



TOWN OF KILLINGLY, CT ZONING BOARD OF APPEALS

Thursday – April 9, 2020

Regular Meeting

7:00 PM

AGENDA

Public can view this meeting on Facebook Live.

Go to www.killinglyct.gov and click on Facebook Live at the bottom of the page

RECEIVED
TOWN CLERK/KILLINGLY, CT
2020 APR -6 AM 11:15
Elizabeth M. Wilson

- I. CALL TO ORDER
- II. ROLL CALL
- III. OFFICERS
- IV. CITIZEN PARTICIPATION -- Pursuant to Governor's Executive Order 7B, all public comment can be emailed to publiccomment@killinglyct.gov or mailed to Town of Killingly, 172 Main Street, Killingly, CT 06239 on or before the meeting. All public comment received prior to the meeting will be posted on the Town's website www.killinglyct.gov.
- V. PUBLIC HEARINGS – (Review/Discussion/Action)

If a member of the public would like to comment on the following public hearing during the meeting, please call 1-408-418-9388; Meeting Number (access code): 797 323 987.
All calls will be answered as received.

1. Application #20-824 of Susie Bernado to vary Town of Killingly Zoning Regulation Section 566.6.g, to allow for a second driveway for a secondary dwelling unit. Property located at 17 Ferland Dr; GIS Map 132 Lot 72; Low Density Zone.
- VI. UNFINISHED BUSINESS – (Review/Discussion/Action)

1. Application #20-824 of Susie Bernado to vary Town of Killingly Zoning Regulation Section 566.6.g, to allow for a second driveway for a secondary dwelling unit. Property located at 17 Ferland Dr; GIS Map 132 Lot 72; Low Density Zone.
- VII. NEW BUSINESS
- VIII. ADOPTION OF MINUTES

1. July 11, 2019 Regular Meeting
- IX. CORRESPONDENCE TO THE BOARD
- X. COUNCIL LIAISON
- XI. ADJOURNMENT

**TOWN OF KILLINGLY, CT
ZONING BOARD OF APPEALS**

**7:00 PM MEETING
Thursday – July 11, 2019
KILLINGLY TOWN HALL**

**TOWN OF KILLINGLY
172 MAIN STREET, DANIELSON, CT
MINUTES**

- I. CALL TO ORDER – Paul Gazzola Jr, called the meeting to order at 7:01 pm
- II. ROLL CALL – William Menghi, Andrew Farner, Paul Gazzola Jr and David Izzo Sr.

Others Present – Jonathan Blake – Zoning Enforcement Officer and Lynn LaBerge – Council Liaison.
- III. CITIZEN PARTICIPATION -- Brief citizen comments regarding items not subject to public hearings may be made at this time.
None.
- IV. PUBLIC HEARINGS –
 1. Application #18-823 of Corey Morrison for NE Stone Source to vary Town of Killingly Zoning Regulation Section 450, Table A, Min. setback from street line from 75' to 55' for a 30' x30' addition. Property located at 854 Providence Pike; GIS Map 211 Lot 5, Rural Development Zone

Chairman, Paul Gazzola Jr, explained to the Applicant that he will need a unanimous vote from the Board in order for his application to get approved. Mr. Morrison stated that he understands and would like to move forward with the hearing this evening.

William Menghi stated, for the record, that he knows the applicant and has worked with him on projects. Mr. Morrison does not have any issue allowing Mr. Menghi to hear and vote on his application. David Izzo Sr stated that he knows the applicant as well. Mr. Morrison also stated that he has no issue with Mr. Izzo sitting on the board to hear his application.

Corey Morrison, Applicant, next reviewed his application with the Board. He further pointed out that the application stated a 30' x 30' addition which is incorrect. The addition is actually 35' x 35'. Mr. Morrison signed a statement stating that he accepts the change in the application. (See attached). Mr. Morrison further pointed out that this is really the only area to put the addition as the back of the property may have some contaminants from a prior owner. He does not wish to disturb this area. He also stated that this addition will make the property esthetically better than it is right now. He further stated that this addition is only being used for storage.

