

Morris Housing Authority  
East Street Housing  
**Application for a Special Exception**

November 2023

Statement of Use

The proposed use of this site will be eight units of rental housing in two buildings. This will be owned and managed by the Morris Housing Authority and will be affordable to residents who earn a range of incomes below 80% of the area median income.

The Morris Housing Authority (MHA) is applying for this special exception under the "Town-Sponsored Multi-Family Housing" section of the zoning regulations. This section states that the purpose is to permit the creation of needed housing sponsored by the Town of Morris.

The Town of Morris provided American Rescue Plan Act (ARPA) funding to the MHA to allow them to purchase this site for this use and is now supporting the MHA with an application to the CT Dept. of Housing for the funding to build the water, septic, and driveway infrastructure that will be needed on the site to accommodate these eight units of housing.

The Morris Housing Plan (adopted October 5, 2021) details the need for this type of housing and supports this use for this site (p. 12). As the plan further details, the Town had 268 households that were housing cost burdened and long waiting lists at the MHA's one existing affordable housing development.

*Received  
L. Halloran  
Town Clerk*

# TOWN OF MORRIS

## APPLICATION FOR ZONING PERMIT

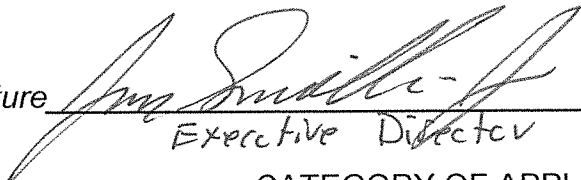
Property Location: 103 East Street Date: 11/7/23 Application/Permit #: MHA-23-01

Owner (of Property): Morris Housing Authority C/O Jim Simincelli Jr.

Mailing Address: 109 East Street Phone Number: 860-567-5876

Cell Number: 860-459-4417 Email Address: jimsimoncelli@outlook.com  
(Jim Simoncelli Jr.)

*The undersigned hereby makes application for a zoning permit under the provisions of the Morris Zoning Regulations of the Town of Morris, Connecticut.*

Owner's Signature  Date 11/7/23  
Executive Director

### CATEGORY OF APPLICATION

A: Application is made for one or more of the following:

- ☐ use of land
- ☐ change of use of existing building or structure
- ☒ proposed building or structure and use thereof
- ☐ sign
- ☐ certificate for a lawful nonconformity

B: The proposal involves one or more of the following under the requirements of the Zoning Regulations:

- ☐ outside storage area
- ☐ landscaping
- ☒ parking area
- ☒ driveway access
- ☐ loading space
- ☐ flood plain district (see Sec. 53)
- ☒ on-site sewerage and/or water supply

C: The proposal is authorized by the Regulations (under one or more of the following):

- ☐ as a matter of right in the appropriate district
- ☐ subject to approval of a SITE PLAN (see Sec. 51)
- ☒ subject to approval of a SPECIAL EXCEPTION (see Sec. 52)
- ☐ as an extension of use \_\_\_\_\_ excavation and grading (see Sec. 64)
- ☐ subject to Certificate of Approval of Location from Zoning Board of Appeals
- ☐ other: \_\_\_\_\_

Location/Address of Property: 103 East Street

Map: 17 Block: 380 Lot: 107

The lot has frontage of 50 (feet) on one or more of the following:

☒ state highway

☐ accepted town road

☐ in a filed subdivision approved by the Planning Commission with a completion bond in effect

☐ in a filed subdivision approved by the Planning Commission with no completion bond in effect

☒ other, please describe 316.38 ft on a private road leading to the existing Eldridge Elderly Housing complex.

Zoning District: R-60 Existing Use of Property/Structure: Vacant Land

Area of Lot: 111,897 sqft

Purpose of Proposed Building/Use Is: Multi-family, affordable housing.

### EXISTING STRUCTURES:

There ~~are~~ are not (circle one) existing buildings and structures on the lot as indicated below:

*(if there are more than 3 existing structures, please provide this information for all additional structures on a separate sheet of paper and attach to this application.)*

**Structure 1:** Type/Use \_\_\_\_\_ Ground Coverage \_\_\_\_\_ Total Floor Area \_\_\_\_\_

No. of Stories: \_\_\_\_\_ Height: \_\_\_\_\_

Attached Structures: (Deck, Etc.) Yes \_\_\_ NO \_\_\_ Ground Coverage(Footprint) \_\_\_\_\_

**Structure 2:** Type/Use \_\_\_\_\_ Ground Coverage \_\_\_\_\_ Total Floor Area \_\_\_\_\_

No. of Stories: \_\_\_\_\_ Height: \_\_\_\_\_

Attached Structures: (Deck, Etc.) Yes \_\_\_ NO \_\_\_ Ground Coverage(Footprint) \_\_\_\_\_

