MORRIS Zoning Board of Appeals

COMMUNITY HALL ◦ 3 EAST STREET ◦ MORRIS, CONNECTICUT 06763

RECEIVED
JAN 03 2025

Annual ZBA Meeting Morris Town Hall and Live on Zoom
January 15th, 2025 at 5:30 pm
Call in # 1-929-205-6099
https://us02web.zoom.us/j/2374621036?pwd=Q0puT0taVVFyYittVHBxd2pGN0ZYQT09&omn=81747724503
Meeting ID: 237 462 1036
Passcode: 239114

Regular Members:	Alternates:
Nancy Skilton	Lewis Pulliam
James Wheeler	Derick Galinski F.
Giles Giovinazzi	Laurey Wiener
Mark Conlon	
Margaret Palumbo	

Staff: ZEO Tony Adili

Agenda

RECEIVED
JAN 0[illegible]2025

1. **Call to Order**

2. **Election of Officers**

3. **ZBA Communications and Bills**

4. **Budget**

5. **Variance Application.**
   Application Number: ZBA 25-01
   Applicant: Murdo Smith (Mulimuka, LLC)
   Address: 200 Bantam Lake Road (36/150/200)

6. **Adjourn**

ZONING BOARD OF APPEALS APPLICATIONS
TOWN OF MORRIS
3 East Street, P.O. Box 66, Morris, CT 06763

APPLICATION FOR VARIANCE

Applicant MuliMuka, LLC by Murdo Smith, Member
Date 12/13/24
Location 200 Bantam Lake Rd
Mailing Address 5 Main Gate St.
Farmington, CT 06032
Phone # 860-329-5150
Property Owner (if not applicant) Same
Mailing Address
Phone #

STATE CLEARLY VARIANCE REQUESTED

A variance is requested to renovate the existing structure on the property for the health and safety of its use. Renovations do not change footprint, square footage, mechanicals, existing placement of bathroom and kitchen, number of bathrooms, or number of bedrooms. Please see attached for additional detail.

* Project has already been approved by TAHD and Morris Inland Wetlands Commission

**********OVER**********

ZONING BOARD OF APPEALS APPLICATIONS
TOWN OF MORRIS
3 East Street, P.O. Box 66, Morris, CT 06763

- Transcript of the Record of Hearing may be made available upon formal request at the prevailing price.
- A Plot Plan 24" X 36"showing grade elevations drawn up by a registered surveyor with a photograph of the property and the land in question should be attached to this application.
- Request for postponement of Hearing shall be treated as a new application including all costs.

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE
DATE_____
APPLICANT_____
_____
Location_____
_____
Hearing Held_____
_____
Action Taken_____
_____

FEE SCHEDULE

All Applications to the Zoning Board of Appeals shall include a receipt from the Town Clerk that appropriate fee has been paid as follows:
Fees: $240.00 Town plus $60.00 State
* **Total Fees are: $300.00**
*1 Appeal from Decision of Zoning Officer
*2 Application for Variance

200 Bantam Lake Road - Murdo Smith murdosmith@comcast.net **860-329-5150**

Proposed plan for remodel highlights

1. Proposed design attached for review as well as completed survey.
2. Design does not change footprint, square footage, mechanicals or existing placement of bathroom and kitchen.
3. Design accomplishes two goals:
   a. Corrects exterior architecture (current house has very odd slopping roof to a steeper slopping roof for the last third which is ugly and not good for rain and snow).
   b. Design would allow for an interior staircase and door to a rooftop deck.
4. The architecture, construction and current condition of the property must all be corrected for the health and safety of the building.
5. There is no impact to inland/wetlands I can think of. Part of the house is supported by four beams over the lake. Two have been replaced from wooden to steel. We would like to replace the other two beams for strength and to make it look uniform, but it is only replacement of the existing structure. This piece of the project has already been approved with a building permit issued.
6. We have spoken to our neighbors regarding the changes and they are very appreciative of us trying to improve it. They also really like our proposed design.