William Menghi made a motion to close the public hearing of Application #18-823 of Corey Morrison for NE Stone Source to vary Town of Killingly Zoning Regulation Section 450, Table A, Min. setback from street line from 75' to 55' for a 30' x30' addition. Property located at 854 Providence Pike; GIS Map 211 Lot 5, Rural Development Zone. Second by David Izzo Sr. Motion passes unanimously.

David Izzo Sr made a motion to accept the proposed change in the addition from 30' x 30' to 35' x 35'. Second by Andrew Farner. Motion passes.

V. UNFINISHED BUSINESS –

1. Application #18-823 of Corey Morrison for NE Stone Source to vary Town of Killingly Zoning Regulation Section 450, Table A, Min. setback from street line from 75' to 55' for a 30' x30' addition. Property located at 854 Providence Pike; GIS Map 211 Lot 5, Rural Development Zone

Motion by William Menghi to accept (approve) the Application #18-823 of Corey Morrison for NE Stone Source to vary Town of Killingly Zoning Regulation Section 450, Table A, Min. setback from street line from 75' to 55' for a 30' x30' addition. Property located at 854 Providence Pike; GIS Map 211 Lot 5, Rural Development Zone. Hardship: Not to create a disturbance to any of the potential contaminants to the rear of the property. Esthetically will make the property look better. Second by David Izzo Sr. Motion passes unanimously

VI. NEW BUSINESS – None

VII. ADOPTION OF MINUTES –

David Izzo Sr made a motion to accept and approve the January17, 2019 Meeting Minutes as presented. Motion second by Andrew Farner. Motion passes.

VIII. CORRESPONDENCE TO THE BOARD – None

IX. COUNCIL LIAISON – Lynn LaBerge reviewed the most recent meetings of the Town Council.

ADJOURNMENT - Motion to Adjourn the meeting at 7:21 pm by David Izzo Sr. Motion second by William Menghi. Motion passes.

Respectfully Submitted,

Karen M. Desrosier

Karen M. Desrosier

Clerk

Application #: 20-824

paid 935.00
Check #665 LB

Date Submitted: 2/10/2020

Date of Receipt by Board Fee: _____

Staff Initials: LB ZEO

KILLINGLY ZONING BOARD OF APPEALS APPLICATION

A \$435.00 fee must accompany each application. THIS FEE IS NONREFUNDABLE. Checks or money orders must be payable to the Town of Killingly.

TO BE COMPLETED BY THE APPLICANT --PLEASE PRINT

Applicant's Name Susie Bernado

sus bernado@outlook.com

Day Phone # 401-338-0673 Evening Phone # _____

Address 17 Ferland DR Dayville CT 06241

Owner of Land Patrick and Susie Bernado

Address 17 ferland DR Dayville CT 06241 Phone # 401 338 0673

LOCATION OF PROPERTY

Street 17 Ferland DR Dayville CT

GIS # 132 Lot 72 Zoning District LD Lot Size .63 Acre Frontage 373.5'

TYPE OF APPLICATION (Check appropriate box):

- [☒] A variance in the application of the Zoning Regulations is requested.
- [☐] There is an error in an order, requirement or decision made by the Zoning Enforcement Officer (Appeal)
- [☐] Other (Specify)

Current Property Use: Residential
(Residential, commercial, industrial)

Proposed Property Use: Residential
(Residential, commercial, industrial)

Has any previous Planning & Zoning Commission or Zoning Board of Appeals Application been requested for this property? If so, provide Application #, Applicant's Name and/or Date:

No

Briefly describe the proposed project and/or activity:

Driveway with in law home to be built

State the appropriate section(s) of the Zoning Regulations you wish to vary or appeal:
Board action requested by the applicant:

driveway

Is unnecessary hardship claimed? Yes. If yes, state the specific hardship with respect to Zoning Regulations, Section 800.2.1 a. b. c & d. Please note a hardship cannot be financial in nature.

