration and freezer space. The new units are energy efficient, quiet, and will not alter the character of the neighborhood. The granting of this variance would not be detrimental to neighbors, the public, or to the property itself.

I appreciate your consideration and thank you for your attention to our hardship and request for variance. Please feel free to contact me at 860-306-7734 if you need further information or other documentation.

Below our pictures of the property for reference

Sincerely,

Jon Rondeau
Cravings, An American Eatery

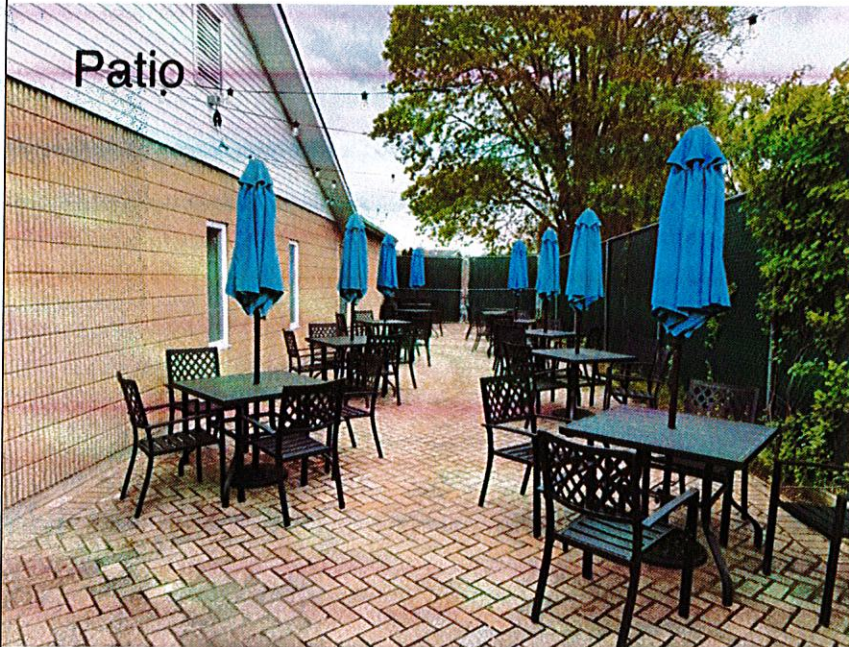


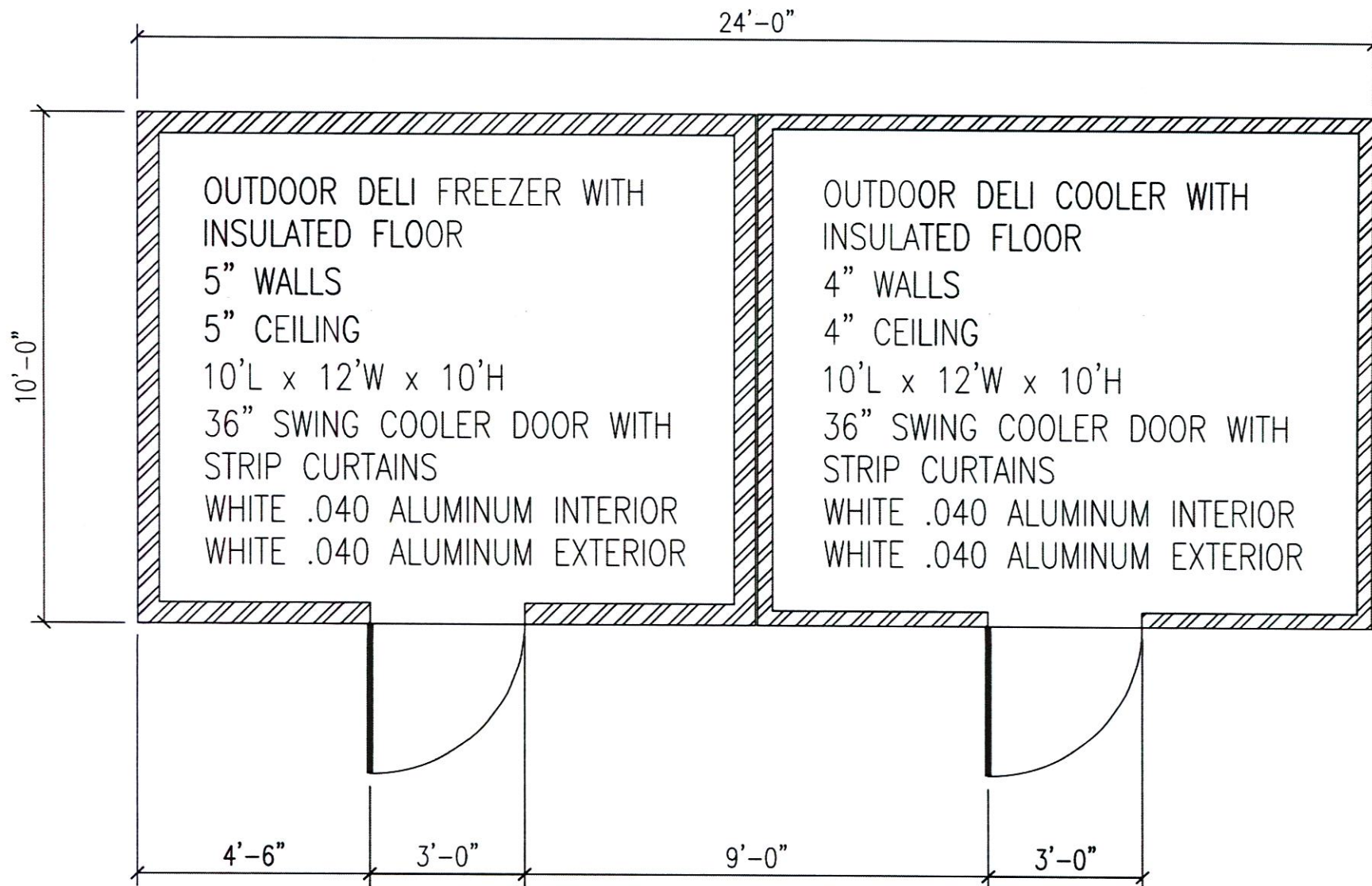


Delivery entrance
and employee
parking



Side driveway to rear of building





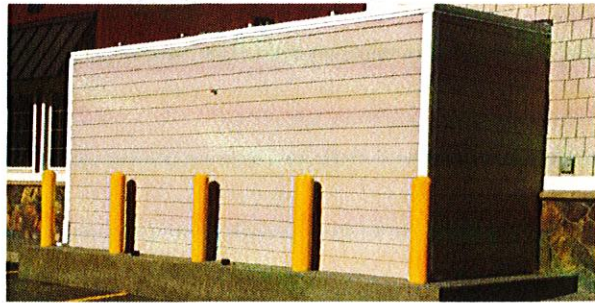
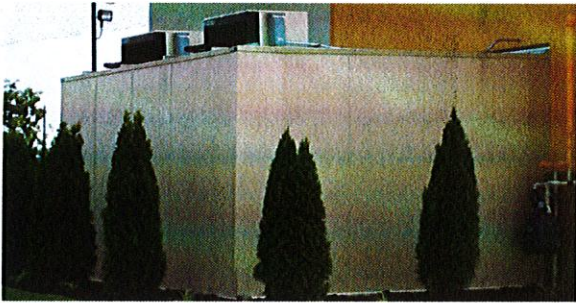


One-Piece Walk-Ins

www.everidge.com/ics



ICS® One-Piece Walk-Ins



Explore Everidge's ICS stand-alone cold storage walk-ins; space-saving outdoor units which easily expand your refrigeration and freezer options. With flexible designs to suit your business space, each one-piece temperature controlled solution can stand alone as a satellite unit and free up indoor space. These free-standing walk-ins arrive ready-for-use, pre-assembled and fully operational, with customizable finishes to match the existing building exterior.

Let Everidge Handle All of The Work

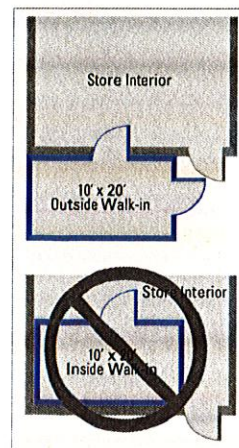
Our ICS one-piece walk-ins arrive pre-assembled and fully constructed. Once installed, our walk-ins are ready to begin cooling in just a few hours.



CLASSIFICATIONS & APPROVALS

All Everidge ICS walk-in units are approved under numerous classifications, providing our customers with total peace of mind over perishable inventories:

