

ZONING BOARD OF APPEALS APPLICATION

REFERRED TO TP&Z _____

Applicant Scott and Jane Harrison
Street 933 Hebron Ave Glastonbury
Telephone 860-268-9444
Legal Representative (if any)
Address

Form with fields: Date Filed & Fee Paid, Date Hearing Scheduled, Sign Deposit Paid On, Will Post Own (checkbox), Sign Taken On, Sign Inspected on Site

Exact Location of Property Involved 933 Hebron Ave Rural Residential
Assessor's Key # (If No Street # Indicated)
Legal Property Owner Scott and Jane Harrison

Under the provisions of Section 8-7, Connecticut General Statutes, the undersigned hereby appeals:

- 1. For relief (a variance) from the restrictions imposed in Section(s) 7.1A.3A, 7.1A.2B of the Glastonbury Zoning Regulations.
2. For a special exception as provided in Section 7.1A.3A, 7.1A.2B of the Glastonbury Zoning Regulations.
3. From an adverse ruling by the Building Official, Glastonbury.
4. For the approval required by the State of Connecticut agency named below.

Describe in detail (in space provided on page 2 or on a separate sheet) what it is you want to do. State why this violates the Section(s) of the Glastonbury Zoning Regulations cited above. If a variance is sought, what hardship related to your particular property is claimed? If a special exception is sought, explain how all requirements for this exception have been met. If this is an appeal from a ruling of the Building Official/ Zoning Enforcement Officer state why you feel the ruling is wrong. (Use back of this form, if necessary)

We/I hereby depose and say that all the above statements contained in any papers submitted herewith are true to the best of my knowledge and belief.

Scott and Jane Harrison
Applicant

Owner, If Not Applicant (Required)

6/11/2020
Date

Date

Include TEN (10) copies of everything submitted including the application and a map of the property involved. Locate all structures thereon and their relation to buildings on adjacent property and to the highway with approximate distances therefrom. Floor plans of buildings which you desire to erect or to alter must be provided in sufficient detail to make intelligent presentation of your plans. Also, include ten (10) copies of all supporting documentation.

FILING FEE OF \$185.00 tendered herewith. Applicants whose cases come under Section 14-55, 14-322, Connecticut General Statutes will be charged an additional fee to pay the cost of publication and the expenses of the public hearing.

DESCRIPTION IN DETAIL:

We would like to replace a non-functional and dangerous garage. Our current garage was built in 1919 and has slid off the cracked and uneven foundation causing the garage to lean significantly forward and to the right. It has outlived its useful life. It is no longer possible to close the doors due to the lean and as a result it has become home to wasps. My daughters have been stung on several occasions.

Please see enclosed pictures of the current garage.

The accessory structure (garage) we would like to replace this with would be a accessory structure (3 car garage) set back in excess 75 feet from Hebron Ave, directly in line with where the current garage is. It would be a 1 and 1/2 story garage with accessory space for storage. Please see enclosed plans for the replacement garage.

We are asking for the following variances for the following hardships:

1. We are asking for a variance 7.1a.2(b) for an accessory structure of 19 feet in height to be located no less than 5 feet from the side yard property line and the rear yard property line. Otherwise section 4.2.7 and 4.2.8 would require the garage to be in the center of the yard directly over components of the septic system. The age and size of the lot make it impossible to meet the zoning setback requirements because our 1/2 acre lot is only 75 feet wide and the septic system runs down the middle of the lot. Zoning requirements would require our garage to be 25 feet from both neighbors property lines placing the garage in the middle of our yard, directly behind our house and on top of the septic system. We are asking for a variance so that we can place the garage directly in line with the current driveway and with the current garage, and no less than 5 feet from our neighbor's (Carl Rankl) property line. Access to our back yard is also blocked by the current garage on our 75 foot wide lot. Locating the new garage farther back from the road will not only open up access to the backyard, but also make it less visible from the road.

2. We are asking for a variance from 7.1a.3(a) to allow an accessory structure with greater than the allowed square footage of accessory space. We are a family of 5 living in a 1924 sq foot home built in 1919 with a wet basement. Over the years we have had countless items and dollars lost from stored items ruined from water damage in our basement. The size of accessory storage space for the new garage of 523 square exceeds the allowed square footage of 481 square feet by 42 square feet. We are asking for a variance to allow for the desperately needed dry space for storage for our family of 5.

Please find the enclosed letters from our neighbors on both sides, Carl Rankl, Julia Kannam and Devin McManus who have reviewed these plans and support the replacement of our garage.

Ten copies of this Application and all supporting documentation are required