Property is needed for ill mother not having a driveway will be harmful including possible injury could occur. Driveway that is currently there can not be used due to septic system in the middle of yard

ATTACHMENTS:

The following items must be provided to complete this application:

(Check if provided. N/A if not applicable)

N/A Site Plan to a scale of 1" = 20' or 1" = 40', including *See attached GIS Map*


- ☐ Location and size of existing buildings and uses
- ☐ Location and size of proposed buildings and uses
- ☐ Dimensions of the lot and required and proposed setbacks
- ☐ Driveways and parking areas
- ☐ Wells/Water Lines
- ☐ Septic System/Sewer Lines
- ☐ Accessory structures (swimming pools, tool sheds, etc.)
- ☐ Wetlands and water courses
- ☐ Distinguishing boundary or other landmark features such as stone walls, large trees, etc.

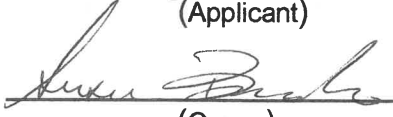
NOTE: AN A-2 SURVEY/SITE PLAN MAY BE REQUIRED

- ☒ Names and addresses of adjoining property owners
- ☒ Copies of the Tax Assessor's property card for this location
(Both sides -available in Assessor's Office)
- ☒ Verification (through Attorney's letter, title searcher and/or complete deed history) of nonconforming lots of record (if applicable). (Zoning implementation: Town of Killingly: May 26, 1975, Borough of Danielson: September 1, 1960)
- ☒ One 8 1/2" X 11" G.I.S. map of the property and surrounding area. (Available in Planning & Zoning Department)
- ☒ Other exhibits or documents supplied by applicant -please specify:

GIS map

The undersigned hereby authorizes the Killingly Zoning Board of Appeals, or its agents, to enter upon the property for the purpose of inspection and enforcement of the Town of Killingly and/or Borough of Danielson Zoning Regulations.

Signed:  Date: 2/20/20
(Applicant)

Signed:  Date: 2/20/20
(Owner)

Susie Bernado

STAFF REPORT

GENERAL INFORMATION: VARIANCE #20-824

REQUEST: Application #20-824 of Susie Bernado to vary Town of Killingly Zoning Regulation Section 566.6.g, to allow for a second driveway for a secondary dwelling unit. Property located at 17 Ferland Dr; GIS Map 132 Lot 72; Low Density Zone.

PURPOSE: To vary Town of Killingly Zoning Regulation Section 566.6.g, to allow for a second driveway for a secondary dwelling unit.

APPLICANT: Susie Bernado

OWNER: Susie & Patrick Bernado

PARCEL ID: GIS Map 132 – Lot 72

LOCATION: 17 Ferland Drive

ZONING: Low Density Zone

REPORT BY: Jonathan Blake, Planner / Zoning Enforcement Officer

SUMMARY: The applicant would like to construct a Detached Secondary Dwelling Unit (In-Law Apartment). The applicant claims that the site conditions prevent the continuation of the driveway (from Ferland Drive) to service and in-law apartment, however a second drive could be created from Kenneth Drive since 17 Ferland Drive is a corner lot. The applicant claims that a literal interpretation of Section 566.6.g prevents a second driveway to service the proposed detached In-Law apartment.

Section 566.6.g – Detached Secondary Dwelling Unit Requirements: g) Access from the public right-of-way shall serve both the primary and secondary dwelling units; no additional curb cuts shall be created to serve a secondary dwelling unit.

Another section of the Town of Killingly Zoning Regulations does address properties with two (2) or more frontages but does not restrict access from both frontages if access does not pose a hazard.

Section 530.2.2.e – Parking Lot Standards: e) Where a lot has frontage on two (2) or more streets, the access to the lot shall be provided from the street where there is lesser potential for traffic congestion and for hazards to traffic and pedestrians.