- EISA-compliant
- NSF-certified
- U.L./Class 1-listed urethane foam insulation
- USDA-approved materials
- UL/ULC electric
- Hurricane and seismic loading
- Meets the certification standards of multiple U.S. state and Canadian licensure and compliance codes, including Dade County, Florida



ICS® One-Piece Walk-Ins – Product Features

Simplicity

- Full factory pre-assembly
- On-site 3 to 5-hour installation
- Ready-to-run refrigeration system
- Everidge team start-up support
- Easy to relocate

Efficiency

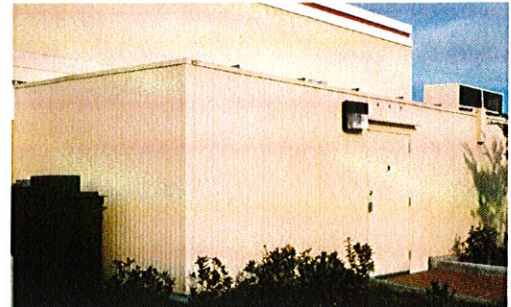
- Cost-effective: no brick-and-mortar construction needed
- Energy-efficient: EC motors on all evaporator fan blower coils
- Built-in smart defrost energy controls
- Engineered split refrigeration systems ranging from ½ hp to 6 hp, up to 40 hp
- High-efficiency, energy-reducing insulation
- Maintenance-free finish

Safety

- Seamless construction: HFO insulation
- Innovative pre-coated Sanisteel walls and floors: 24/7 NSF-certified anti-bacterial defense

Outdoor-Suitability

- Weather-proofed for snow loads, rated for Seismic category D and 170 mph hurricane winds
- Code-compliant for U.S. and Canadian standards
- 20-year materials and workmanship warranty, 1-year on doors
- Tough, stucco-embossed metal exterior finish with factory baked-on polyester coating



Flexibility

- Sizes: 6' x 6' to 14' x 50' with the ability to place multiple units within a common wall scenario for increased capacity
- Storage options: cooler, freezer, ambient, combo
- Temperature range: -30°F to +80°F
- Insulation thicknesses: 4", 5" or 6"