We intend to only use the house for residential purposes. (another fact our neighbors are really happy about). As a further incentive to the town, we would concede the property's commercial designation and consider a zoning change to residential to permanently confirm its residential use. We would like to maintain the flexibility the zoning affords us for the dock. Simply, the lot is so small that we are hoping to take advantage of the dock to create more outdoor space (can be discussed).

In terms of approach, any thoughts/advice would also be helpful. I am a lawyer but if our chances of success are greater with me retaining outside counsel for representation who is more educated in this process I can do that too.

Thank you for your advice and consideration.

Sincerely – Murdo Smith

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TORRINGTON AREA HEALTH DISTRICT

350 Main Street ♦ Suite A ♦ Torrington, Connecticut 06790
Phone (860) 489-0436 ♦ Fax (860) 496-8243 ♦ E-mail info@tahd.org ♦ Web www.tahd.org

"Promoting Health & Preventing Disease Since 1967"

Addition / Accessory Structure Application

This is not a building permit.
You must obtain a permit from the Building Inspector prior to any construction.

Mulimuka L L C	200	Bantam Lake Rd		Morris
Owner	Street #	Street Name		Town

5 Main Gate St	Farmington	CT	06031	860-329-5150
Mailing Address	Town	ST	Zip	Owner Telephone

murdosmith@comcast.net	860-329-5150	LESS THAN .1 ACRE
Email Address	Cell Phone	Lot Size

	Owner/town Hall	
Dimensions of Addition	Information Supplied By	Septic System Designed By

Description of Addition: In kind in place renovation of existing structure.

The application **must** be accompanied by a **check** made payable to **TAHD** in the amount of:

ACCESSORY STRUCTURE : $35.00 **HABITABLE STRUCTURE: $55.00**
WELL AND SANITARY SEWER: $35.00 **CODE COMPLIANCE STUDY (B100a): $150.00**
(Returned Check Fee on any item: $25.00)

Application must be accompanied by a SKETCH (on back) showing the relative distances from the proposed addition/structure to the well and septic system. Sketch must be signed by applicant.

Signature of Applicant: OW FILE Application Date: 6-12-2024

TAHD USE ONLY BELOW LINE

☒ **APPROVED** ☐ **DENIED**

conditions of approval

Existing Records? yes **Septic Permit Number:** sewer

☐ B100a study required ☐ field investigation

Shared well with #193 and sewer.

Sanitarian: Robert Smith Decision Date: 6/13/2024

TAHD is an equal opportunity provider and Employer

MORRIS INLAND WETLANDS COMMISSION
PERMIT

PERMIT# 24-18

Issued to Owner Mulimuka LLC

Location: 200 Bantam Lake Rosd

Agent

Area altered 0 Acres

Plan Building Plan 9-20-24 Meehan Design

ACTIVITY Renovate Building, replace two column footings

Date 12/27/24

Signed M Doyle

Permit valid for a period of two years

ALL EROSION AND SEDIMENTATION CONTROLS MUST BE IN PLACE
BEFORE WORK IS STARTED

December 16, 2024

Zoning Board of Appeals
Morris Town Hall
3 East Street
Morris, CT 06763

RE: Zoning Board of Appeals Application
200 Bantam Lake Road
Morris, CT 06763

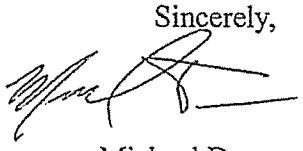
To whom it may concern,

My wife (Kimberly Dunn) and I own property at 198 Bantam Lake Road in Morris, CT. The property at 200 Bantam Lake Road, which abuts our property, is the subject of an upcoming hearing before the Zoning Board of Appeals. The owners of 200 Bantam Lake Road have discussed this with my wife and myself and showed us their proposed plans to renovate their property. My wife and I support this proposed renovation completely. The property at 200 Bantam Lake Road has not been maintained by its previous owners and that lack of maintenance has been a concern to us. We are extremely thankful that Murdo and Lisa Smith have bought this property and are willing to upgrade the property as they have depicted in their plans. We ask that the Zoning Board of Appeals grant their application in its entirety.