The following documents have been provided the Boards review: application, property card and GIS aerial.

The applicant is claiming a hardship under Section 800.2.1 (a,b,c,d) as described in the application to the board.

REGULATION: Article VIII. Zoning Board of Appeals; Section 800.2 of the Zoning Regulations of the Town of Killingly specifically states that a *“variance from the terms of these regulations shall not be granted by the Zoning Board of Appeals unless and until...a written application for a variance is submitted on a form prescribed by the commission demonstrating:*

800.2.1.a. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the district.

800.2.1.b. That literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of these regulations.

800.2.1.c. That the special conditions and circumstances do not result from actions of the applicant. Purchase or lease of the property shall not constitute such an “action” in this instance.

800.2.1.d. That granting the variance requested will not confer upon the applicant any special privilege that is denied by these regulations to other lands, structure or buildings in the same district.

The regulations require that all four criteria be met for the Board to grant a variance request. In addition, Section 800.2.5 demands that the Board grant only the “minimum variance necessary” for a “reasonable use of the property”.

RECOMMENDATION:

Staff recommends the board listen to the testimony presented during the public hearing and weigh the information submitted against items 800.2.1.a-d listed above. If sufficient evidence is presented then the variance can be granted for those reasons.

In all variance approvals, the minimum variance necessary to accomplish the goal needs to be granted.

Situs : 17 FERLAND DR

Map ID: 000063

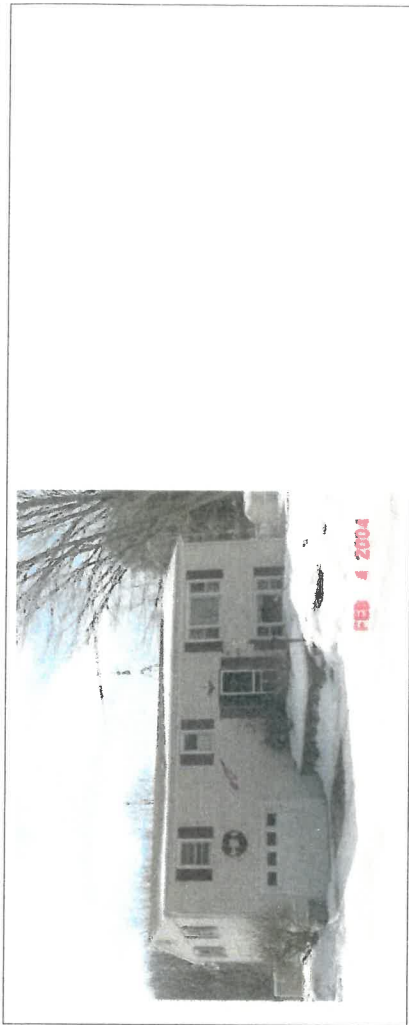
Class: Single Family Residence

Card: 1 of 1 Printed: February 19, 2020

CURRENT OWNER	
BERNADO PATRICK & SUSIE 17 FERLAND DR KILLINGLY CT 06241	
GENERAL INFORMATION	
Living Units	1
Neighborhood	106
Alternate Id	132-72
Vol / Pg	1291/763
District	2
Zoning	LOW DENSITY
Class	100

Property Notes

FOR SALE 2013 \$165,000



Land Information			
Type	Size	Influence Factors	Value
Primary	AC	0.6300	52,270
Total Acres: .63			
Spot: Location:			

Assessment Information				
	Assessed	Appraised	Cost	Income
Land	36,610	52,300	52,300	0
Building	101,710	145,300	145,300	0
Total	138,320	197,600	197,600	0
Manual Override Reason				
			Base Date of Value	10/01/2019
			Effective Date of Value	10/01/2020
Value Flag COST APPROACH				
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
08/10/12	SS	Ext W/Info	Owner
07/23/12	JS	Exterior	Other
10/11/06	SLT	Ext W/Info	Owner

