

ZONING BOARD OF APPEALS APPLICATION

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

Applicants: Wilbur T. Judson Revocable Trust and The Newell Company, LLC

Street: 94 Hurlburt Street

Town: Glastonbury, CT 06033

Telephone: (860)250-5289

Legal Representative: Alter & Pearson, LLC, (860)652-4020

Address: 701 Hebron Avenue, P.O. Box 1530, Glastonbury, CT 06033

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: 2756 Main Street
Street# Street

Flood Zone (FL) & Planned Business and Development Zone (PBD)
Zones

Assessor's Key #: D5/4140/E020CC

Legal Property Owners: Wilbur T. Judson Revocable Trust and The Newell Company

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 6.3.f to permit portions of the building used for washing cars to be 70.1 feet from the street line, when all portions of the building used for washing cars must be located not less than 125 feet from the street line.
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 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.

Susan Elovich (handwritten signature)

Applicants: Wilbur T. Judson Revocable Trust
By: Susan Elovich, Trustee, duly authorized
The Newell Company, LLC
By: Susan Elovich, Member, duly authorized

Date: 11/18/2020

Susan Elovich (handwritten signature)

Owners: Wilbur T. Judson Revocable Trust
By: Susan Elovich, Trustee, duly authorized
The Newell Company, LLC
By: Susan Elovich, Member, duly authorized

Date: 11/18/2020

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:

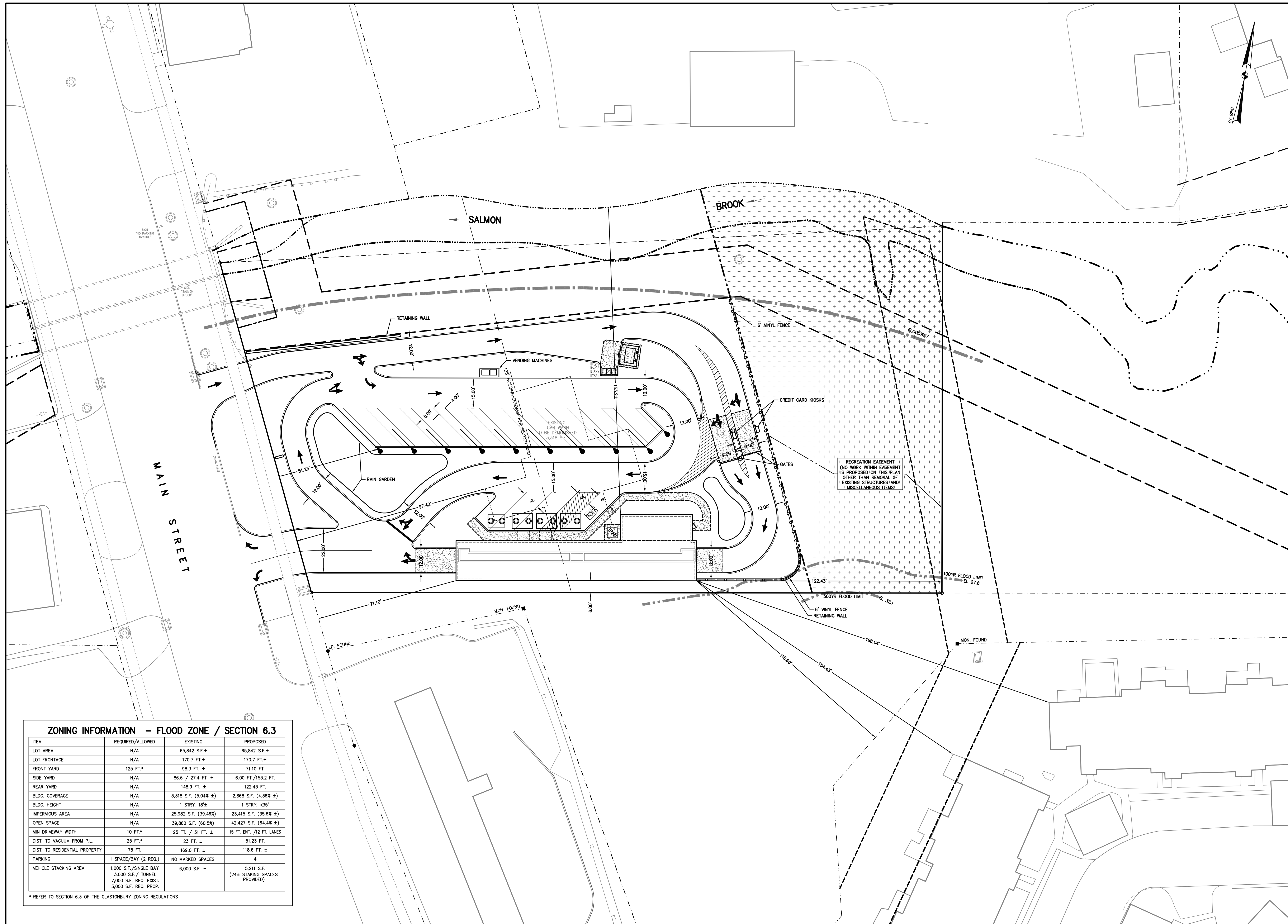
**Please see Item 1 above and the attached materials submitted with this application.**