If the Zoning Board of Appeals needs anything further in support of this appeals request, including coming to any meeting regarding this subject matter, please contact me. My mailing address is 18 McBride Road, Litchfield CT. 06759. I can also be reached by email at mwdjd@optonline.net or by phone at 860-430-3260 (Office) or 203-592-8500 (Cell).

Thank you for your time and attention that you are giving to this upgrade to our neighboring property.

Sincerely,



Michael Dunn

Zoning Board of Appeals
Morris Town Hall
3 East Street
Morris, CT 06763

December 17, 2024

RE: ZBA Application for 200 Bantam Lake Road, Morris, CT 06763

To whom it may concern,

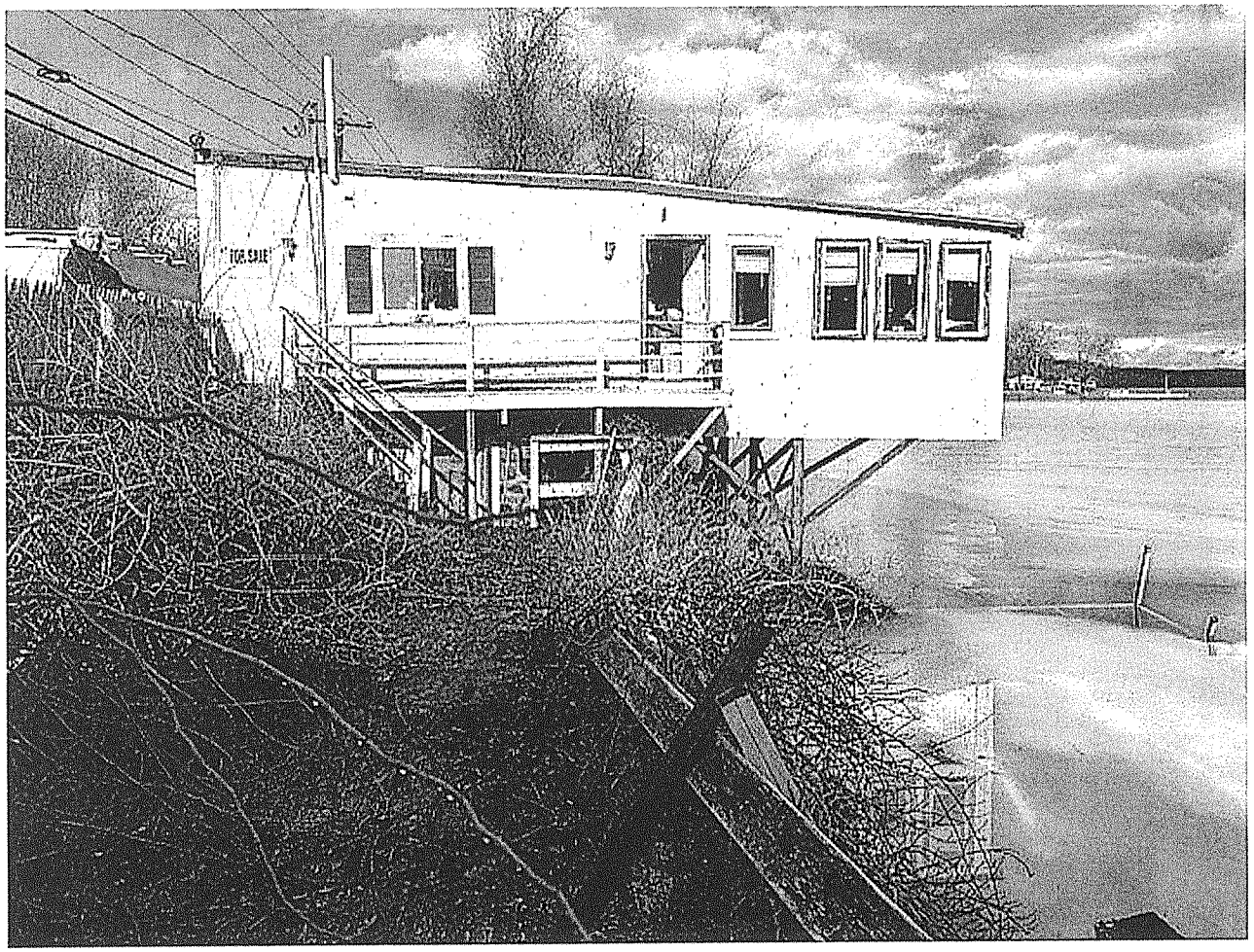
My name is Randal Roberge and I am a Member of Village on Bantam Lake, LLC ("VOBL"). VOBL is an abutting landowner of 200 Bantam Lake Road in Morris, CT. We have been made aware that Mulimuka, LLC (the owner of 200 Bantam Lake Road) has filed an application with the ZBA to complete renovations on its property. Furthermore, the plans for the renovation have been shared with us. Accordingly, please consider this correspondence formal notification to you of our full support regarding the granting of the application.

