

ZONING BOARD OF APPEALS  
APPLICATION

REFERRED TO TP&Z \_\_\_\_\_

Applicant JASON KRIEDEL  
Street 28 THOMPSON STREET Town SOUTH GLASTONBURY  
Telephone 860-463-9386  
Legal Representative (if any) NONE  
Address N/A

Date Filed & Fee Paid	<u>8/12/2020</u>
Date Hearing Scheduled	<u>9/14/</u>
Sign Deposit Paid On	_____
Will Post Own	<input type="checkbox"/>
Sign Taken On	_____
Sign Inspected on Site	_____

Exact Location of Property Involved 28 THOMPSON STREET RR  
Street# \_\_\_\_\_ Street \_\_\_\_\_ Zone \_\_\_\_\_  
Assessor's Key # \_\_\_\_\_ (If No Street # Indicated)  
Legal Property Owner JASON KRIEDEL

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) 4.2.7 of the Glastonbury Zoning Regulations.
- For a special exception as provided in Section 4.2.7 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.

JASON KRIEDEL  
Applicant

\_\_\_\_\_  
Owner, If Not Applicant  
(Required)

AUGUST 6TH 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:**

Our goal is to build a 2-car garage in the place of our existing 1 car garage that is currently attached on the south side of the house. The existing garage's function is hampered by concrete steps that protrude into the space by several feet. This effectively makes the parking area significantly smaller than a standard garage and cannot actually fit a modern car.

The plan would be to build enclosed parking for 2 vehicles. The design would extend south off the existing garage by an additional 16' utilizing as much of the existing garage structure as possible. The new garage will have a footprint of 22' by 28' and have an unfinished upper floor that can be used for storage.

A two-car garage will help our property fit the aesthetic of the neighborhood as most if not all of the homes on Thompson street have at least a 2 car garage. The new south facing roof will also open the home up to having efficient solar power and the potential to make the home greener and give us the option of charging an electric vehicle.

**Appealing Zoning Variance from section 4.2.7**

The expansion of the garage would reduce the side yard to under 25 feet space to the property line. Leaving 11 feet between the end of the new structure the property boundary.

**Hardships**

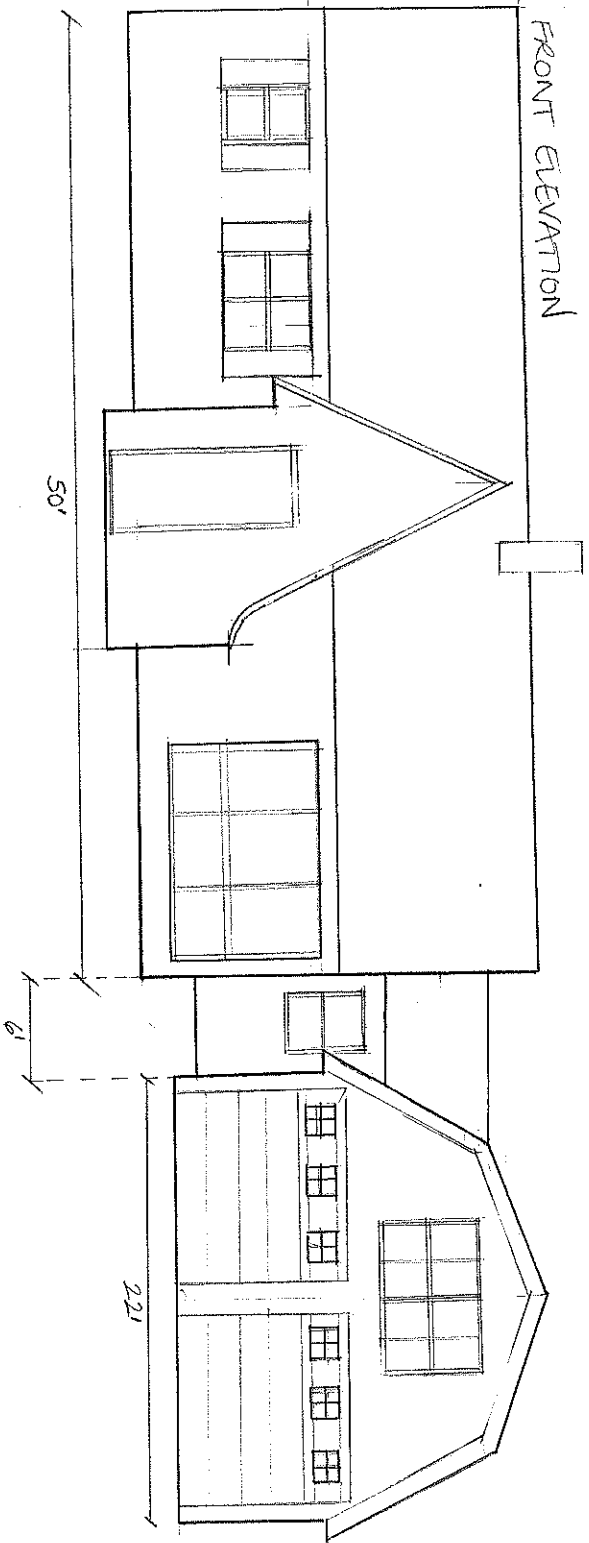
The home is built on a nonconforming lot. The north east corner and side of the house was designed and built with less than the 25 foot side boundary requirement, it is at the shortest distance 15' from the line.

