

ZONING BOARD OF APPEALS
APPLICATION

REFERRED TO TP&Z _____

Applicant Norman & Diane St. Jean
Street 68 Bell St Town Glastonbury
Telephone 860-383-5074
Legal Representative (if any) _____
Address _____

Date Filed & Fee Paid	_____
Date Hearing Scheduled	_____
Sign Deposit Paid On	_____
Will Post Own	<input type="checkbox"/>
Sign Taken On	_____
Sign Inspected on Site	_____

Exact Location of Property Involved 68 Bell St. Glastonbury RR
Assessor's Key # 03200068 Street# _____ Street _____ Zone _____
(If No Street # Indicated)
Legal Property Owner Norman & Diane St. Jean

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

- For relief (a **variance**) from the restrictions imposed in Section(s) 7.1 of the Glastonbury Zoning Regulations.
- For a **special exception** as provided in Section _____ of the Glastonbury Zoning Regulations.
- From an **adverse ruling** by _____ the Building Official, Glastonbury.
- 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.

Norman & Diane St. Jean
Applicant

Norman & Diane St. Jean
Owner, If Not Applicant
(Required)

6/15/20
Date

6/15/20
Date

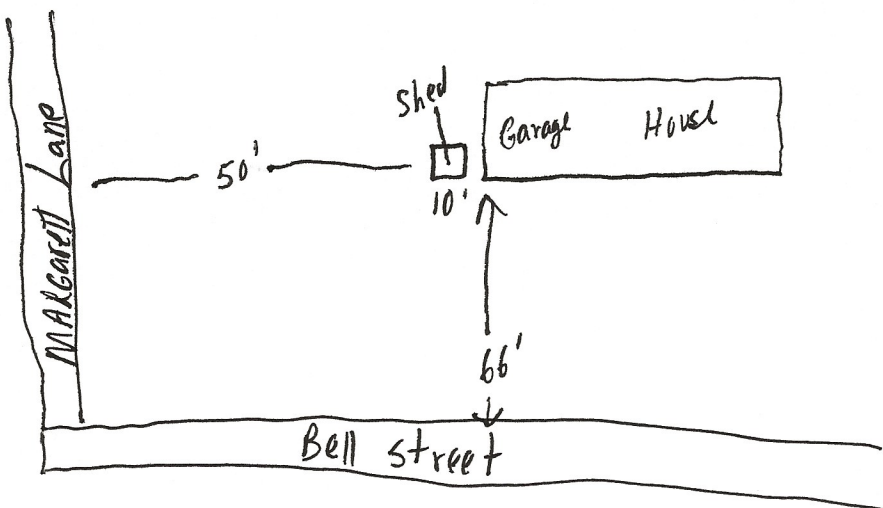
SEE PERTINENT INFORMATION ON NEXT PAGE

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:

see Attached



Ten copies of this Application and all supporting documentation are required

Description in detail:

Norman and Diane St. Jean applied for, and were denied, a permit to place an 8' X 12' storage shed on our recently purchased property on 68 Bell St., Glastonbury. We asked to place the shed on the side of the home nearest Margaret Street, and were denied because there would be less than 50' to Margaret Street.

Firstly, we, in good faith, have decided that we can minimize our footprint by settling for an 8' X 10' shed. We have measured the property, and we will have in excess of 50' around the property, but acknowledge that the town is likely considering some kind of right of way out from the road. Regardless, for aesthetics, there is visually plenty of space from the road, and we are not creating an eyesore.

The actual regulation, Section 7.1, a. 2. c reads:

On corner lot, all customary accessory structures shall be located a minimum of fifty feet from any street line.

Our denial stated we were denied based on not having 50 feet from the property line, not the street line, which is your own clearly stated guidelines.

Secondly, Norman, is a disabled veteran with severe damage to his right lower leg. He wears a brace, and has increasing mobility issues. We purchased our ranch home in Glastonbury as a retirement home. We are both in our 60's. We would like to have our snowblower and lawn tractor as close to the house and driveway as possible. Anything else simply will not do. Norman can still do the heavy work, but Diane is approaching 65 years old, and she cannot walk through deep snow to a shed in the back of the property to get a snowblower, that she cannot start, because there will be no electricity in a detached shed. We have assessed the property. The space we have selected is "dead space" from the current landscaping, and is a natural fit for the property.