**Structure 3:** Type/Use \_\_\_\_\_ Ground Coverage \_\_\_\_\_ Total Floor Area \_\_\_\_\_

No. of Stories: \_\_\_\_\_ Height: \_\_\_\_\_

Attached Structures: (Deck, Etc.) Yes \_\_\_ NO \_\_\_ Ground Coverage(Footprint) \_\_\_\_\_

**PROPOSED STRUCTURES:**

The proposed buildings and structures on the lot as indicated below:

*(if there are more than 3 proposed structures, please provide this information for all additional structures on a separate sheet of paper and attach to this application.)*

**Structure 1:** Type/Use Multi-family dwelling Ground Coverage 3,280 sqft Total Floor Area 3,200 sqsf  
No. of Stories:        Height:         
Attached Structures: (Deck, Etc.) Yes ☒ NO ☐ Ground Coverage(Footprint) 520 sqft (4 Decks )  
Proposed Use (Cite Appropriate Paragraph #): Multi-family affordable housing  
Description: Structure 1 is a 4-unit multi-family dwelling with a total of 8 bedrooms.  
Type/Use: The intended use is to create a permanent and affordable housing opportunity.

**Structure 2:** Type/Use Same as Structure 1 Ground Coverage                      Total Floor Area                       
No. of Stories:        Height:         
Attached Structures: (Deck, Etc.) Yes ☐ NO ☐ Ground Coverage(Footprint)                       
Proposed Use (Cite Appropriate Paragraph #):                       
Description:                       
Type/Use:                     

**Structure 3:** Type/Use                      Ground Coverage                      Total Floor Area                       
No. of Stories:        Height:         
Attached Structures: (Deck, Etc.) Yes ☐ NO ☐ Ground Coverage(Footprint)                       
Proposed Use (Cite Appropriate Paragraph #):                       
Description:                       
Type/Use:                     

**ADDITIONAL DATA**

This application is accompanied by one or more of the following as required by the Zoning Regulations.

East Street Housing - 8 Unit

☒ Plan Drawing (entitled: Residential Development)

☒ Site Plan

☒ Application for Special Exception Use

☐ Application for Excavation and Grading

☐ Application for Certificate of Approval of Location

*I hereby agree to conform to all requirements of the Laws of the State of Connecticut and the Ordinances and Zoning Regulations of the Town of Morris, and to notify the Zoning Officer and the Commission of any alteration in the plans for which this Zoning Permit is being sought.*

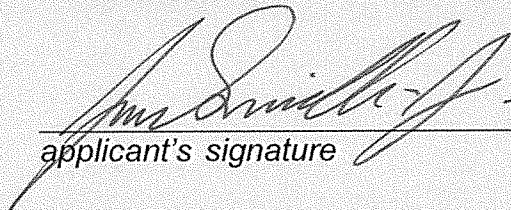
*I furthermore agree the above described structure/use is to be located at the proper distance from all street lines as required by the Zoning Regulations or any other applicable local and state ordinances and regulations. It is also understood that the proposed structure/use, upon completion, will be used in compliance with the Zoning Regulations of the Town of Morris.*

*I hereby apply for Certificate of Use and Compliance for the use of the property as described in the above application. I also understand that the structure/use cannot be used or occupied until a Certificate of Occupancy has been issued by the Morris Building Official.*

*Furthermore, I hereby note that it is the responsibility of the applicant to notify the Zoning Officer and Commission and arrange an on-site inspection as soon as the foundation is poured for the site plan and placement verification. This notification must take place prior to any construction or framing activity on the foundation.*

*The undersigned states that he is aware of the applicable provisions of the Zoning Regulations of the Town of Morris, including but not limited to requirements pertaining to performance standards (sec. 61), signs (sec. 63), off-street parking and loading (sec. 62) and earth removal (sec. 64), that if the proposal is authorized under a special exception, site plan, or other action of the Zoning Commission or Zoning Board of Appeals he is aware of any applicable conditions, limitations and stipulations and that approval of this application or issuance of a certificate shall not be considered to constitute compliance with any other regulations, ordinance, or law nor relieve the undersigned from responsibility to obtain any permit thereunder.*

11/7/23  
date

 - Executive Director  
applicant's signature

\_\_\_\_\_  
date

\_\_\_\_\_  
authorized agent for applicant

This application was received by the Zoning Office on 11-15-2023 by Jonathan Adili.

This application was:

\_\_\_\_ approved  
\_\_\_\_ denied

by the:

\_\_\_\_ Zoning Enforcement Officer  
\_\_\_\_ Planning and Zoning Commission (Meeting Date: \_\_\_\_\_)

Explanation: \_\_\_\_\_  
\_\_\_\_\_

If your Zoning Permit application has been denied by the Zoning Enforcement Officer or the Zoning Commission, the Connecticut General Statutes provides you with the right to appeal the decision of the Zoning Office to the Morris Zoning Board of Appeals. You have thirty (30) days from the denial date to start the appeals process.