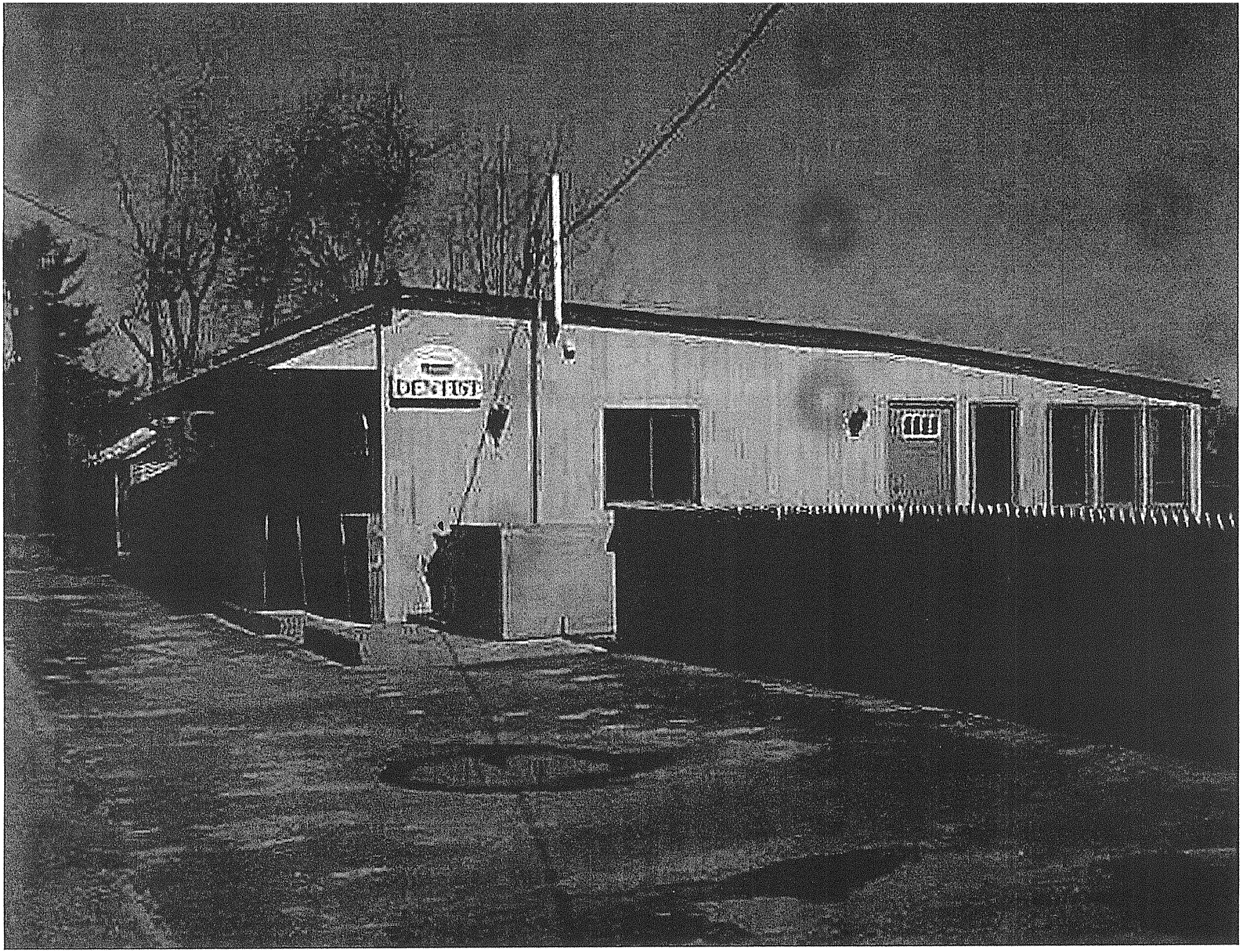
If anything else is required on my end to help assist in your decision, please let me know and I'll get it right to you. For convenience, I can be reached at Randy@LTOAuto.com or my cell: 860-581-0424.