We have assessed our neighborhood and noted a variety of sheds in every yard. We in no way change the ambience of this neighborhood. The shed that we plan to place is not purchased from a big box store, but rather is custom made of solid lumber, with asphalt shingles, full locking doors and windows, and siding that we picked to match our current siding [though it is not an identical match]. This will be provided by Carefree Small Buildings in Colchester, CT. This will be visibly pleasing, long lasting, and an asset to the property.

Permit/Application: TB-20-418 at 68 BELL ST for Sheds/ Garages - Detached

From: Peter Carey (peter.carey@glastonbury-ct.gov)

To: normstj58@yahoo.com

Date: Thursday, May 28, 2020, 04:28 PM EDT

Zoning denied . shed need to be 50ft from either property line that makes up the corner lot. There is only approx. 43 ft from the property line to the house.

You will need to move the location of the shed or apply to zoning board of appeals for a variance.

Peter R Carey

Building Official /Zoning Enforcement Officer

Town of Glastonbury

Glastonbury, Ct 06033

860-652-7524

860-918-6063 cell

860-652-7523 fax

Peter.carey@glastonbury-ct.gov

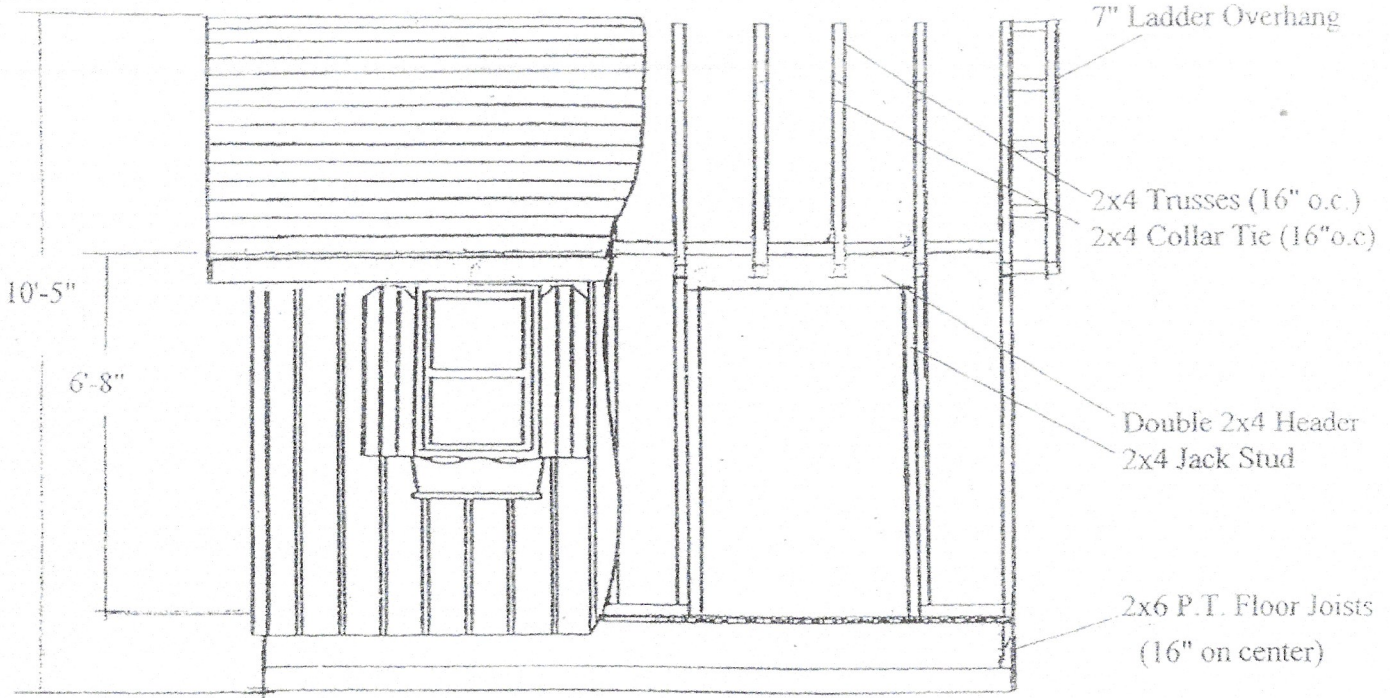
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Please consider the environment before printing a copy of this email.



