

ZONING BOARD OF APPEALS REGULAR MEETING AGENDA

The Brooklyn Zoning Board of Appeals Commission will hold a regularly scheduled meeting on Tuesday February 6, 2024, at 6:30 p.m. at the Clifford B. Green Memorial Meeting Center, 69 South Main Street, Brooklyn, CT on the following:

3 WAYS TO ATTEND: IN-PERSON, ONLINE, AND BY PHONE

| | |
|--|--|
| In-Person: Clifford B. Green Meeting Center, Suite 24, 69 South Main Street, Brooklyn, CT | |
| Online: Click link below: https://us06web.zoom.us/j/84340680550 | OR Go to Zoom.us , click Sign In On the top right, click Join a Meeting Enter meeting ID: 843 4068 0550 Enter meeting password: |
| Phone: Dial 1 646 558 8656 US Toll Enter meeting number: 843 4068 0550 Enter meeting password: You can bypass attendee number by pressing # | |

Call to Order:

Seating of Alternates:

Approval of Minutes: Regular Meeting Minutes November 27, 2023.

Election of Officers:

New Application Received: ZBA 24-001 Matt & Mariette Sheldon, 15 Hamilton Avenue, Map 46, Lot 66, 0.38 Acres, R-10 Zone: Requesting a variance of section 3.A.5.2.1 of the Zoning Regulations to reduce the minimum front yard setback from 35 feet to 15.6 feet to construct a 10-foot x 16-foot front porch.

Other Business:

Adjourn

Bruce Parsons, Chairman

**ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES
November 27, 2023**

The Brooklyn Zoning Board of Appeals held a regular meeting on Monday November 27, 2023, at 6:30 p.m. at the Clifford B. Green Memorial Meeting Center, 69 South Main Street, Brooklyn, CT in person as well as virtually via ZOOM on the following:

Members Present: Bruce Parsons, Adam Brindamour, Stephen Mylly, William McNamara

Members Absent: Lou Brodeur – Stephen Mylly noted that Mr. Brodeur resigned from the ZBA. His resignation was accepted at the October 26th Board of Selectmen’s meeting.

Staff Present: Terry Mahanna, Recording Secretary, Margaret Washburn, Zoning Enforcement Officer.

Also Present: Paul Archer, Archer Surveying; Edward Berthiaume (applicant); Kelley Berthiaume (applicant); Andrew Kausch; 4 additional attendees in audience.

Call to Order: The meeting was called to order at 6:30 p.m.

Seating of Alternates: None.

Public Commentary: None.

Approval of Minutes: William McNamara made a **motion** to approve the Regular Meeting Minutes from October 16, 2023 as written, Adam Brindamour seconded this motion. Motion passed unanimously by vote 4-0-0.

Public Hearing:

1. ZBA 23-002 Edward & Kelley Berthiaume, 17 Sunset Drive Extension, Map 22, Lot 18-13, 1.33 Acres, R-30 Zone: Requesting a variance of section 3.B.5.2.1 of the Zoning Regulations from the minimum front yard setback of 50 feet to 35 feet to construct a 35-foot x 6-foot front porch.

Paul Archer represented Edward & Kelley Berthiaume: Mr. Archer indicated that the applicants purchased their home in 1987; it was built in 1986. At that time, the front yard setback was 35-feet. The front yard setback has since changed to 50-feet, making the house itself a non-conforming entity.

Bruce Parsons indicated that he does not understand why the setback changed, and why the property would not be grandfathered in.

Andrew Kausch spoke in favor of the applicants mentioning that it has been their dream to add on a porch and because of the regulations they had no option than to come for a variance. Because of this, they have now endured a hardship.

Adam Brindamour asked when the setback changed. Mr. Archer thought it was in the 90s. Margaret Washburn mentioned that she has access to the old regulations and can get an answer if needed.

Edward Berthiaume indicated that they are at the end of a cul-de-sac and none of their neighbors are against improving the property. All abutters were noticed.

At 6:40 pm Mr. Parsons declares the public hearing closed.

Unfinished Business:

1. ZBA 23-002 Edward & Kelley Berthiaume, 17 Sunset Drive Extension, Map 22, Lot 18-13, 1.33 Acres, R-30 Zone: Requesting a variance of section 3.B.5.2.1 of the Zoning Regulations from the minimum front yard setback of 50 feet to 35 feet to construct a 35-foot x 6-foot front porch.

A **motion** was made by William McNamara to grant the variance, seconded by Stephen Mylly. The reason for granting the variance is that the property became nonconforming when the zoning regulations were changed to increase the front yard setback. Motion passed unanimously by vote 4-0-0.

New Application Received: None.

Other Business:

1. 2024 ZBA meeting dates: Stephen Mylly made a **motion** to adopt the revised meeting dates presented. Motion passed unanimously by vote 4-0-0.
2. Bruce Parsons made an addition to the agenda: As a result of losing the ZBA Vice Chair, he moved for Stephen Mylly to be named vice chair until the term expires. A **motion** was made by Adam Brindamour to name Mr. Mylly as vice chair, seconded by William McNamara. Motion passed unanimously by vote 4-0-0.
3. Public Act 21-29: Required Training for each member of a Zoning Board of Appeals

Bruce Parsons provided a certificate indicating he has taken all required training.