Customizability

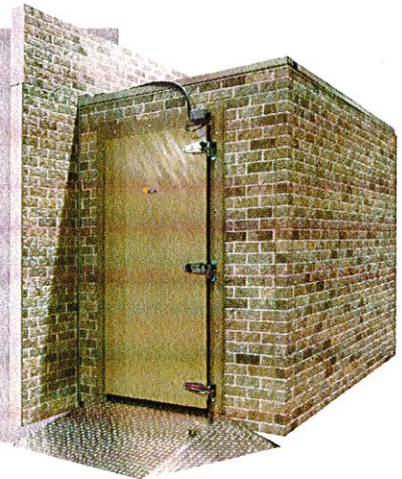
- Variable mounts, coils and condensing units according to application needs
- Styled-to-order exterior finishes to match community requirements: architectural panel, brick, stone
- Flooring, controls and insulation levels tailored to suit application

Parts & Accessories

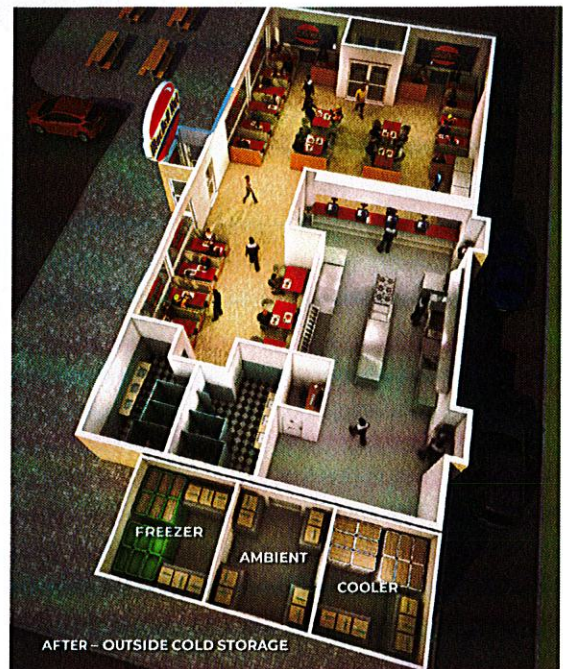
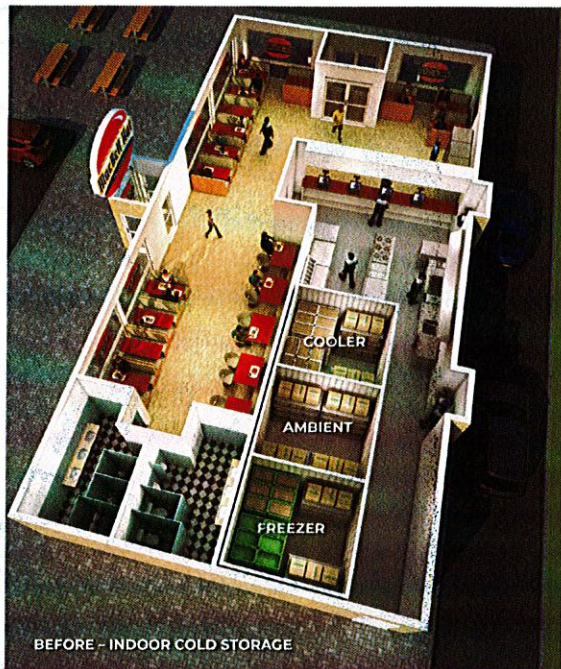
All Everidge walk-ins are available with a comprehensive range of accessories, allowing us to tailor your walk-in to suit the exact needs of your specific application and location.

Add the following to create the precise look and functionality required:

- | | |
|--------------------------|---|
| • LED lighting | • Heavy duty floor plates |
| • Alarm systems | • Refrigeration systems pre-installed with smart defrost and temperature controls |
| • Digital thermometers | • Roof flashing systems (outdoor applications) |
| • Strip curtains | • Foamed-in-place electrical boxes |
| • Door view ports | • Glass and service doors |
| • Storage shelving | |
| • Built-in wall supports | |



Are you losing valuable floor space with indoor cold storage?



In foodservice operations, floor space equals profit dollars. If you are tying up precious indoor operational floor space with walk-in cold storage, you are reducing your seating capacity, which means less sales and reduced profit. You are also limiting the size of your kitchen and service stations, which means reduced foodservice capacity and slower service.

ICS one-piece outdoor walk-ins can offer a cost saving of up to 40%, compared with traditional indoor walk-ins, based on a 180 sq ft footprint.*

ICS one-piece walk-ins are designed for outdoor locations with convenient thru-the-wall access. By locating your cold storage outdoors you free up valuable operational indoor floor space for:

- Additional seating capacity for increased sales and maximum profit
- Larger kitchen for a broader menu and greater foodservice capacity
- More service stations for quicker service

ICS one-piece outdoor walk-ins are a convenient alternative to traditional bricks and mortar construction, reducing your \$/sq ft costs for both new construction and remodel applications.

*Depending on freight and install



Curbside Pickup Cold Storage



Quick ship
program for
standard
models

Increase Curbside Pickup and Drive-Thru Capacity

When you need additional cold storage capacity in a hurry, ICS one-piece walk-ins are the perfect solution. ICS one-piece outdoor walk-ins provide increased storage, freeing up valuable indoor floor space.

