

**ZONING BOARD OF APPEALS
APPLICATION**

REFERRED TO TP&Z _____

Applicant John Wisniewski
Street 1721 Main Street Town Glastonbury
Telephone 860.883.9864
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 1721 Main street AA
Street# Street Zone
Assessor's Key # _____ (If No Street # Indicated)
Legal Property Owner John Wisniewski

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

4.4.7

1. For relief (**a variance**) from the restrictions imposed in Section(s) _____ of the Glastonbury Zoning Regulations. 4.4.7
2. For a **special exception** as provided in Section _____ 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.

John Wisniewski
Applicant

Owner, If Not Applicant
(Required)

7/14/2020
Date

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:

Esteemed Zoning Board members,

I am asking you to consider a hardship on Section 4.4.7 because we cannot get the 20' setback on the southern property line in building an attached pavilion to our home. The width of our property is only 75' wide and we are hampered by the existing driveway parking space and the location of the sewer pipe. The sewer line is only 1' to 1.5 feet below grade so we have to place the pavilion 12 feet from the house and add an overhang over the steps for safety in incimate weather. Because of the limited width of our property and the obstruction of the sewer pipe the pavilion ends up being about five feet closer to the property line. Please consider allowing the pavilion to be 15 feet from the southern property line. If you have any questions please feel free to contact me by email johnwisniewski247@gmail.com or phone 860.883.9864.. Attached are planes and drawings for permit

Thank You,

John Wisniewski

Ten copies of this Application and all supporting documentation are required



Owner of Record

GIS ID: 41401721
Owner: WISNIEWSKI JOHN A
Co-Owner:
Address: 1721 MAIN ST
City, State ZIP: GLASTONBURY, CT 06033-2939

Account Number: 41401721
Property Address: 1721 MAIN ST

Parcel Information

Map/Street/Lot D8 / 4140 / W0094 Property ID: 5075
Developer Lot ID:
Parcel Acreage: 1.10
Zoning Code: AA
Water: Public-MDC
Sewer: Sewer Tax Rec
Census: 5204



Property highlighted in blue

Valuation Summary

Table with 3 columns: Item, Appraised Value, Assessed Value. Rows include Buildings, Land, Appurtenances, and Total.

Owner of Record

WISNIEWSKI JOHN A
SMITH JASON+
WHITE MARJORIE F+

Table with 4 columns: Deed / Page, Sale Date, Sale Price. Lists three previous sales.



Building Information

Building ID 5075

Year Constructed: 1927
Building Type: Residential
Style: Colonial
Occupancy: Single Family
Stories: 2
Building Zone: AA
Roof Type: Gable
Roof Material: Asphalt Shingl
Est. Gross S.F.: 3872
Est. Living S.F.: 1840
Number of Rooms: 7
Number of Bedrooms: 04
Number of Bathrooms: 1
Number of Half-Baths: 1
Exterior Wall: Aluminum
Interior Wall: Plaster
Interior Floor: Hardwood
Interior Floor #2: No entry
Air Conditioning Type: None
Heat Type: Hot Water
Fuel Type: Gas

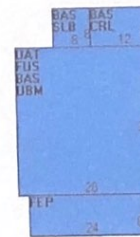


Table with 6 columns: Subarea Type, Est. Gross S.F., Est. Living S.F., Outbuilding Type, Est. Gross S.F., Comments. Lists areas like First Floor, Crawl, Porch, etc.

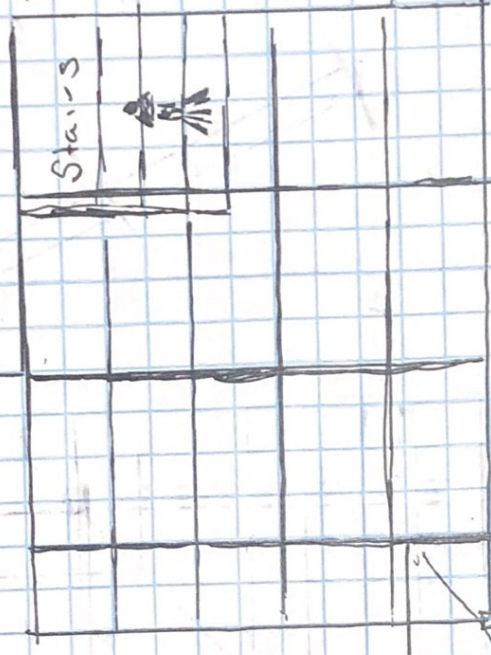
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7-14-20