Adam Brindamour mentioned that he will have the required training completed by the end of the year.

4. Discussion regarding potential shift from paper meeting packets to digital information sharing:

The commission and staff discussed the potential to shift from paper to digital information to include: the presenting of plans on the Zoom screen and using the whiteboard feature in Zoom and creating a split screen. Some members mentioned they like having some printed materials to take notes during the meeting. William McNamara mentioned that it is his practice to do his due diligence prior to the meeting. There was a consensus that it makes sense to have some print outs, such as plans, agendas and minutes.

5. Conflict of interest: The commission held a brief discussion around remaining unbiased in a small town and recusing when there might be a conflict. For the record, William McNamara vehemently

denied being biased in the Jolley case. Stephen Mylly voiced concern over being named a litigant and that coming up in a recent Bank inquiry.

Communications:

Budget Update – Margaret Washburn provided a copy of the budget report for October.

Adjourn: Meeting closed at 7:06pm motioned by Stephen Mylly and seconded by William McNamara. Motion passed unanimously by vote 4-0-0.

Terry Mahanna, Recording Secretary

BROOKLYN ZONING BOARD OF APPEALS
APPLICATION FORM

\$ 200⁰⁰
\$ 60⁰⁰
\$ 150⁰⁰
\$ 410⁰⁰

FEE: \$250.00 / STATE FEE: \$60 / PUBLICATION FEE: \$150 CHECK# 1004

APPLICATION # 24-001 DATE SUBMITTED 1/9/24

APPLICANT: Matt and Mariette Sheldon

MAILING ADDRESS: 15 Hamilton Avenue Brooklyn, CT 06234

PROPERTY OWNER: (if different) same

MAILING ADDRESS: same

PROPERTY LOCATION: 15 Hamilton Avenue Brooklyn, CT 06234

MAP: 46 LOT: 66 ACRES: 0.38

ZONE: (R-10) R-30 RA VC R-10 NB PC RB MMU I (circle one)

Is Property within 500' of a municipal boundary? No.

Application is submitted for approval of the following (check all that apply):

☒ Variance of the Zoning Regulations, Section(s) 3.A.5.2.1

The variance being requested is asking for a reduction of the front setback from 35' to 15.6

☐ Appeal of an order, requirement or decision of the ZEO under Sec. 9.G.1. of the Brooklyn Zoning Regulations.

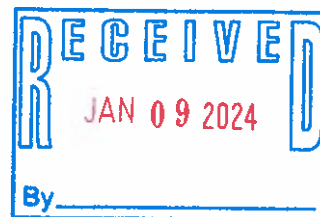
☐ Locational Approval for the dealing in or repairing motor vehicles (CGS 14-54), motor vehicle recycler's yard or motor vehicle recycler's business (CGS 14-67i), or sale of gasoline or other product intended for use in the propelling of motor vehicles using combustion type engines (CGS 14-321).

Complete Description of Project (attach additional sheets if necessary):

Addition of a front porch at the front entrance of the home along exisiting walkway, ~16'x10'

Specify the hardship if applying for a variance. A hardship cannot be strictly financial and must be related to the condition of the land. **HARDSHIP** - As recognized by the law:

- (1) When a property cannot be used in a manner permitted in the zone in which that property is located due to its unique shape, topography, or other inherent condition.
- (2) Being too small or too narrow is not a legal hardship unless it restricts the property from being put to a reasonable permitted use.



- (3) A hardship must be unique to the property, in that it is a characteristic that is not exhibited by other properties in the area or in the zone, and one that makes it appropriate for special treatment.
- (4) A hardship must not be merely financial, which is personal and not inherent in the property itself, nor is the personal hardship of the owner, such as age or family condition, a legal hardship.
- (5) A hardship must not have been created by the owner or the predecessor in title, such as by dividing a parcel to create lots which cannot support the desired use; by creating a topographic condition by excavation, fill, or other measures which render the property unusable for its highest use without a variance; or by building a structure which, for whatever reason, violates a current zoning regulation.

Please see attached letter.

The following information must accompany each application at the time of submittal:

1. A plot plan prepared as determined by the ZBA, either:
 - by a licensed land surveyor, to A-2 survey standard OR
 - not an A2 survey but sufficiently accurate to allow the members to reach an informed decision.
2. Check payable to the Town of Brooklyn.
3. If the proposed activity is located within a Drinking Water Supply Aquifer Area (see attached map) then the Public Water Supply Aquifer Area Project Notification Form must be completed and attached to the application.

NOTE:

- It is the responsibility of the applicant to contact the Building Inspector, Inland Wetlands and Watercourses Agent and Fire Marshal to determine if other permits are required.
- See Sec. 9.G.1. of the Brooklyn Zoning Regulations for the powers and duties of the Board and the criteria for decision-making regarding variances. All criteria must be addressed in the information provided to the Board.
- Posting of the property with signs and notifying abutters 15 days prior to hearings for variances is not required but may be done voluntarily in the interest of transparency.
- **Lack of accurate information may cause the Board to deem that the application is an incomplete application and may be grounds for denial.**

**SUBMIT APPLICATIONS TO THE BROOKLYN LAND USE OFFICE, 69 SOUTH MAIN STREET,
SUITE 23 BROOKLYN, CT 06234.**

The undersigned applicant(s) and owner(s) hereby state that the information contained in this application and in all documentation provided is complete, true and accurate to the best of my/our knowledge.