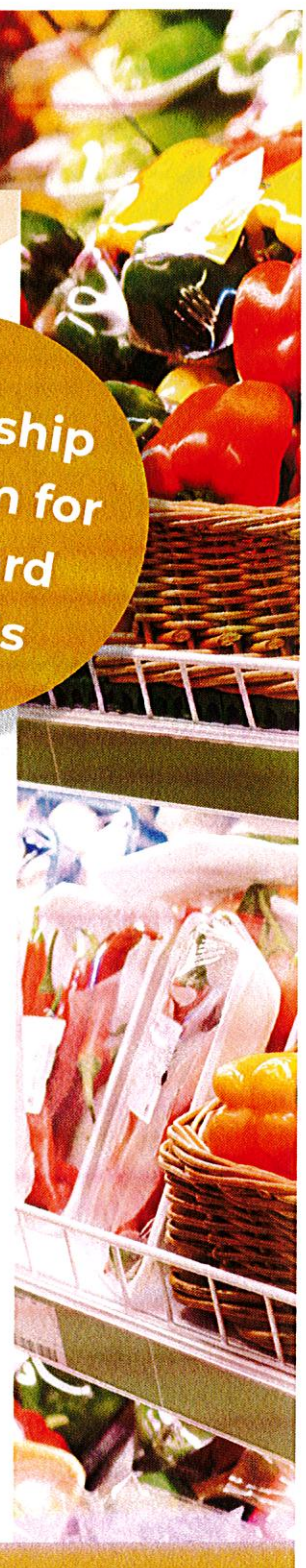


- Factory pre-assembled and tested for plug-and-go connection
- Fast track installation
- Cost-effective alternative to brick and mortar construction

ICS one-piece walk-ins are ideal for:

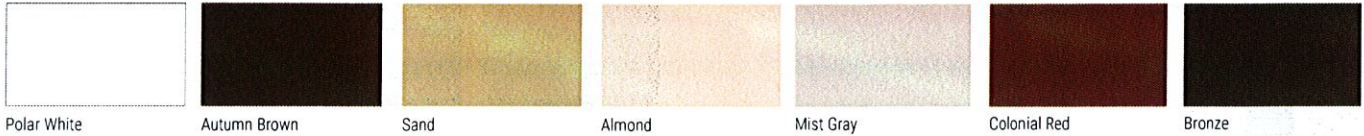
- Click & collect operations
- Food retailers
- Foodservice
- Curbside pickup
- Food-to-go
- Street food

Want to expand your drive-thru capacity? Easily add a second drive-thru window with ICS.



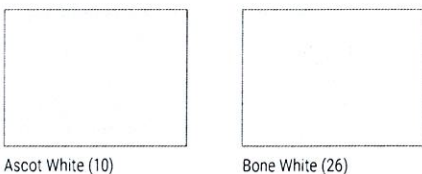
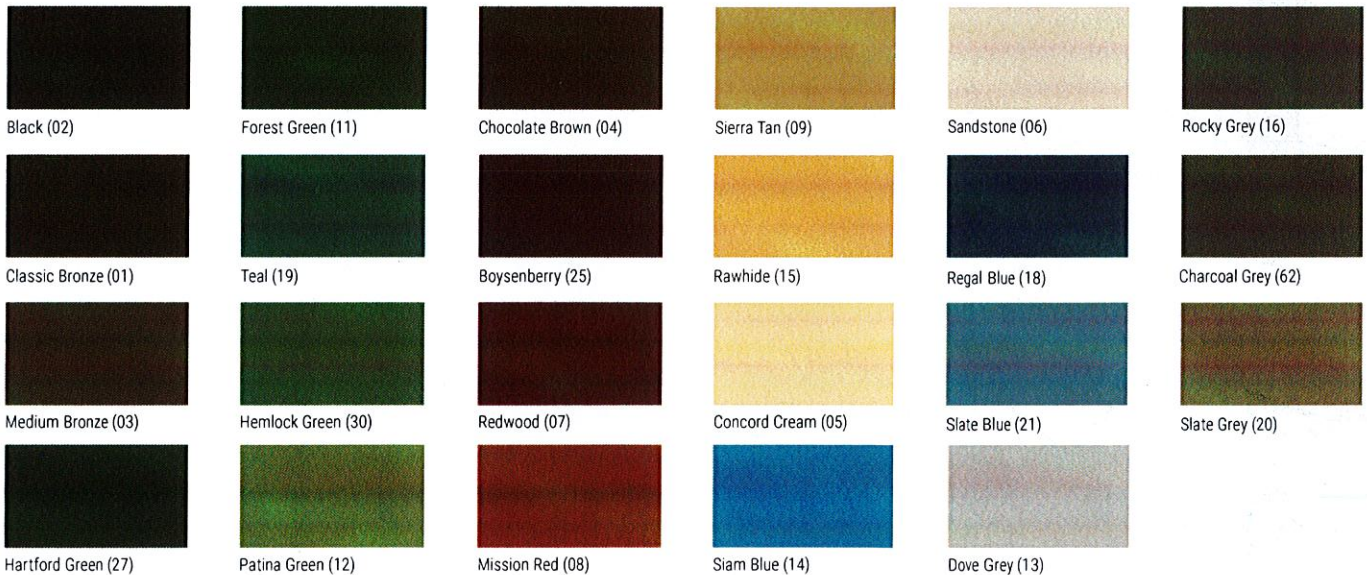
ICS® Walk-In Standard Finishes

ICS walk-in exteriors are, as standard, a tough stucco embossed metal, with a factory baked on polyester coating, that provides years of maintenance free service. We also offer a wide range of color options, making it easy to select a finish that complements your building's color scheme.