Permit Information		
Date Issued	Number	Purpose
% Complete		

Sales/Ownership History				
Transfer Date	Price	Type	Validity	Deed Reference
08/19/15		Land & Bldg	Family Sale	1291/763
08/18/15		Land & Bldg	Sale To Or From Gov'T	1291/270
07/23/14	149,000	Land & Bldg	Sale To Or From Gov'T	1277/405
07/15/14		Land & Bldg	Foreclosure	1276/326
04/24/13		Land & Bldg	Other	1257/454
03/20/09		Land & Bldg	Love And Affection Sale	1160/154
10/01/03	189,000	Land & Bldg		904/62
Sales/Ownership History				
Deed Reference	Deed Type	Grantee		
1291/763	Quit Claim Survivorship	BERNADO PATRICK & SUSIE		
1291/270	Special Warranty Deed	BERNADO PATRICK H		
1277/405	Quit Claim	FEDERAL NATL MORTG ASSOC		
1276/326	Foreclosure	JPMORGAN CHASE BANK NA		
1257/454	Succession Tax Certificate	LAPLUME STEPHANIE		
1160/154	Warranty Deed Survivorshi	LAPLUME ALEC J & STEPHANIE		
904/62		LAPLUME ALEC J		

Situs : 17 FERLAND DR

Parcel Id: 000063

Class: Single Family Residence

Card: 1 of 1

Printed: February 19, 2020

Dwelling Information

Style Raised Ranch
Year Built 1966
Story height 1
Attic None
Exterior Walls A/Vinyl
Masonry Trim x
Color Tan
In-law Apt No

Basement

Basement Full
FBLA Size 400
Rec Rm Size x
Car Bsmt Gar 1
FBLA Type
Rec Rm Type

Heating & Cooling

Heat Type Basic
Fuel Type Oil
System Type Hot Water

Fireplaces

Stacks
Openings
Pre-Fab

Room Detail

Bedrooms 4
Family Rooms 1
Kitchens 5
Total Rooms Modern
Kitchen Type Yes
Kitchen Remod Yes
Full Baths 1
Half Baths
Extra Fixtures

Adjustments

Int vs Ext Same
Cathedral Ceiling x
Unfinished Area
Unheated Area

Grade & Depreciation

Grade C
Condition Good Condition
CDU GOOD
Cost & Design 0
% Complete
Market Adj
Functional
Economic
% Good Ovr

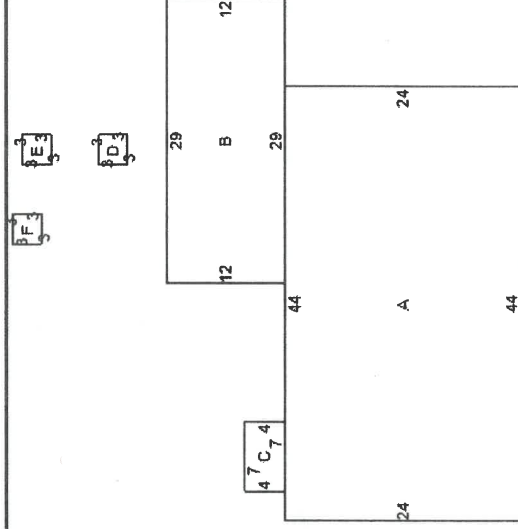
Dwelling Computations

Base Price 149,519
Plumbing 0
Basement 0
Heating 0
Attic 0
Other Features 15,340
Subtotal 164,860
Ground Floor Area 1,056
Total Living Area 1,456

Dwelling Value 136,600

Building Notes

ID	Code	Description	Area
A		Main Building	1056
B	31	WD WOOD DECKS	348
C	31	WD WOOD DECKS	28
D	RP2	PREFABRICATED VINYL...	9
E	RS1	FRAME UTILITY SHED	9
F	RS4	SHED UNDER 100SF	9



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool	20 x 40		800	1	1978	C	F	8,120
Frame Shed	16 x 8		128	1	2000			570
Nv Shed	5 x 5		25	1	2000	C	A	