M. L. L. L.
M. L. L. L.

Applicant

1/9/24
Date

Same
Property Owner

1/9/24
Date

Rev. 10/18/23

Page 2 of 2

Matt and Mariette Sheldon
15 Hamilton Avenue
Brooklyn, CT 06234

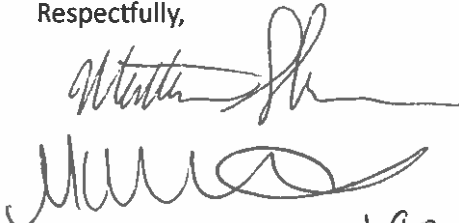
1/09/2024

To Whom This May Concern,

We are looking to build a porch on the front of our house within the town minimum setback for front yards. The Porch is planned to be built between the picture window and just after the first bedroom window (~16 feet along the house) and also ~10 feet from the house, with the intention that it only extends to join the existing walkway. With that said, we are looking to have the variance reduced from 35 feet down to 15.4 feet; which is still more remaining space than many other properties in the area currently have.

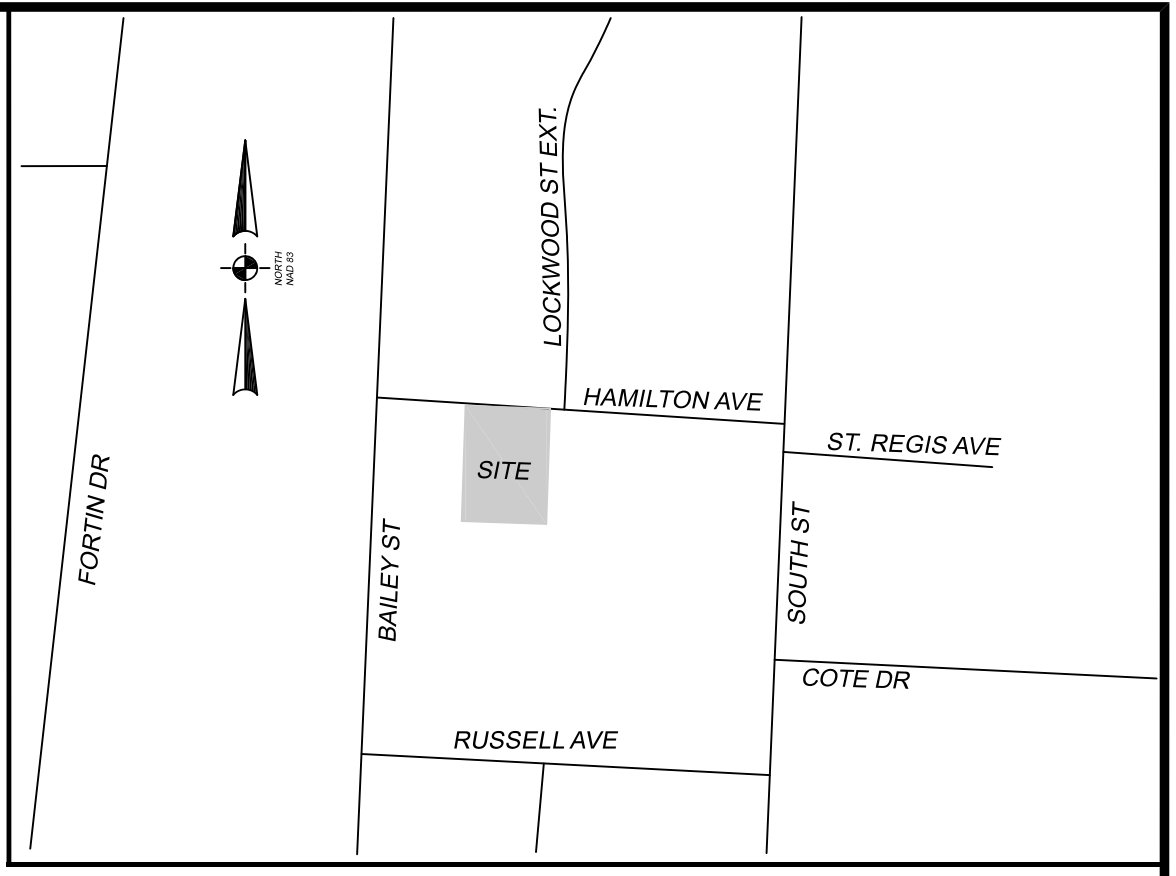
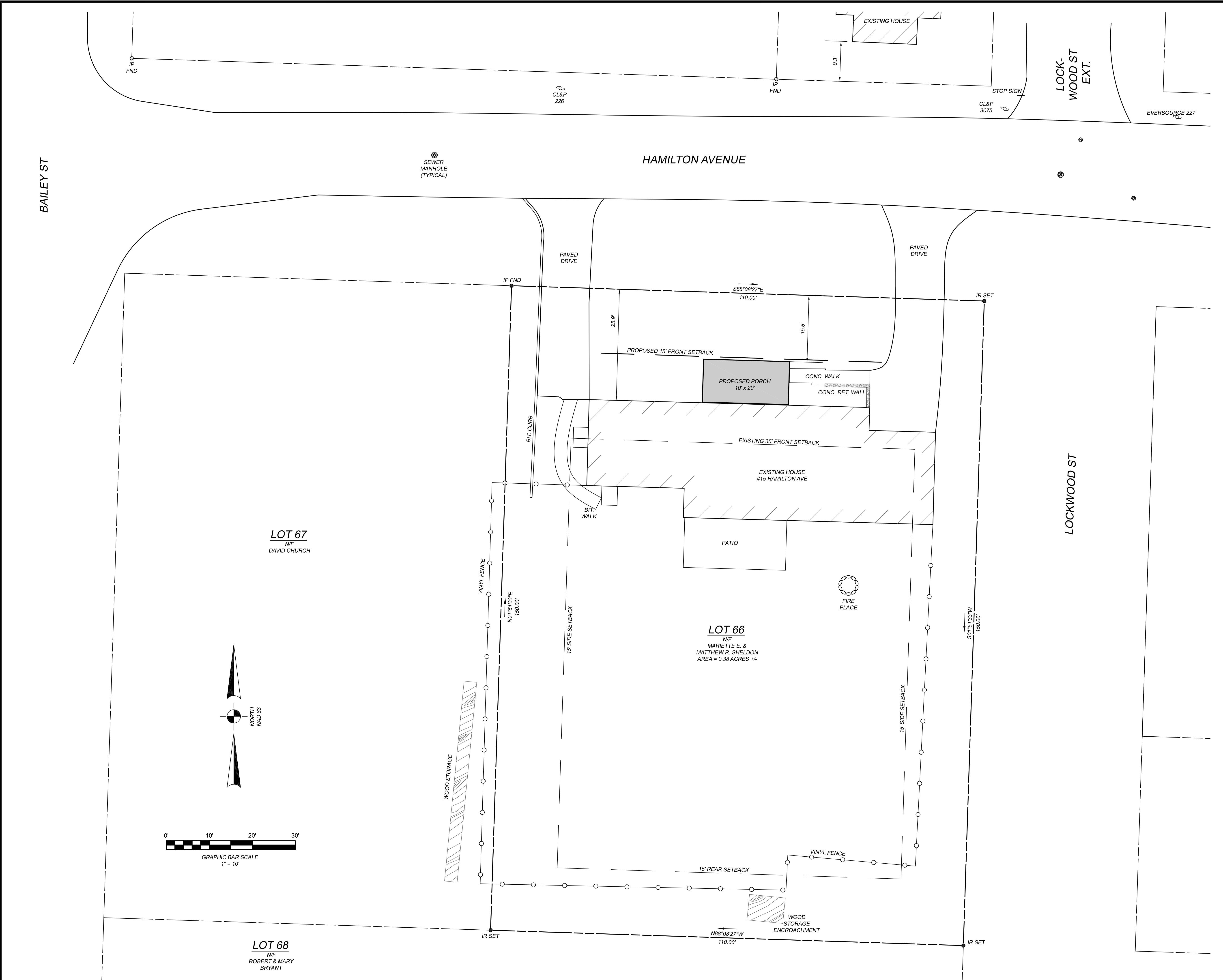
To support this, I would assert that much of this neighborhood was first built prior to any regulatory zoning requirements were in place, and thus, all properties and their home footprints are non-conforming. Recognizing hardship condition 3, most properties within the area have a front porch, with their respective front porches, home, or both fall within the R-10 setback. Those that fall within this parameter are also ~15 feet or less from the edge of the visible road, figuring their properties are even more non-conforming of what we are looking to construct.