ICS® Optional Walk-In Colors

STOCK COLORS | 70% PVDF resin based coatings provide high-performance durability for exterior and interior applications. These coatings are designed to resist fading, chalking, and abrasion. Meets the requirement of AAMA 2605-13 for aluminum substrates.



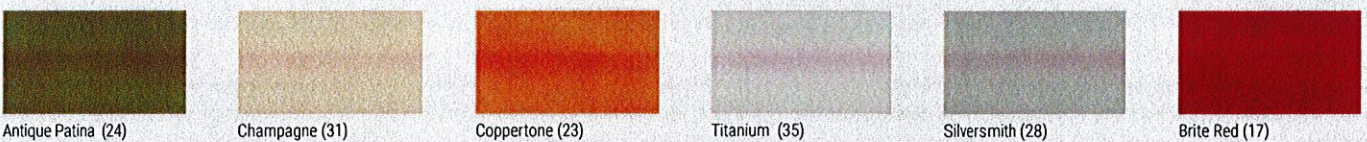
Stock Materials
ALL standard & premium finish colors are available in:
26 ga gal. steel
.040 aluminum

Additional Stock Materials Available for select colors and finishes:

G90 Galvanized - 26 ga, 24 ga, 22 ga, 20 ga, 16 ga
Acrylume - 26 ga
Aluminum smooth - .032, .040, .050, .100, .125
Aluminum ADT - .063, .100, .125
Stainless Steel - 304 22 ga, 20 ga, 18 ga

Please inquire for custom materials and colors.

PREMIUM FINISH | PVDF resin based coatings, as noted above, with premium pigmentation to obtain metallic or deep color for desired aesthetics.

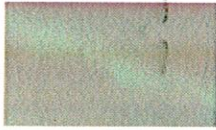


ICS® Optional Walk-In Finishes

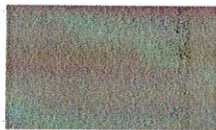
MATTE FINISH | 70% PVDF resin based coatings, as noted above, designed to simulate natural metal hues in a high performance paint system.



Almond (36)



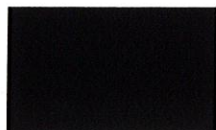
Anchor Grey (37)



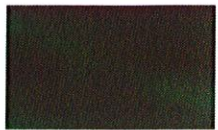
Ash Grey (33)



Char Brown (29)



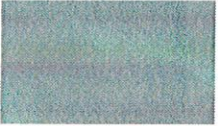
Matte Black (32)



Thunder Grey (34)

NATURAL METALS

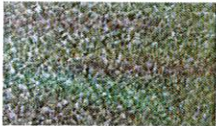
Due to their beauty, durability and time-proven performance, natural metals are a preferred material used in architecture. Natural metals will weather and patina naturally over time, adding character and aesthetic appeal to any building design. In addition to natural metals, We offer 55% Al-Zn alloy coated steel with acrylic coating and anodized aluminum as standard available materials.



Clear Satin Anodized (70)



Dark Bronze Anodized (71)



55% Al-Zn Alloy Coated Steel with Acrylic Coating (97)



Copper (49)*



Classic Stainless Steel (40)*



Terne Coated Stainless Steel (41)*



Grey Zinc (50)*



Dark Zinc (51)*



Brown Zinc (89)*



Blue Zinc (94)*



Red Zinc (95)*



Green Zinc (96)*

WOODLAND SERIES*

Add the warmth of wood with the durability of metal to your next project. We offer four classic woodgrain patterns with a 70% PVDF coating. Available in .032 aluminum.



Birch (57)



Cedar (54)



Driftwood (53)



Walnut (55)

OXIDE SERIES*

Made to look like weathered steel, combine the aesthetic appeal of aged metal with the advantages of brand new metal cladding with a 70% PVDF finish.



Copper Brown (42)



Tarnished Red (47)

LAMINATES*

We offer a stacked stone laminate pattern. Our laminate is UV stable for exterior wall applications.



Stacked Stone (85)

* Special material. Pricing and availability dependent upon project specifics. Color chips available upon request.

Stainless steel products provided by ROOFINOX®. Colors are as close to the actual colors as modern printing allows. Metal color chips are available on request (this is a requirement for all premium colors) and should be used for final color selection. If you have requirements or preference for colors or finishes other than shown, please contact us. Color availability varies by material, gauge and profile. We reserve the right to modify, eliminate and/or change our products without prior notification. All colors are produced under stringent guidelines and tolerances that are identified within the coated metal industry. Batch to batch variations may occur within these established industry tolerances. Care should be exercised by customer when mixing lots. Contact us for more information.

SaniSteel® Slip Resistant, Anti-Bacterial Interior Panels & Flooring

For foot and hand cart traffic

All ICS walk-ins are now available with optional SaniSteel® slip resistant, anti-bacterial interior panels and/or floors. SaniSteel® is a pre-coated steel, which is certified as food safe, providing total peace of mind for hygiene in food service and food retailing environments. Independent tests have also demonstrated that SaniSteel® delivers unparalleled slip resistance characteristics, even when wet, for improved workplace safety.