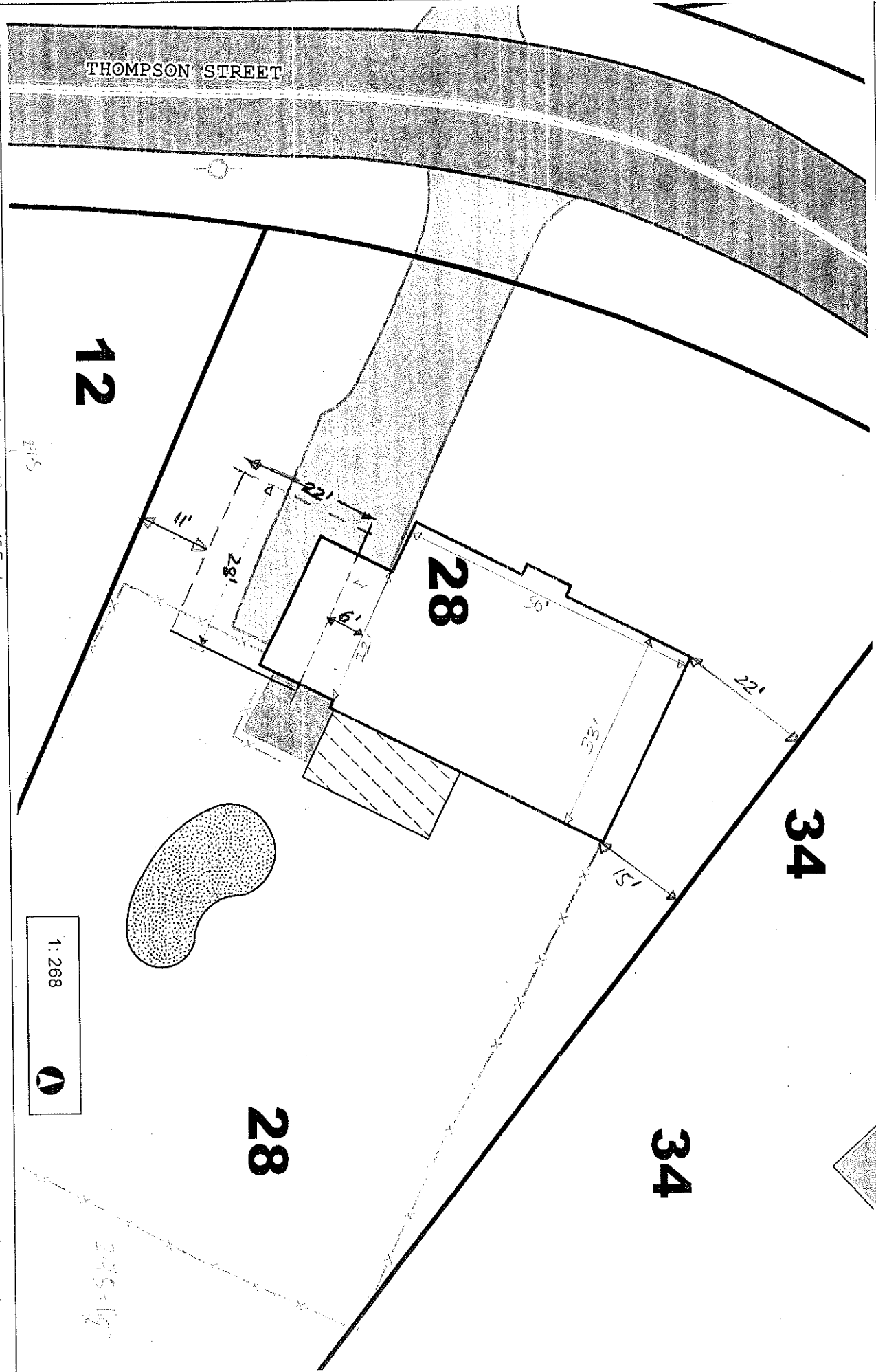
The lot is an irregular shape. The lot starts out wide at the street and narrows significantly as the boundary passes by the house then gets wide again and expands behind the property of our neighbor to the south.