Ten copies of this Application and all supporting documentation are required

The applicant/landowner is proposing to reconstruct and modernize the existing Sparkle Car Wash located at 2756 Main Street. The site is 65,842 s.f. (1.51 acres), and located on the easterly side of Main Street, southerly of Salmon Brook, westerly of Town open space and northerly of Town open space and the Stop and Shop Gas Station. The car wash was constructed and has been in use since 1962, and is a legally non-conforming use in the Flood Zone and Planned Business and Development Zone.

Car wash facilities are governed by the requirements of §6.3 of the Building-Zone Regulations. The applicable regulation, §6.3.f, requires that the principal building shall be set back from its street frontage by a distance of 125 feet. The applicant seeks permission to locate the nearest portion of the building no closer than 70.1 feet from the front property line.

The hardship from which relief is sought arises from the existence of a recreation easement that encumbers the easterly portion of the property. Previous iterations of the plan that maintained the 125-foot setback, included the use of the recreation easement area for the reconstructed car wash building; however, that plan was denied as presented by the Town Council due to concerns raised by neighboring residential property owners. The current proposed plan greatly enhances the existing antiquated and less environmental sensitive car wash. The applicant is proposing to relocate the dryers from the rear of the existing building, to the front of the reconstructed building. The new dryers are proposed to be located inside the building. The new site design will prevent any untreated stormwater runoff into Salmon Brook. The new car wash will utilize energy efficient car washing components and a water recycling system. The literal enforcement of the front setback requirement of 125 feet will cause exceptional difficulty and unusual hardship while the granting of the relief sought will cause no issues of public health, safety or welfare. If the variance request is approved, the applicant will then proceed through the wetland permit process, §4.11 Flood Zone Special Permit process, and the §12 Special Permit with Design Review process through which site design, architecture, lighting, landscaping, traffic matters and drainage design will all be reviewed by the Conservation Commission, Community Beautification Committee, Plans Review Subcommittee and Town Plan and Zoning Commission. All provisions of §13.9 are met and evidence of satisfaction of the criteria of §13.9 will be provided at the public hearing.



**DUTTON ASSOCIATES, LLC**  
 LAND SURVEYORS AND CIVIL ENGINEERS  
 67 EASTERN BOULEVARD  
 GLASTONBURY, CONNECTICUT 06033  
 TEL: 860-633-8401 FAX: 860-633-8851  
 EMAIL: JMD@DUTTONASSOCIATESLLC.COM