- Better slip resistance than ADT by ASTM F 1679 test standards
- Anti-bacterial pre-coated steel
- Eliminates many harmful and potentially dangerous bacteria strains
- NSF certified
- High resistance to corrosion and scratches
- Available only from ICS and the Everidge brands



Technical Details & Specifications

Film coating thickness: from 100 µ to 200 µ

Standard metal supports

- Hot dip galvanized steel
- 19 GA (1.2mm)

Dimensions

• Thickness of metal support:	from 0.3 to 2 mm	.0118 to .078 inches
• Sheet:	Max width 1400 mm	55.118 inches
	Max length 5000 mm	196.85 inches
• Strip:	Max width 1400 mm	55.118 inches
	Minimum width 19 mm	.748 inches
• Coil:	I.D. 500 mm	> 20"
	O.D. 1550 mm	61.02 inches

Film coating thickness: from 100 µ to 200 µ

Standard metal supports

- Hot dip galvanized steel
- 19 GA (1.2mm)

Protective film

SaniSteel® film

Adhesive

Surface treatment

Zinc

Metallic support

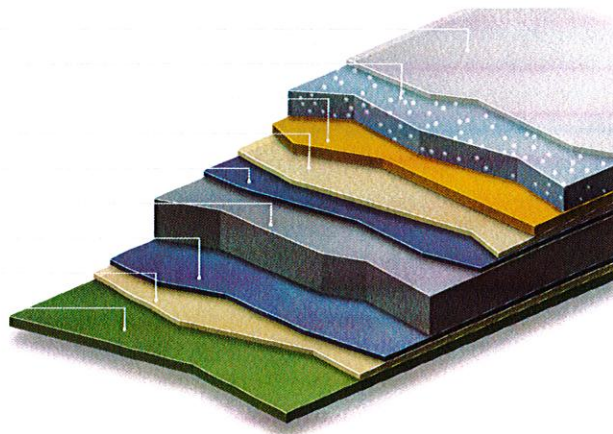
Zinc

Surface treatment

Back coat Primer

Dimensions

• Thickness of metal support:	from 0.3 to 2 mm	.0118 to .078 inches
• Sheet:	Max width 1400 mm	55.118 inches
	Max length 5000 mm	196.85 inches
• Strip:	Max width 1400 mm	55.118 inches
	Minimum width 19 mm	.748 inches
• Coil:	I.D. 500 mm	> 20"
	O.D. 1550 mm	61.02 inches



EVERIDGE®
Every step of the way®

CROWNTONKA® ICS® LOTEMP DOORS® PREPRITE® SMARTRITE® THERMALRITE®

Proud to be family-owned.

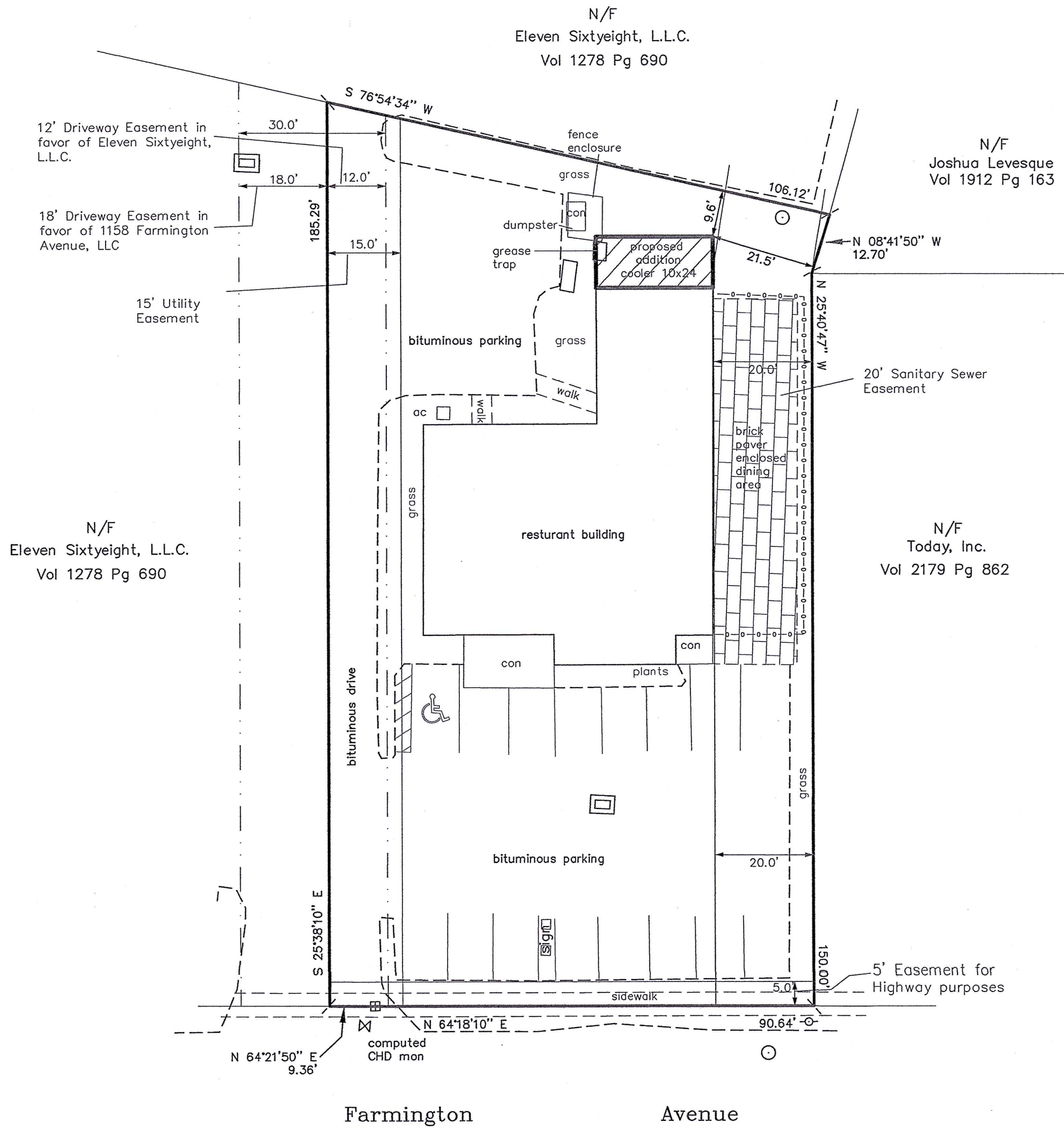
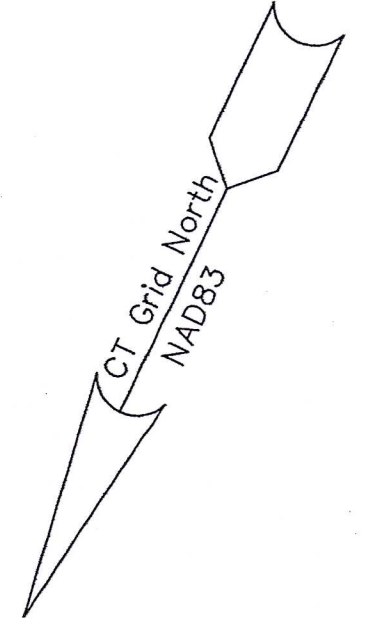
Walk-in Coolers • Freezers • Restoration & Replacement Doors • Cook Ch / Specialty Solutions • Parts Service & Warranty • Construction Services
15600 37th Ave N • Suite 100 • Plymouth, Minnesota 55446 • 888-227-1629 • www.everidge.com/ics • info@everidge.com