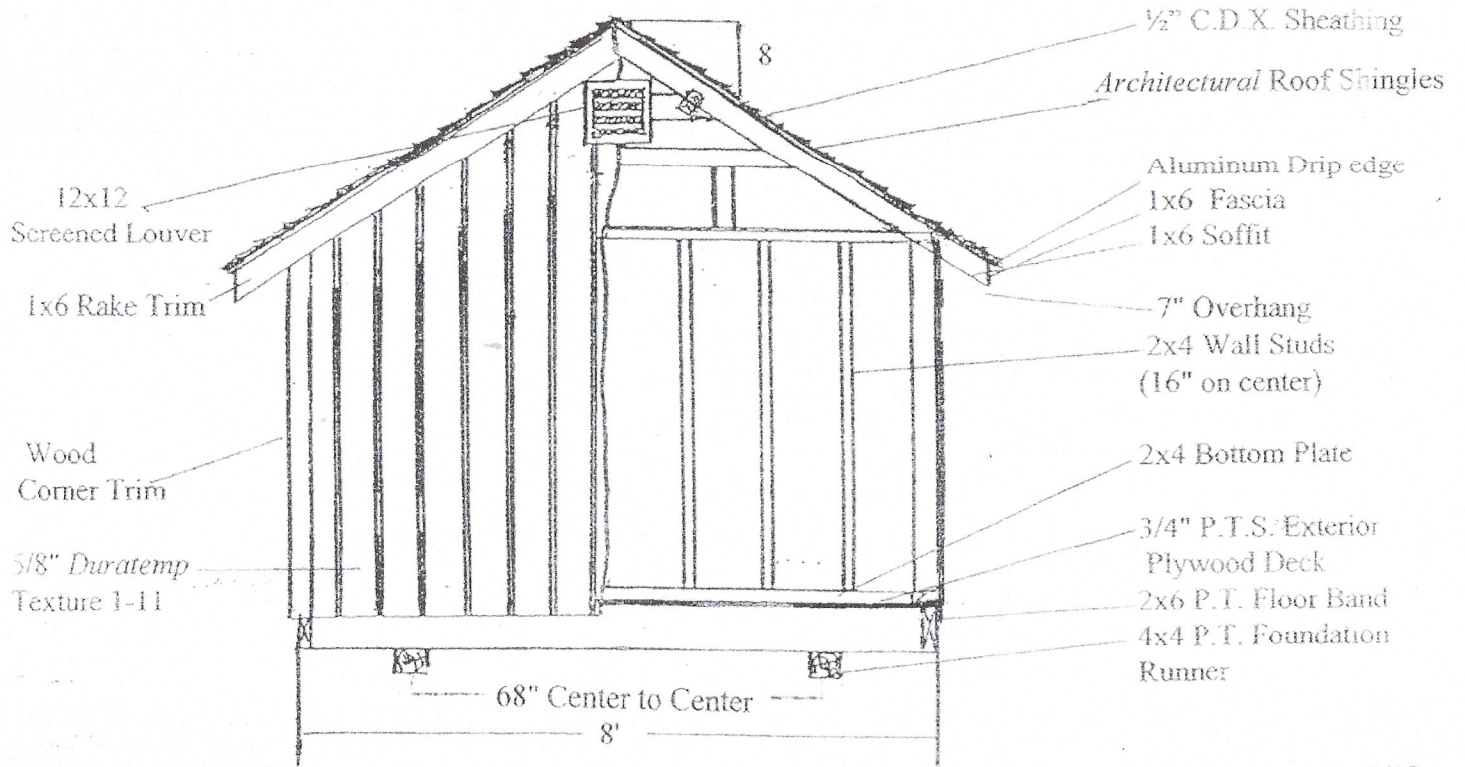
Typical 8' Wide
CAREFREE COTTAGE

SIDEWALL ELEVATION



END WALL ELEVATION

12



STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION

Be it known that

CAREFREE BUILDING CO INC
48 WESTCHESTER RD
COLCHESTER, CT 06415-2420

has satisfied the qualifications required by law and is hereby registered as a

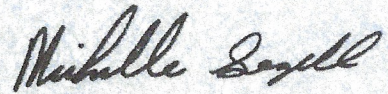
HOME IMPROVEMENT CONTRACTOR

Registration # HIC.0517101

CAREFREE BUILDING CO INC

Effective: 12/01/2019

Expiration: 11/30/2020



Michelle Seagull, Commissioner



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/6/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER GERARDI INSURANCE SERVICES 16 POMFRET ST PUTNAM CT 06260-1958			CONTACT NAME: PHONE (A/C, No, Ext): 860-928-7771 FAX (A/C, No): E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A: SELECTIVE INS CO OF AMERICA NAIC # 12572 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
INSURED CAREFREE BUILDING CO INC 48 WESTCHESTER RD COLCHESTER CT 06415-2420				

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATION MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:	X		S 2396481	12/31/2019	12/31/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY	X		S 2396481	12/31/2019	12/31/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ ZERO			S 2396481	12/31/2019	12/31/2020	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