1721 Main St

Application B-20-399

Attached
Overhang
14' x 10'



PULLION

Town of Glastonbury GIS

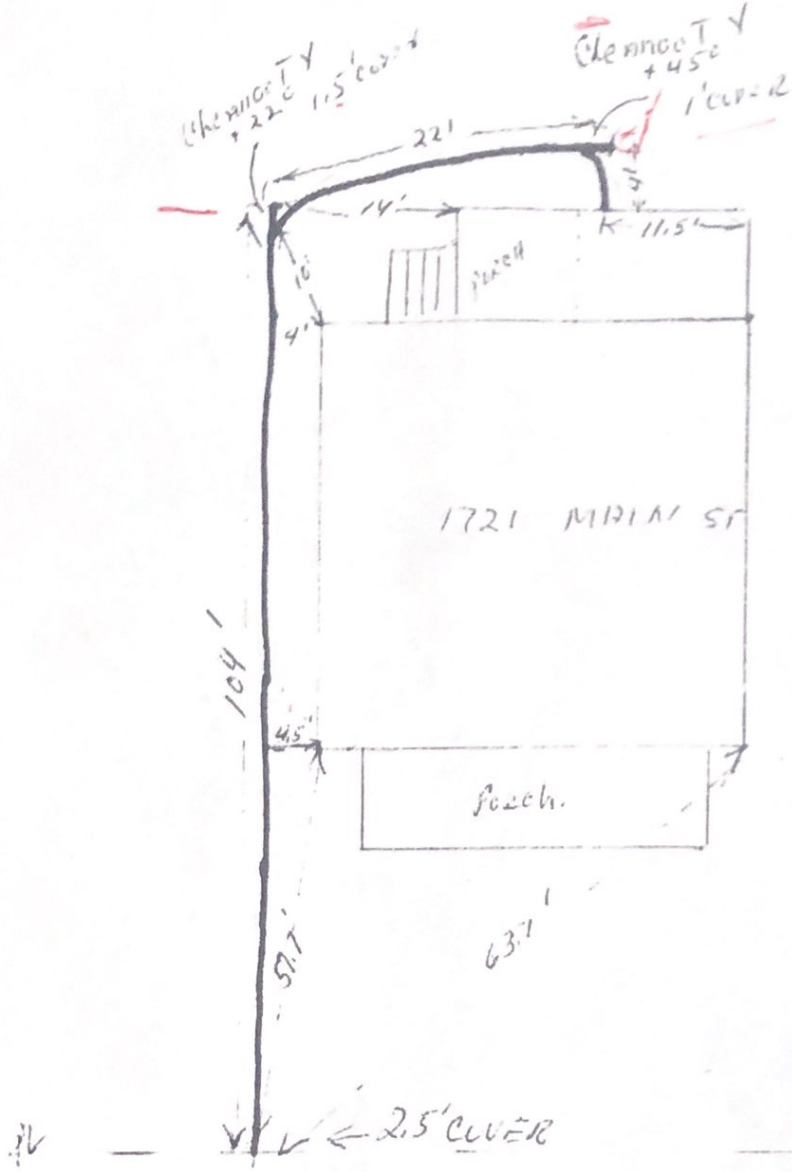


1: 600



NAD_1983_StatePlane_Connecticut_FIPS_0600_Feet
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THIS MAP IS NOT TO BE USED FOR NAVIGATION



Gibson, Rachel

1721 Main Street

LOCATION: 1721 Main Street
 HOMEOWNER: Rachel Gibson
 DATE INSTALLED: 5/2/68
 DRAIN LAYER: Art's Septic Tank Service
 INSPECTED BY: Donald Kastner
 COMMENTS:
 misc # 12-11-006-1160

Permit #363