Respectfully,



1.9.2024

Matt and Mariette Sheldon



LOCATION MAP
1" = 250'

SURVEY NOTES

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARD FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

SURVEY TYPE: PROPERTY SURVEY

BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY

HORIZONTAL ACCURACY: CLASS A-2

PURPOSE: TO APPLY FOR A VARIANCE TO REDUCE THE FRONT SETBACK FROM 35' TO 15'; A REDUCTION OF 20 FEET

REFERENCE PLANS:

(A) MAP OF HOUSE LOTS ON FAIRVIEW, BROOKLYN, CONN. PREPARED BY W.K. PIKE, C.E. SCALED 1" = 50'. DATED IN 1903. ON FILE WITH THE TOWN CLERK'S OFFICE.

(B) BROOKLYN HEIGHTS, BROOKLYN, CONN. PREPARED FOR S.A. MOODY REALTY CO. DATED APRIL 14, 1914. SCALED 1" = 50'. PREPARED BY F.T. WESTCOTT, ENG'R. ON FILE WITH THE TOWN CLERK'S OFFICE IN MAP BOOK 2 PAGE 69.

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

DENNIS R. BLANCHETTE DATE 12/07 LICENSE #

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE
© 2023 J&D CIVIL ENGINEERS, LLC

PROPERTY OWNER
MATTHEW R. SHELDON

REFERENCE DEED
BROOKLYN LAND RECORDS
VOL. 712 PG. 169

ASSESSORS REFERENCE
MAP 46 LOT 66

ZONING INFORMATION:
ZONE: R-10
MINIMUM LOT AREA: 10,000 S.F.
MINIMUM FRONTAGE: 75'
MINIMUM FRONT YARD: 35'
MINIMUM SIDE YARD: 15'
MINIMUM REAR YARD: 15'

LEGEND

- IRON ROD OR DRILL HOLE TO BE SET
- EXISTING IRON ROD OR DRILL HOLE
- EXISTING PROPERTY LINE
- - - ABUTTING PROPERTY LINE
- BUILDING SETBACK

PLAN FOR VARIANCE TO FRONT SETBACK
PREPARED FOR
MATTHEW R. SHELDON
15 HAMILTON AVE, BROOKLYN, CT
MAP 46 LOT 66

J&D CIVIL ENGINEERS, LLC
401 RAVENELLE ROAD
N. GROSVENORDALE, CT 06255
860-923-2920

DESIGNED: APS
CHECKED: JAB

REVISIONS:

JOB NO: 23240

DATE: JANUARY 3, 2024

SCALE: 1" = 10'

SHEET: 1 OF 1

Public Water Supply Watershed or Aquifer Area
Project Notification Form

Requirement:

All applicants before a municipal Zoning Commission, Planning and Zoning Commission, Zoning Board of Appeals, or Inland Wetlands Agency for any project located within a public water supply aquifer or watershed area are required by Section 8-3i and Sec. 22a-42 of the CT General Statutes to notify Connecticut Water Company of the proposed project by certified mail not later than 7 days after the date of the application. The notice should be sent to: Jessica Demar, Environmental & Regulatory Compliance Coordinator, Connecticut Water Company, 93 West Main Street, Clinton, CT 06413 by Certified Mail, Return Receipt.

General Information:

1. Location map of the project site (please show enough information to locate site).
2. Site plans, including soil erosion and sediment control plan, which have been submitted to the town commission for review.
3. Project address 15 Hamilton Ave. Brooklyn, CT
4. Total acreage of project site 0.38 acres
5. Existing land use Residential
6. Description of proposed project construct 16'x10'
front porch
7. Acreage of area to be disturbed including structures, additions, paving, and soil disturbance 160 sq. ft.
8. Type of sanitary system (circle one): septic system / public sewer / none
9. Number of existing or proposed floor drains and their point of discharge e.g. sanitary sewer, holding tank, or ground none
10. Water accessed by (circle one): private well / public water / none
If other, please specify _____

11. Distance of site disturbance to nearest watercourse or wetland N/A

12. Brief description of **existing and proposed** stormwater management system, including roof drainage, paved areas etc., and discharge points e.g. municipal sewers, drywells, streams, vegetated areas, detention basins etc. _____

Existing and proposed roof drains
will continue to discharge to
existing lawn for recharge of aquifer.

13. Type of heat for facility oil furnace for house, porch unheated

14. List of **existing and proposed** underground or above-ground storage tanks including age, capacity and contents _____

none

15. List of potentially harmful chemicals stored or used on property (**existing and proposed**) and typical onsite volumes, including but not limited to petroleum products, lubricants, solvents, detergents and pesticides _____

none

16. Describe any wastes generated and their means of disposal _____

not applicable

17. Date application will be heard by Planning and Zoning Commission none

18. Date application will be heard by Zoning Board of Appeals 3/5/24

19. Date application will be heard by Inland Wetlands Commission none

20. Name, address and telephone number of contact person for the project: 860-942-2879

Matt and Mariette Sheldon 15 Hamilton Ave, Brooklyn
Margaret Washburn Margaret Washburn/9/24 CT 06234

Name of person completing form

Signature

Date



DANIEL SON
70 WATER ST
DANIEL SON, CI 06413
(800) 275-8777

01/11/2024

04:56 PM

| Product | Qty | Unit Price | Price |
|---------|-----|------------|-------|
|---------|-----|------------|-------|

| | | | |
|-------------------|---|--|--------|
| First-Class Mail® | 1 | | \$1.83 |
| Large Envelope | | | |

Clinton, CI 06413

Weight: 0 lb 2.50 oz

Estimated Delivery Date

Sat 01/13/2024

Certified Mail®

Tracking #:

70222410000146994223

Return Receipt

Tracking #:

9590 9402 2163 6193 6967 47

Total

\$9.73

Grand Total:

\$9.73

Cash

\$10.00

Change

-\$0.27

Text your tracking number to 8777 (USPS)

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com.

CLinton, CI 06413 OFFICIAL USE

Certified Mail Fee \$14.35

0239 47

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.83

Total Postage and Fees \$9.73

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Tracking #:

70222410000146994223

Return Receipt

Tracking #:

9590 9402 2163 6193 6967 47

Total

\$9.73

Grand Total:

\$9.73

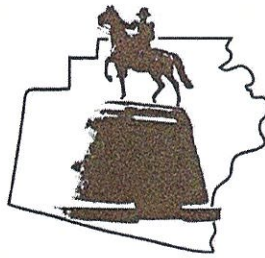
Cash

\$10.00

Change

-\$0.27

Text your tracking number to 8777 (USPS)



Brooklyn Land Use Department

69 South Main Street
Brooklyn CT 06234
(860) 779-3411 x 31

Inland Wetlands_____

Zoning Enforcement ☒

Blight Enforcement_____

SITE INSPECTION NUMBER

1 2 3 4 5

15 Hamilton Avenue

Address

1/17/24

Date

I inspected for an application for
a variance from the ZBA.
Photos were taken from the street.
There are no zoning issues.