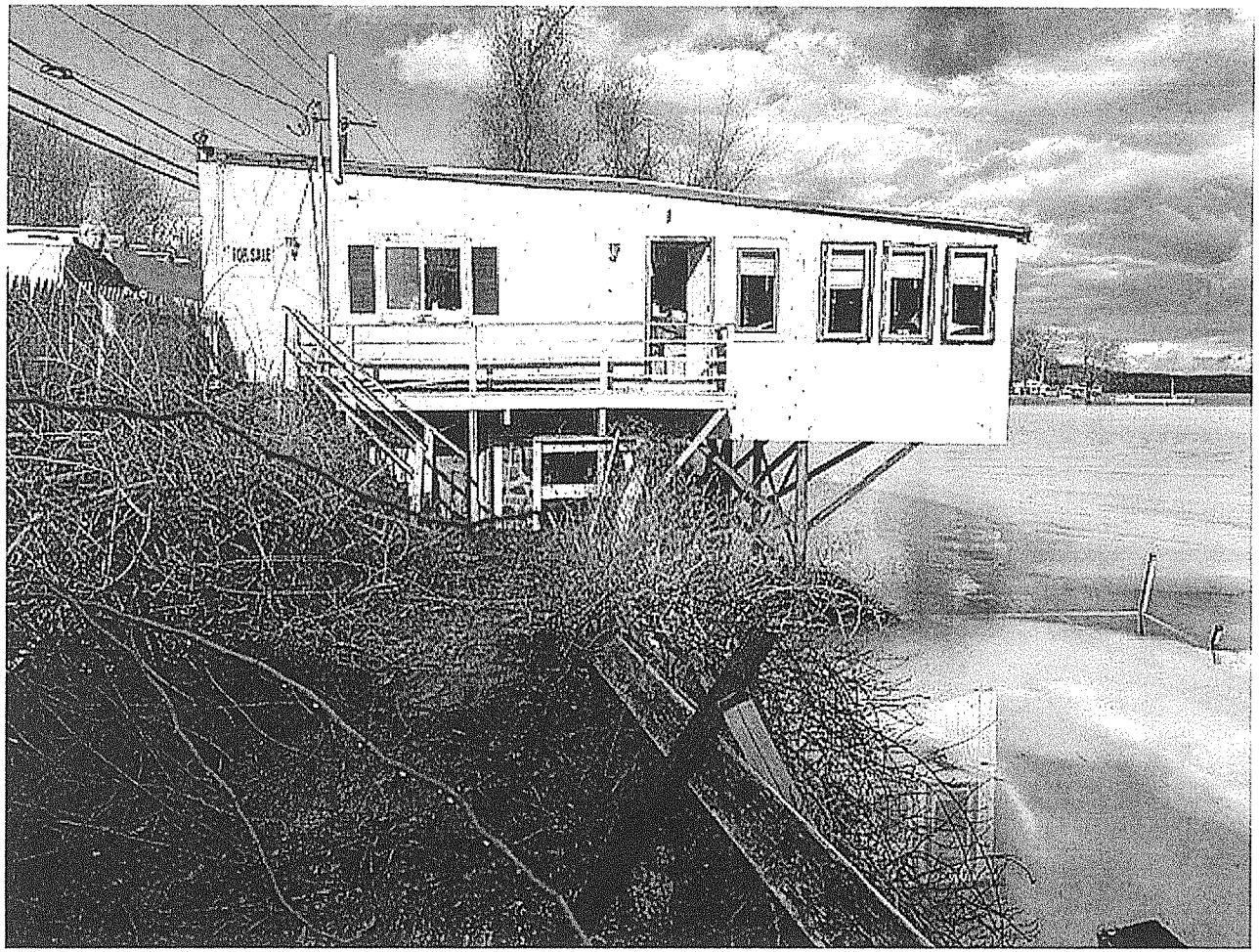
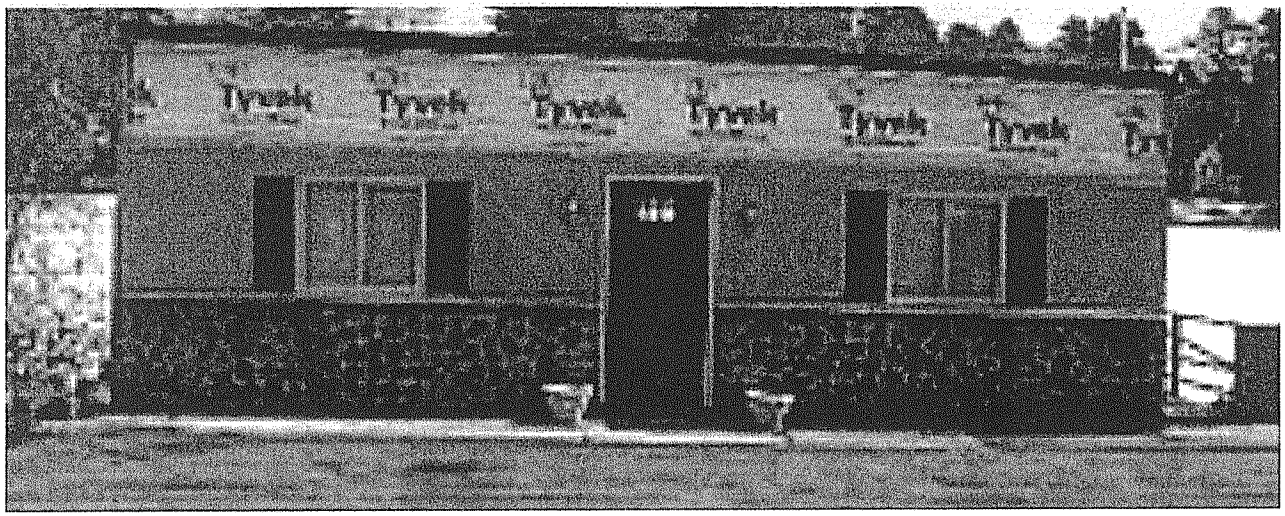
Thank you for your time and attention to this matter.

Sincerely,

Village on Bantam Lake, LLC
By: Randal S. Roberge
Its: Member
Duly Authorized






FOR SALE