These hardships effectively make the south side yard the only place that the garage can be extended while still allowing street access.

Ten copies of this Application and all supporting documentation are required

FRONT ELEVATION





45  
0 22 45 Feet

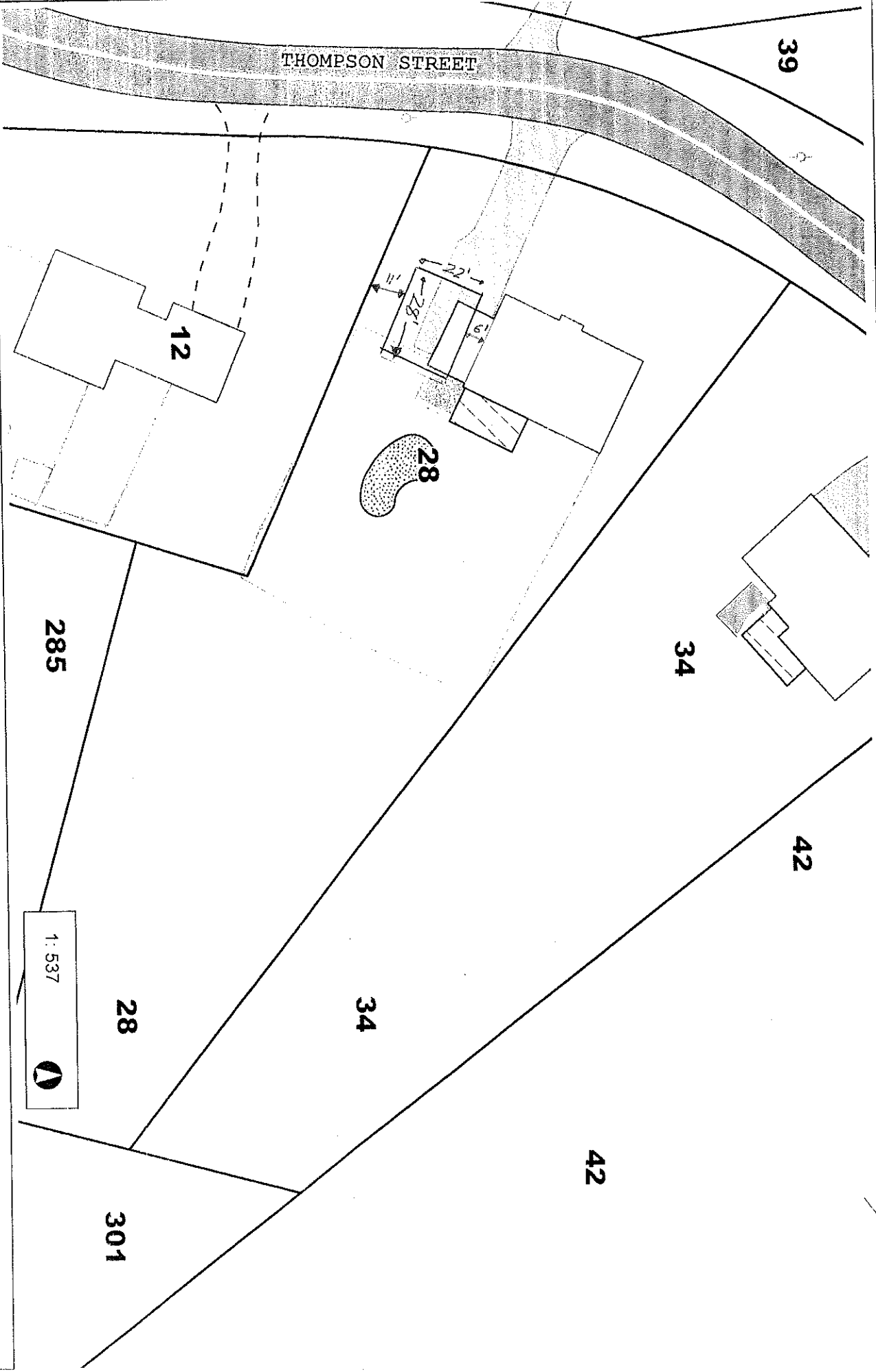
NAD\_1983\_StatePlane\_Connecticut\_FIPS\_0600\_Feet  
© Town of Glastonbury GIS