Recommend approval.

Commission Representative

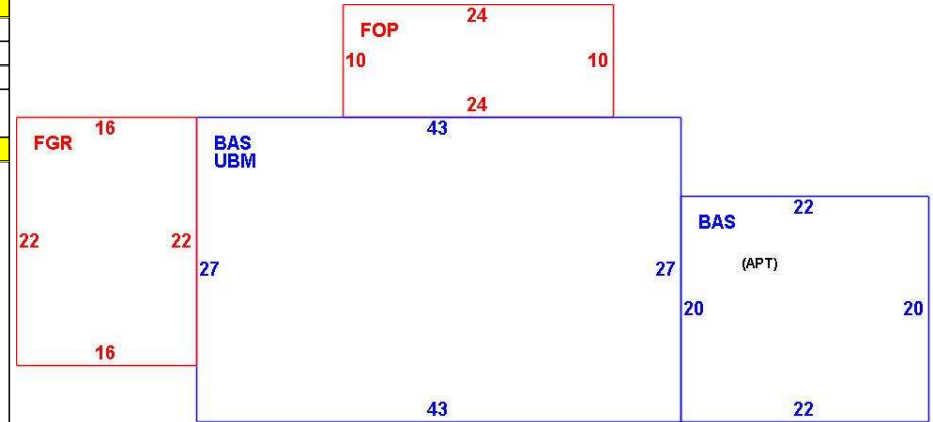
M. Washburn

Owner or Authorized Signature



| CURRENT OWNER | | TOPO | | UTILITIES | | STRT / ROAD | | LOCATION | | CURRENT ASSESSMENT | | | | | | <div>6019</div> <div>BROOKLYN, CT</div> <div>VISION</div> | | | | | | |
|--|------------|-------------------------------|----------------|-------------------|-----------|--|-------------|---|------------|------------------------|--------|--------------------------------|------------------|---------|---------------------|---|------------|-------|------|--------|----------|--|
| SULLIVAN MARIETTE E & SHELDON MATTHEW R 15 HAMILTON AVE BROOKLYN CT 06234 | | 1 Level | 2 Public Water | 1 Paved | 3 Rural | Description | | Code | | Appraised | | Assessed | | | | | | | | | | |
| | | 4 Rolling | 3 Public Sewer | | | RES LAND | | 1-1 | | 30,700 | | 21,500 | | | | | | | | | | |
| | | | | | | RES EXCES | | 1-2 | | 500 | | 400 | | | | | | | | | | |
| | | SUPPLEMENTAL DATA | | | | DWELLING | | 1-3 | | 140,300 | | 98,200 | | | | | | | | | | |
| | | Alt Prcl ID 46/066 OVERLAY | | | | 490 PEN DEVHIGH SUBDIV. BROOKLYN HEIG SURVEY # 2/70 DEV LOT Census # 9051 | | | | | | | | | | | | | | | | |
| | | FIRE DIST E SEWER 04/11/79 | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | Total | | 171,500 | | 120,100 | | | | | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | | SALE DATE | | Q/U V/I | | SALE PRICE | | VC | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | | | |
| SULLIVAN MARIETTE E & MONDOR ROBERT MONDOR THERESA M (LU) MONDOR JOSEPH & THERESA M | | 0622 | 0304 | 02-15-2019 | Q | I | 186,500 | 00 | | | Year | | Code | | Assessed | | Year | | Code | | Assessed | |
| | | 0622 | 0302 | 02-15-2019 | U | I | 0 | 29 | 2020 | 1-1 | 21,500 | 2019 | 1-1 | 26,200 | 2018 | 1-1 | 26,200 | | | | | |
| | | 0401 | 0313 | 11-15-2006 | | | 0 | | | 1-2 | 400 | | 1-2 | 300 | | 1-2 | 300 | | | | | |
| | | 0045 | 0189 | 05-21-1968 | U | I | 0 | | | 1-3 | 98,200 | | 1-3 | 87,200 | | 1-3 | 87,200 | | | | | |
| | | | | | | | | | | Total | | 120100 | | Total | | 113700 | | Total | | 113700 | | |
| EXEMPTIONS | | | | OTHER ASSESSMENTS | | | | This signature acknowledges a visit by a Data Collector or Assessor | | | | | | | | | | | | | | |
| Year | Code | Description | | Amount | | Code | Description | | Number | Amount | | Comm Int | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | |
| Total | | | | 0.00 | | | | | | | | | | | | | | | | | | |
| ASSESSING NEIGHBORHOOD | | | | | | | | | | | | | | | | | | | | | | |
| Nbhd | | Nbhd Name | | B | | Tracing | | Batch | | | | | | | | | | | | | | |
| 0001 | | | | | | | | 2015 | | | | | | | | | | | | | | |
| NOTES | | | | | | | | | | | | | | | | | | | | | | |
| GREEN INLAW APT; RADIANT HEAT COMBINED FAM/KIT ONLY SINK IN 20X22 2015 2019 DTD INT | | | | | | | | | | | | | | | | | | | | | | |
| BUILDING PERMIT RECORD | | | | | | | | | | VISIT / CHANGE HISTORY | | | | | | | | | | | | |
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | | Date | Id | Type | Is | Cd | Purpost/Result | | | | | | | |
| 3240 | 04-25-1994 | RF | Roofing | 2,000 | | 100 | 10-01-1994 | STRIP & REROOF | | 06-23-2020 | MM | | | 13 | Field Review | | | | | | | |
| 412 | 06-30-1981 | AD | Addition | 15,000 | | 100 | 10-08-1981 | 20 X 23 ADDITION/BATH/LIVI | | 06-15-2020 | KN | | | 58 | Data mailer no chge | | | | | | | |
| | | | | | | | | | | 03-07-2019 | MS | | | 47 | Change Legal Owner | | | | | | | |
| | | | | | | | | | | 05-07-2015 | DM | | | 58 | Data mailer no chge | | | | | | | |
| | | | | | | | | | | 03-04-2015 | SS | | | 00 | Measure+Listed | | | | | | | |
| | | | | | | | | | | 01-06-2015 | SS | | | 02 | Measure+2Visit | | | | | | | |
| | | | | | | | | | | 12-17-2014 | SS | | | 01 | Measure+1Visit | | | | | | | |
| LAND LINE VALUATION SECTION | | | | | | | | | | | | | | | | | | | | | | |
| B | Use Code | Description | Zone | LA | Land Type | Land Units | Unit Price | Size Adj | Site Index | Cond. | Nbhd. | Nbhd. Adj | Notes | | Location Adjustmen | Adj Unit P | Land Value | | | | | |
| 1 | 1070 | SFR w/INLAW | R10 | | | 0.230 | AC 36,000 | 3.70772 | 5 | 1.00 | 0040 | 1.000 | | | 1.0000 | | 30,700 | | | | | |
| 1 | 1070 | SFR w/INLAW | | | | 0.150 | AC 3,600 | 1.00000 | 0 | 1.00 | | 1.000 | | | 1.0000 | | 500 | | | | | |
| Total Card Land Units | | | | | | 0.380 | AC | Parcel Total Land Area | | | | 0.3800 | Total Land Value | | | | 31,200 | | | | | |