This Certificate of Liability Insurance was created by Selective on behalf of the agent.
 Carefree Small Buildings is included as additional insured with respect to Automobile, General Liability as required by written contract or agreement.

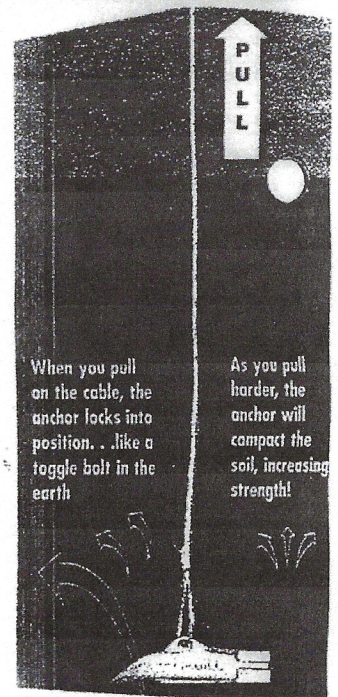
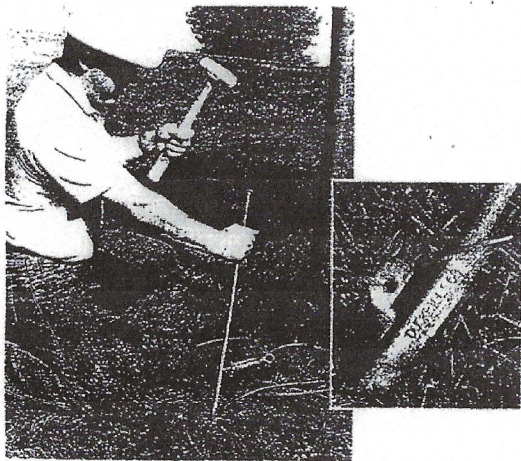
CERTIFICATE HOLDER**CANCELLATION**

Carefree Small Buildings 48 Route 149 Colchester CT 06415	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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CAREFREE BUILDING CO.
 48 Westchester Road
 Colchester, CT 06415

DUCKBILL® EARTH ANCHORS



MULTI PURPOSE SPECIFICATIONS

ANCHOR MODEL NUMBER	ANCHOR HOLDING POWER IN NORMAL SOIL	WIRE ROPE BREAKING STRENGTH	GALVANIZED WIRE ROPE	WIRE ROPE LENGTH	ANCHOR WEIGHT	STANDARD PAK AND WEIGHT BOX
Model 40-DB1	300 lbs (135 kg)	480 lbs (220 kg)	1/16" 7 x 7 GAC (1.6 mm)	20 inches (0.51 m)	1 oz. (28 gm)	50/box 3.7 lbs. (1.7 kg)
Model 68-DB1	1,100 lbs (500 kg)	1,700 lbs (770 kg)	1/8" 7 x 7 GAC 3.2 mm	2 1/2 feet (0.76 m)	4.5 oz. (128 gm)	24/box 7 lbs (3.2 kg)