Condominium / Mobile Home Information

Complex Name
Condo Model
Unit Number
Unit Level
Unit Parking
Model (MH)
Unit Location
Unit View
Model Make (MH)

Addition Details

Line #	Low	1st	2nd	3rd	Value
1		31			4,400
2		31			300



100 foot Abutters List Report

Killingly, CT
March 12, 2020

Subject Property:

Parcel Number: 132-072-000
CAMA Number: 132-072-000-000
Property Address: 17 FERLAND DR

Mailing Address: BERNADO PATRICK & SUSIE
17 FERLAND DR
KILLINGLY, CT 06241

Abutters:

Parcel Number: 132-021-000
CAMA Number: 132-021-000-000
Property Address: 10 FERLAND DR

Mailing Address: DESROSIERS ROBERT LU
10 FERLAND DR
KILLINGLY, CT 06241

Parcel Number: 132-024-000
CAMA Number: 132-024-000-000
Property Address: 18 FERLAND DR

Mailing Address: BLEDSOE STEVEN R & KATHERINE L
16 FERLAND DR
KILLINGLY, CT 06241

Parcel Number: 132-025-000
CAMA Number: 132-025-000-000
Property Address: 22 FERLAND DR

Mailing Address: BILLINGS RONALD J & SANG SUK
22 FERLAND DR
KILLINGLY, CT 06241

Parcel Number: 132-037-000
CAMA Number: 132-037-000-000
Property Address: 10 KENNETH DR

Mailing Address: KOHBERGER JACOB
10 KENNETH DR
KILLINGLY, CT 06241

Parcel Number: 132-071-000
CAMA Number: 132-071-000-000
Property Address: 11 KENNETH DR

Mailing Address: PEDDER DONALD A & LECAM CLAUDE A
11 KENNETH DR
KILLINGLY, CT 06241

Parcel Number: 132-073-000
CAMA Number: 132-073-000-000
Property Address: 11 FERLAND DR

Mailing Address: COSTA WILLIAM J & BRANCO LEONEL O
11 FERLAND DR
KILLINGLY, CT 06239

Parcel Number: 132-074-000
CAMA Number: 132-074-000-000
Property Address: 9 FERLAND DR

Mailing Address: SMITH STEVEN & RATHBUN STEPHANIE
A
9 FERLAND DR
KILLINGLY, CT 06241

Parcel Number: 132-078-000
CAMA Number: 132-078-000-000
Property Address: 950 UPPER MAPLE ST

Mailing Address: DENOMME PAUL S & PATRISHA C
PO BOX 174
KILLINGLY, CT 06241



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

3/12/2020

Page 1 of 1

Return to:

Receipt # 65150 Instr # 2015-01845



Local Tax \$0.00
State Tax \$0.00

VOL 1291 PG 763

09/01/2015 10:10:10 AM

3 Pages

QUIT CLAIM

TOWN OF KILLINGLY

Elizabeth M. Wilson, Town Clerk

STATUTORY FORM QUIT-CLAIM DEED

KNOW YE, THAT I, **PATRICK BERNADO**, of the Town of Killingly, County of Windham and State of Connecticut for consideration of One and 00/100 (\$1.00) Dollar and other valuable consideration paid do give, grant, bargain, sell and confirm unto **PATRICK BERNADO and SUSIE BERNADO**, both of the Town of Killingly, County of Windham and State of Connecticut with **QUIT-CLAIM COVENANTS WITH FULL RIGHTS OF SURVIVORSHIP** property known as: **17 FERLAND DRIVE, KILLINGLY, CONNECTICUT**

(Description and Encumbrances, if any and any additional provisions)

For legal description, see SCHEDULE "A" attached hereto and made a part hereof.

This Deed was prepared by a Scrivener without the benefit of a title search or accurate survey.