| CONSTRUCTION DETAIL | | | | | | CONSTRUCTION DETAIL (CONTINUED) | | | | | |
|---|----------------------|-------------|----------------|------------|-----------|---------------------------------|---------|---------|------------|-------------|--|
| Element | | Cd | Description | | | | Element | | Cd | Description | |
| Style: | 01 | | Ranch | | | | | | | | |
| Model | 01 | | Residential | | | | | | | | |
| Grade: | 03 | | C | | | | | | | | |
| Stories: | 1 | | | | | | | | | | |
| Occupancy | 2 | | | | | | | | | | |
| Exterior Wall 1 | 11 | | Clapboard | | | | | | | | |
| Exterior Wall 2 | | | | | | | | | | | |
| Roof Structure: | 03 | | Gable/Hip | | | | | | | | |
| Roof Cover | 03 | | Asph/F Gls/Cmp | | | | | | | | |
| Interior Wall 1 | 05 | | Drywall/Sheet | | | | | | | | |
| Interior Wall 2 | | | | | | | | | | | |
| Interior Flr 1 | 12 | | Hardwood | | | | | | | | |
| Interior Flr 2 | 14 | | Carpet | | | | | | | | |
| Heat Fuel | 02 | | Oil | | | | | | | | |
| Heat Type: | 05 | | Hot Water | | | | | | | | |
| AC Type: | 01 | | None | | | | | | | | |
| Total Bedrooms | 04 | | 4 Bedrooms | | | | | | | | |
| Total Bthrms: | 2 | | | | | | | | | | |
| Total Half Baths | 0 | | | | | | | | | | |
| Total Xtra Fixtrs | | | | | | | | | | | |
| Total Rooms: | 7 | | | | | | | | | | |
| Bath Style: | 02 | | Average | | | | | | | | |
| Kitchen Style: | 01 | | Old Style | | | | | | | | |
| <div> <div>CONDO DATA</div> <div> <div>Parcel Id</div> <div></div> <div>C</div> <div></div> <div>Owne</div> <div></div> </div> <div> <div></div> <div></div> <div>B</div> <div></div> <div>S</div> <div></div> </div> <div> <div>Adjust Type</div> <div>Code</div> <div>Description</div> <div>Factor%</div> </div> <div> <div>Condo Flr</div> <div></div> <div></div> <div></div> </div> <div> <div>Condo Unit</div> <div></div> <div></div> <div></div> </div> </div> | | | | | | | | | | | |
| COST / MARKET VALUATION | | | | | | | | | | | |
| Building Value New | | | | | | | | 228,787 | | | |
| Year Built | | | | | | | | 1968 | | | |
| Effective Year Built | | | | | | | | 1980 | | | |
| Depreciation Code | | | | | | | | F | | | |
| Remodel Rating | | | | | | | | | | | |
| Year Remodeled | | | | | | | | | | | |
| Depreciation % | | | | | | | | 40 | | | |
| Functional Obsol | | | | | | | | | | | |
| External Obsol | | | | | | | | | | | |
| Trend Factor | | | | | | | | 1 | | | |
| Condition | | | | | | | | | | | |
| Condition % | | | | | | | | | | | |
| Percent Good | | | | | | | | 60 | | | |
| RCNLD | | | | | | | | 137,300 | | | |
| Dep % Ovr | | | | | | | | | | | |
| Dep Ovr Comment | | | | | | | | | | | |
| Misc Imp Ovr | | | | | | | | | | | |
| Misc Imp Ovr Comment | | | | | | | | | | | |
| Cost to Cure Ovr | | | | | | | | | | | |
| Cost to Cure Ovr Comment | | | | | | | | | | | |
| OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) | | | | | | | | | | | |
| Code | Description | L/B | Units | Unit Price | Yr Blt | Cond. Cd | % Gd | Grade | Grade Adj. | Appr. Value | |
| KIT1 | EXTRA KITCH | B | 1 | 5000.00 | 1990 | | 60 | | 0.00 | 3,000 | |
| BUILDING SUB-AREA SUMMARY SECTION | | | | | | | | | | | |
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value | | | | | |
| BAS | First Floor | 1,601 | 1,601 | 1,601 | 109.99 | 176,100 | | | | | |
| FGR | Garage | 0 | 352 | 141 | 44.06 | 15,509 | | | | | |
| FOP | Porch, Open | 0 | 240 | 48 | 22.00 | 5,280 | | | | | |
| UBM | Basement, Unfinished | 0 | 1,161 | 290 | 27.47 | 31,898 | | | | | |
| Ttl Gross Liv / Lease Area | | 1,601 | 3,354 | 2,080 | | 228,787 | | | | | |