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Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

1:268

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Town of Glastonbury GIS **PLOT PLAN - TOTAL PLOT**

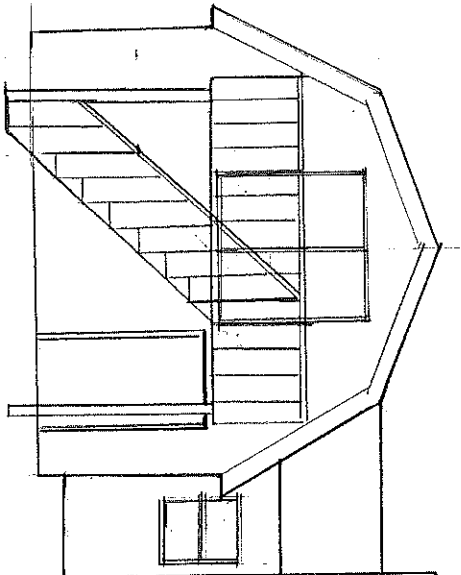


89  
0 45 89 Feet  
NAD\_1983\_StatePlane\_Connecticut\_FIPS\_0600\_Feet  
© Town of Glastonbury GIS

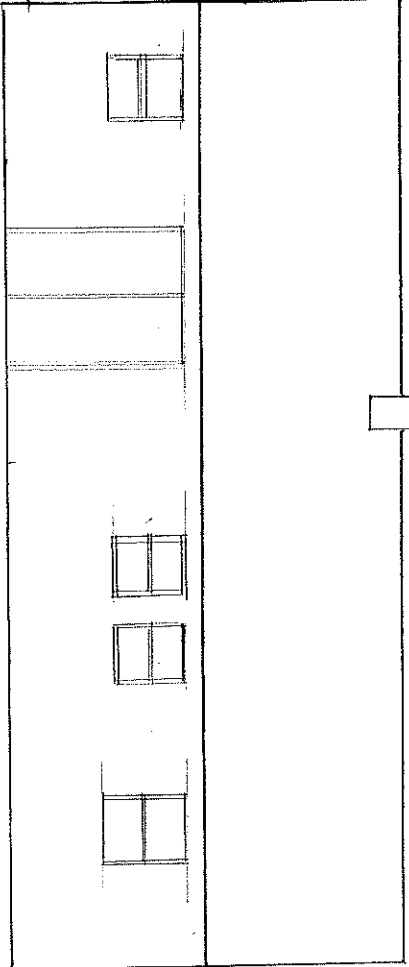
This map is a user generated static output from an Internet mapping site and is for reference only.  
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