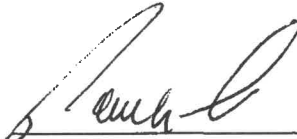
As partial consideration for this conveyance, the herein Grantees agree to assume and pay all real estate taxes and other municipal charges hereafter coming due on the within described premises.

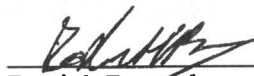
SAID PREMISES ARE SUBJECT TO THE FOLLOWING ENCUMBRANCES:

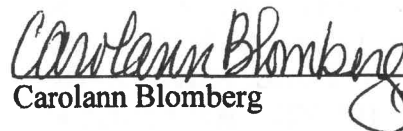
Any and all provisions of any ordinance, municipal regulation, public or private law. Any assessments or pending assessments for which a lien or liens have not as yet been filed, if any. Any provisions, if applicable, of any inland/wetlands or coastal wetland statutes, ordinances, rules and regulations. Any Restrictions as of record in the said Land Evidence Records, if any.

Signed this 19th day of August, 2015

Witnessed by:


Paul M. Smith (witness)



Patrick Bernado


Carolann Blomberg (witness)

STATE OF CONNECTICUT)
COUNTY OF WINDHAM)

SS. Killingly, August 19, 2015

Personally appeared **PATRICK BERNADO** Signer and Sealer of the foregoing Instrument, and acknowledged the same to be his free act and deed, before me.


Paul M. Smith
Commissioner of the Superior Court

SCHEDULE "A"

A certain tract of land situated on the southerly side of Farland Drive in the Town of Killingly, County of Windham, and State of Connecticut, with any buildings thereon standing, bounded and described as follows:

"Beginning at an iron bound in the southerly line of Farland Drive, said iron bound marking the northeasterly corner of the within described tract of land and the northeasterly corner of Lot #1 on an hereinafter mentioned plan, said iron bound being S. 86° 24' E. 395.9 feet measured along the southerly line of Farland Drive from an iron bound at the intersection of the southerly line of Farland Drive with the relocated easterly line of Maple Street; thence S. 86° 14' E. 100 feet, along the southerly line of Farland Drive, to an iron bound; thence S. 3° 48' W. 273.3 feet, adjoining Lot #3 on said plan, to an iron bound; thence N. 85° 05' W. 100 feet, adjoining land now or formerly of Angelo L. Fortier and Winifred D. Fortier, to an iron bound; thence N. 3° 48' E. 273.3 feet, adjoining the before mentioned Lot #1, to the place of beginning."

Being Lot #2 shown on a certain plan entitled "Plan of Proposed Lots on the Farland Property in the Town of Killingly, Connecticut, Scale 1" = 100' June 22, 1958, William W. Pike, Surveyor, as revised January 2, 1959."

SECTION 566.

SECONDARY DWELLING UNIT

Section 566.1 – Intent

It is the intent of this Secondary Dwelling Unit (SDU) section to:

- a. Provide flexibility in housing options in response to the changing needs of families;
- b. Create new housing units while respecting and maintaining the appearance and scale of single-family development;
- c. Provide housing that responds to smaller household size and increasing housing costs;
- d. Provide opportunities for a younger generation to live independently; and
- e. Provide an older generation with a means of obtaining rental income, security, companionship, and/or services, thereby enabling them to stay more comfortably in homes and neighborhoods they might otherwise need to leave.

Section 566.2 Definitions

Secondary Dwelling Unit – an additional dwelling unit established in conjunction with a primary residence (single family dwelling) on the same lot. A secondary dwelling unit shall include a kitchen, sleeping quarters, and full bathroom facilities with a permanent foundation. There are three types of secondary dwelling units: Interior (often referred to as an in-law apartment), Attached and Detached.

Primary Residence – is the principle residential structure.

Gross Floor Area – For the purpose of the secondary dwelling unit, the gross floor area shall be the total floor area (in square feet) of all floors in the secondary dwelling unit. If the secondary dwelling unit is part of a larger structure (garage, barn, or primary structure) then the gross floor area is calculated by the outside area of walls of the secondary dwelling unit only.