neccog

Neccog GIS Site



Legend

- Town
- Buildings 2012
- Parcels

Notes

15 Hamilton satellite image

0.0 0 0.01 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

COMPAGNIE
93 WEST MAIN ST
CHICAGO, IL 60613

9590 9402 2163 6193 6967 47

2. Article Number (Transfer from service label)

7022 2410 0001 4699 4223

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) RECEIVED C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail | <input type="checkbox"/> Registered Mail Restricted |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> d Mail | |
| <input type="checkbox"/> d Mail Restricted Delivery | |

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

Town of Brooklyn

ZBA 2023-2024

Fiscal Year: 2023-2024

From Date: 1/1/2024

To Date: 1/31/2024

- ☐ Subtotal by Collapse Mask
 ☐ Include pre encumbrance
 ☒ Print accounts with zero balance
 ☒ Filter Encumbrance Detail by Date Range

☐ Exclude Inactive Accounts with zero balance

| Account Number | Description | GL Budget | Range To Date | YTD | Balance | Encumbrance | Budget Balance | % Bud |
|--------------------|--------------------------------|------------|---------------|------------|------------|-------------|----------------|----------|
| 1005.41.4155.51900 | ZBA-Wages-Recording Secretary | \$600.00 | \$0.00 | \$75.00 | \$525.00 | \$0.00 | \$525.00 | 87.50% |
| 1005.41.4155.53020 | ZBA-Legal Fees | \$1,750.00 | \$0.00 | \$2,019.95 | (\$269.95) | \$0.00 | (\$269.95) | -15.43% |
| 1005.41.4155.53220 | ZBA-Training | \$2,000.00 | \$0.00 | \$80.00 | \$1,920.00 | \$0.00 | \$1,920.00 | 96.00% |
| 1005.41.4155.53400 | ZBA-Professional Services | \$250.00 | \$0.00 | \$0.00 | \$250.00 | \$0.00 | \$250.00 | 100.00% |
| 1005.41.4155.55400 | ZBA-Advertising & Legal Notice | \$250.00 | \$0.00 | \$0.00 | \$250.00 | \$0.00 | \$250.00 | 100.00% |
| 1005.41.4155.55500 | ZBA-Printing & Publications | \$60.00 | \$130.50 | \$130.50 | (\$70.50) | \$0.00 | (\$70.50) | -117.50% |

| Transaction Detail (Standard) | | | | | | |
|-------------------------------|--------------------|----------------|-------------|-------------------------|------------------|----------|
| Reference Number | Requisition Number | PO/Ship Number | Description | Name | Journal | Amount |
| TB030 11/22/23 | 720 | 20240654 | AP POSTING | Shoppers-Turnpike Corp. | Accounts Payable | \$45.00 |
| TB031 12/6/23 | 826 | 20240758 | AP POSTING | Shoppers-Turnpike Corp. | Accounts Payable | \$40.50 |
| TB035 11/15/23 | 720 | 20240654 | AP POSTING | Shoppers-Turnpike Corp. | Accounts Payable | \$45.00 |
| Detail Total: | | | | | | \$130.50 |

| Encumbrance Detail (Standard) | | | | | | |
|-------------------------------|--------------------|----------------|-------------|-------------------------|---------|-----------|
| Reference Number | Requisition Number | PO/Ship Number | Description | Name | Journal | Amount |
| 0 | 720 | 20240654 | | Shoppers-Turnpike Corp. | | -\$90.00 |
| 0 | 826 | 20240758 | | Shoppers-Turnpike Corp. | | -\$40.50 |
| Detail Total: | | | | | | -\$130.50 |

Grand Total:
\$4,910.00
\$130.50
\$2,305.45
\$2,604.55
\$0.00
\$2,604.55
53.05%

End of Report