1:537

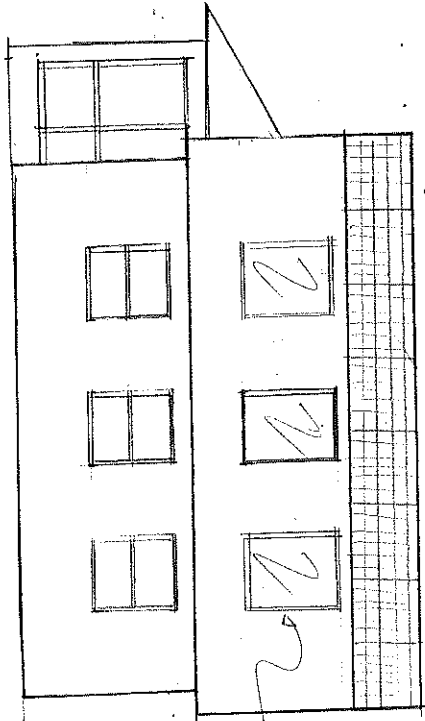
THIS MAP IS NOT TO BE USED FOR NAVIGATION



REAR ELEVATION



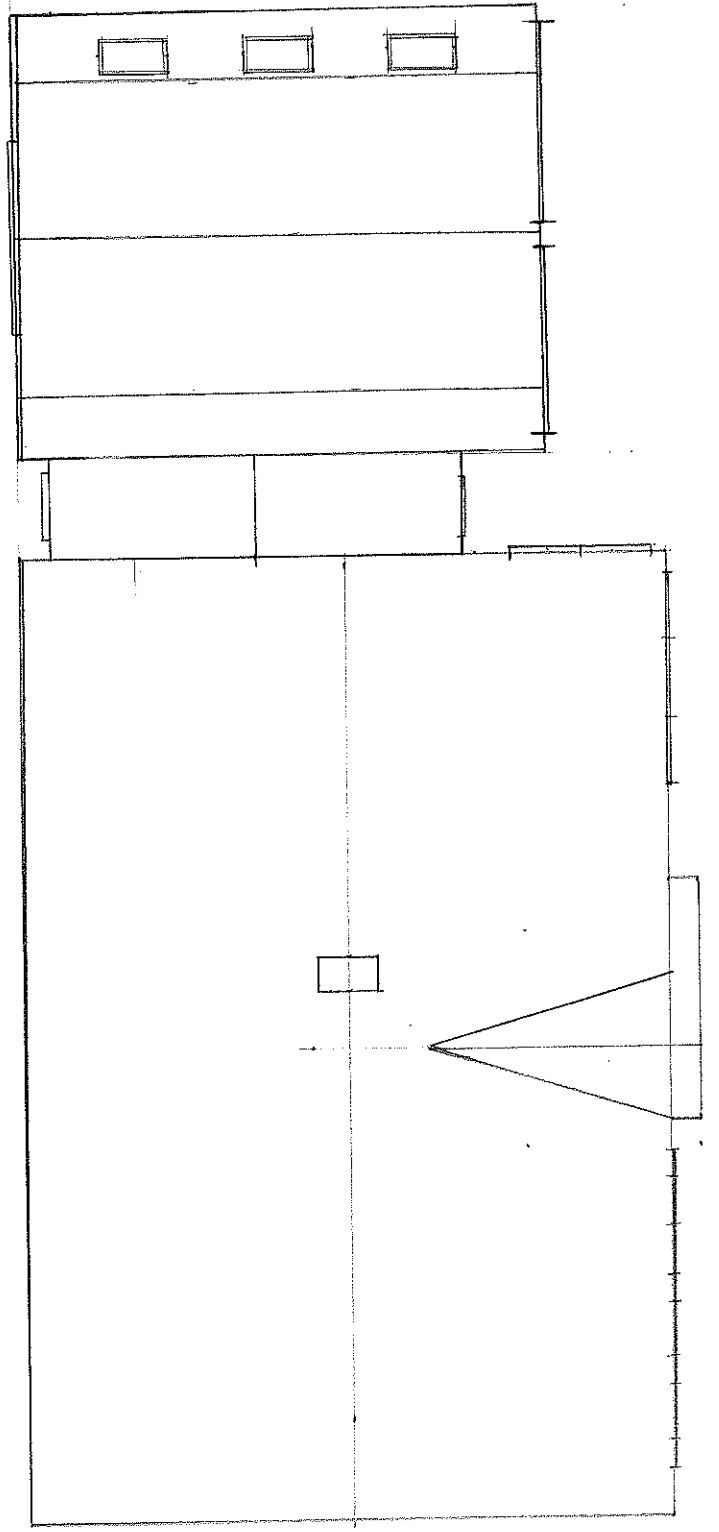
28'



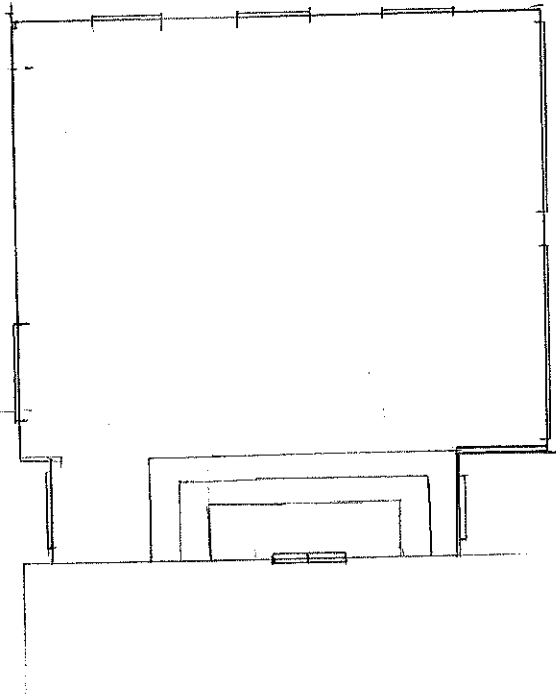
SIDE ELEVATION - RIGHT SIDE

SOAK PANELS ON SOUTH FACING ROOF  
SKYLIGHT WINDOWS

GARAGE & HOUSE PLAN (EXTERIOR)



GARAGE - 1st FLOOR PLAN (INTERIOR)



GARAGE - 2nd FLOOR PLAN (INTERIOR)