This would include stairwells and elevator shafts, but would not include areas such as unfinished basements, garages, or mezzanines.

Example 1: a one story building with exterior wall dimensions of 20' x 25' would have a gross floor area of 500 square feet. If that same building was two-stories, the gross floor area would be 1000 square feet.

Example 2: a one story building with exterior wall dimensions of 20' x 50' (1000 square feet) contained a secondary dwelling unit that was 20' x 25' then the gross floor area of the secondary dwelling unit would be 500 square feet.

Section 566.3 An Secondary Dwelling Unit may be permitted in the following zones:

- Rural Development
- Low Density
- Medium Density
- Residential Medium Density (Borough)

Section 566.4 Secondary Dwelling Unit Types

- Interior – Located within the existing primary residence and is typically a conversion of existing space. For example: an attic or basement.
- Attached – Living space that are added to the primary residence. The additional unit can be converted out of an existing attached garage or constructed on the side and/or rear of the primary residence.
- Detached – A freestanding unit separate from the primary residence. A detached garage conversion or new construction, within the same lot boundaries of the existing primary residence.

Section 566.5 Interior & Attached Secondary Dwelling Unit Requirements (Zoning Permit Only)

Interior and Attached Secondary Dwelling Units shall meet the following standards and requirements:

- a. No secondary dwelling unit shall be approved if accessory to a two-family dwelling or any multi-family use; (SDU are only allowed with a single family dwelling)
- b. Only one secondary dwelling unit shall be permitted for each lot;
- c. All setback requirements for the zone in which the accessory dwelling unit is located shall apply;
- d. The secondary dwelling unit is subject to all the applicable health, fire and building codes as the primary residence;
- e. The owner of the property must reside in either the primary residence or the secondary dwelling unit;

The secondary dwelling unit shall:

- not exceed 1,000 square feet in maximum gross floor area;
 - contain no more than one (1) bedroom;
 - be designed to preserve and maintain the single-family residential appearance of the subject lot and be consistent with the single-family character of the neighborhood;
- f. The lot on which the accessory structure is to be located shall conform to the minimum lot area requirement for the zone in which the property is located;
 - g. Access from the public right-of-way shall serve both the primary and secondary dwelling units; no additional curb cuts shall be created to serve a secondary dwelling unit.
 - h. Parking will be in compliance with Section 530 Off Street Parking and Loading standards.

Section 566.6 Detached Secondary Dwelling Unit Requirements (Site Plan Review)

Detached Secondary Dwelling Units shall meet the following standards and requirements:

- a. No secondary dwelling unit shall be approved if accessory to a two-family dwelling or any multi-family use; (SDU are only allowed with a single family dwelling)
- b. Only one secondary dwelling unit shall be permitted for each lot;
- c. All setback requirements for the zone in which the accessory dwelling unit is located shall apply;
- d. The secondary dwelling unit is subject to all the applicable health, fire and building codes as the primary structure;
- e. The owner of the property must reside in either the primary residence or the secondary dwelling unit;

The secondary dwelling unit shall:

- not exceed 1,000 square feet in maximum gross floor area;
 - contain no more than two (2) bedrooms;
 - be designed to preserve and maintain the single-family residential appearance of the subject lot and be consistent with the single-family character of the neighborhood;
- f. The lot on which the accessory structure is to be located shall conform to the minimum lot area requirement for the zone in which the property is located;
 - g. Access from the public right-of-way shall serve both the primary and secondary dwelling units; no additional curb cuts shall be created to serve a secondary dwelling unit.
 - h. Parking will be in compliance with Section 530 Off Street Parking and Loading standards.
 - i. The secondary dwelling unit must be located within 150 feet of the primary residence or be the conversion of an existing detached structure (e.g. garage) which is not currently a dwelling unit.
 - j. Mobile homes or recreational vehicles shall not be used as an secondary dwelling unit.



17 Ferland Drive

Killingly, CT

1 inch = 40 Feet



February 20, 2020



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