0.400 ± Acre
Zoning Location Survey

Map Prepared For
1158 Farmington Avenue, LLC

1158 Farmington Avenue
Bristol, Connecticut

scale 1" = 40' April 2025



LEGEND

- Existing Iron Pipe
- Existing Iron Pin
- Existing Concrete Monument
- Existing Drill Hole
- Stonewall
- Wire Fence
- Wood Fence
- Chain Link Fence
- Utility Pole
- Concrete
- Sanitary Sewer Manhole
- Catch Basin
- Water Valve
- Retaining Wall
- Fire Hydrant

BG Zone

	Required	Existing
Min. Area	15,000 Sq Ft	17,428 Sq Ft
Min. Ftge.	100'	100.00'
Min. Setbacks	Required	Proposed
Front Yd	20'	NA
Rear Yd	15'	9.6'
Side Yd	15'	21.5'
Max. Bldg Cov.	35%	ex-19.7% pro-21.1%
Max. Imper. Cov.	75%	ex-80% pro-81.4% *

parcel fronts on a State highway across from BG Zone and adjoins BG Zone on all other sides
* will require variance

Notes

- 1) This map and survey have been prepared in accordance with section 20-300b through section 20-300b-20 of the Regulations of Connecticut State Agencies "Minimum Standards for Surveys and Maps" as revised, conforming to Class A-2 Standards for a Property Survey categorized as a Resurvey for boundary and Zoning Location Survey for proposed improvements.
- 2) Refer to maps by H.N. Loomis, P.D. Flynn, D.W. Juliano, D.R. Miller and the Connecticut Highway Department.
- 3) Parcel is located in BG Zone.
- 4) Parcel is subject to several easements as appear of record including, but not limited to Vol 723, Pg 824, Vol 727 Pg 446, Vol 731 Pg 1095, Vol 732 Pg 1139, Vol 963 Pg 510 and Vol 1961 Pg 210f the Bristol Land Records.
- 5) Variance for parking in 50' street yard Vol 702 Pg 166.

To my knowledge and belief, this map is substantially correct as noted hereon.

Roy V. Cheney

Roy V. Cheney LLS # 18468
Bethlehem, Connecticut
MAP NOT VALID WITHOUT EMBOSSED SEAL
Map Signed and Sealed Electronically

Scale 1" = 20'

Approved by The Bristol Zoning Board of Appeals

Chairman

Date

**BRISTOL ZONING BOARD OF APPEALS
MINUTES
REGULAR MEETING OF TUESDAY, MAY 6, 2025**

By: Chairman Rafaniello

Time: 6:00 P.M.

Place: City Hall
111 North Main Street
Council Chambers
First Floor

MEMBERS		PRESENT	ABSENT
REGULAR MEMBERS:	Jerald Rafaniello (Chairman)	X	
	David Pecevich (Vice Chairman)	X	
	Richard Raymond (Secretary)	X	
	Alfred Radke, III	X	
	Richard Balsam	X	
ALTERNATE MEMBERS:	Rory Ghio	X	
	Liza Salgado-Sirko		X
	Jonathan Lukasiewicz	X	
STAFF:	Andrew Armstrong, Assistant City Planner	X	

1. Call to Order

Per the order of Chairman Rafaniello the meeting was called to order at 6:00 P.M.