JOHN R. MARTUCCI, P.E. #19494

JAMES W. DUTTON, L.S. #70074

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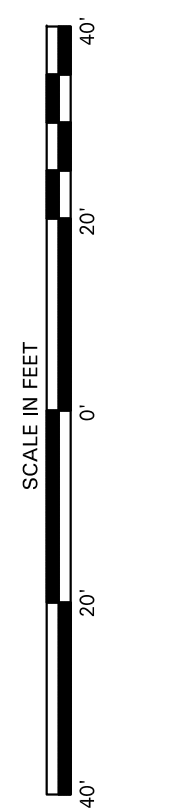
**REVISED SITE LAYOUT  
 RECONSTRUCTION OF SPARKLE CAR WASH  
 2756 MAIN STREET  
 PREPARED FOR  
 JUDSON FAMILY, LLC**  
 GLASTONBURY, CONNECTICUT

REVISIONS:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 DATE: 11-16-2020  
 SCALE: 1" = 20'  
 SHEET 1 of 1  
**A-19-044-G**  
 FILE: 19044.DWG

**ZONING INFORMATION - FLOOD ZONE / SECTION 6.3**

ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA	N/A	65,842 S.F.±	65,842 S.F.±
LOT FRONTAGE	N/A	170.7 FT.±	170.7 FT.±
FRONT YARD	125 FT.*	98.3 FT. ±	71.10 FT.
SIDE YARD	N/A	86.6 / 27.4 FT. ±	6.00 FT./153.2 FT.
REAR YARD	N/A	148.9 FT. ±	122.43 FT.
BLDG. COVERAGE	N/A	3,318 S.F. (5.04% ±)	2,868 S.F. (4.36% ±)
BLDG. HEIGHT	N/A	1 STRY. 18'±	1 STRY. <35'
IMPERVIOUS AREA	N/A	25,982 S.F. (39.46%)	23,415 S.F. (35.6% ±)
OPEN SPACE	N/A	39,860 S.F. (60.5%)	42,427 S.F. (64.4% ±)
MIN DRIVEWAY WIDTH	10 FT.*	25 FT. / 31 FT. ±	15 FT. ENT. /12 FT. LANES
DIST. TO VACUUM FROM P.L.	25 FT.*	23 FT. ±	51.23 FT.
DIST. TO RESIDENTIAL PROPERTY	75 FT.	169.0 FT. ±	118.6 FT. ±
PARKING	1 SPACE/BAY (2 REQ.)	NO MARKED SPACES	4
VEHICLE STACKING AREA	1,000 S.F./SINGLE BAY 3,000 S.F./ TUNNEL 7,000 S.F. REQ. EXIST. 3,000 S.F. REQ. PROP.	6,000 S.F. ±	5,211 S.F. (24± STAKING SPACES PROVIDED)

\* REFER TO SECTION 6.3 OF THE GLASTONBURY ZONING REGULATIONS





2764

2768 MAIN STREET  
N/F MIRA INVESTMENTS, INC.  
C/O GLASTONBURY FOREIGN AUTO  
VOL. 2284 PG. 48

MAP D5 STREET 4140 LOT E0020A  
MAIN STREET  
N/F ROBERT, JR. & BARBARA DICKAU, EST.  
& ROBIN KILGORE  
VOL. 3532 PG. 199

SALMON

BROOK

WILLOW BROOK CONDO

TOWN OPEN SPACE

MAIN STREET

2756

MAP D6 STREET 3823 LOT C0026  
WILLOW BROOK DRIVE  
N/F TOWN OF GLASTONBURY  
VOL. 265 C. 892

TOWN OPEN SPACE

TOWN OPEN SPACE

TOWN OPEN SPACE

TOWN OPEN SPACE

2732 MAIN STREET  
N/F TOWN OF GLASTONBURY  
VOL. 186 C. 353

2760 MAIN STREET  
N/F FEM GLASTONBURY, LLC  
VOL. 3116 C. 322

VILLAGE AT GLEN LOCHEN

2750

TOWN OPEN SPACE

RECONSTRUCTION OF  
SPARKLE CAR WASH  
SCALE 1" = 20' 07-17-2020  
SCALE 1" = 45' - 11 x 17  
DUTTON ASSOCIATES, LLC