Chairman Rafaniello reminded the Board the next Regular Meeting of the Zoning Board of Appeals is: Tuesday, June 3, 2025.

2. Public Hearings

- b. Application #3818 – Request for a variance for a reduction of the required front yard for rear lots at 34 Miller Road; Assessor's Map 15, Lot 115-1; R-15; Single-Family Residential zone; Brian Burney, applicant.

Chairman Rafaniello designated himself, regular Commissioners Pecevich, Raymond, Radke and Balsam to vote on Application #3818.

The following persons representing the applicant reviewed Application #3818 with the Board: Brian and Rosemary Burney, owners and applicants, 34 Miller Road.

Mr. Burney explained that they were looking to add a new proposed garage on the property. He noted the odd shape of the lot, a watercourse that runs through the property, existing wetlands, a conservation easement and also a steep slope that covers a large portion of the property. They explored a few options and settled with the proposed garage that would provide safety, security and proximity to the home and driveway.

Chairman Rafaniello asked what other alternatives were considered.

Mr. Burney stated that they considered placement along the side of the home but many utilizes in this area including water, sewer and a compressor made it not possible.

Commissioner Raymond inquired about if there would be a foundation.

Mr. Burney confirmed there would be a concrete slab foundation for the proposed garage.

Commissioner Radke asked if there were any other issues with the yard that could impact access.

Mr. Burney noted a buried propane tank in the yard that should not be a problem. He confirmed it was a detached garage.

Chair Rafaniello noted the restrictions for large vehicles and suggested the applicant consider avoiding a potential conflict for emergency services if necessary.

Commissioner Pecevich inquired about how long the homeowner owned the house.

Mr. Burney replied they had lived there since 1999. 26 years in this location and very much enjoyed the property.

Chair Rafaniello asked if there were any additional questions. He opened up to anyone here to speak for or against the application.

No one else spoke in favor of the application.
No one spoke against the application.

The hearing is closed.

By: Raymond

Seconded: Pecevich

For: Radke, Pecevich, Balsam, Raymond and Rafaniello.

Against: None.

Abstain: None.

Commissioner Raymond noted the plans and pictures submitted showed he did not have other options.

Commissioner Radke noted the utilities, other options considered and slope which made it difficult and had limited options. He agreed with the other Commissioner.

Commissioner Balsam noted the existing wetlands and was pleased.

Commissioner Pecevich noted the rear lot as a hardship in addition to the slope of the land. There were no neighbors in opposition.

Chair Rafaniello noted the tall evergreens create a dense barrier and would not impact the neighbors, the positioning based on the shape and topography was right and the placement also allowed clearance for emergency vehicles.

- c. **MOTION:** Move to approve Application #3818 – Request for a variance for a reduction of the required front yard for rear lots at 34 Miller Road; Assessor's Map 15, Lot 115-1; R-15; Single-Family Residential zone; Brian Burney, applicant.

By: Raymond

Seconded: Pecevich

For: Balsam, Raymond, Radke, Pecevich and Rafaniello.

Against: None.

Abstain: None.

The application is approved.

Mr. Armstrong noted the approval and instructed the applicants to make sure to record the form with the City Clerk so it would become effective.

3. Approval of Minutes

a. Regular Meeting - February 4, 2025

Chairman Rafaniello noted a correction was made on Pg. 1, Paragraph 2, Attorney stated the “hardships sand” should be corrected to “hardships and.”

MOTION: Move to approve the minutes of the February 4, 2025, regular meeting, as amended.

By: Raymond

Seconded: Pecevich.

For: Balsam, Raymond, Radke, Pecevich and Rafaniello.

Against: None.

Abstain: None.

b. Regular Meeting – April 1, 2025

Chairman Rafaniello noted the length of the minutes and asked for any changes, corrections or additions. No response.

MOTION: Move to approve the minutes of the April 1, 2025, regular meeting, as amended.

By: Raymond

Seconded: Pecevich.

For: Balsam, Raymond, Radke, Pecevich and Rafaniello.

Against: None.

Abstain: None.

Chair Rafaniello thanked and commended Commissioner Balsam who is stepping down from the Board in order to move out of state. This would be his final meeting. Commissioner Balsam thanked the Board, stated he enjoyed the work and will miss serving.

Chairman Rafaniello designated himself, regular Commissioners Pecevich, Balsam, Raymond and Radke to vote on the adjournment.

MOTION: Move to adjourn at 6:16 P.M.

By: Raymond

Seconded: Pecevich.

For: Balsam, Radke, Raymond, Pecevich and Rafaniello.

Against: None.

Abstain: None.

This meeting was recorded.

Respectfully submitted,

Andrew Armstrong
Assistant City Planner

Jerald A. Rafaniello, Chairman

Richard Raymond, Secretary

ZBA

Rick Raymond <rickraymond@hotmail.com>

Mon 5/12/2025 11:42 AM

To: Mayor's Office <MayorsOffice@bristolct.gov>;

Cc: Robert Flanagan <RobertFlanagan@bristolct.gov>;

Mayor,

I'm reaching out to you to inform you that I will be resigning from my position as commissioner/secretary of the zoning board of appeals after the July 1st meeting.

It has been an honor to serve my community for over the past 25 plus years.

I have resided in the city all my life. I'm retired now and thought it's time for someone younger to fill my position. I will miss everyone but, it's time.

Thank you, Rick Raymond

Sent from my iPad