



LOCATION MAP
SCALE: 1"=1000'

MLSS CALCULATION

SLOPE: 14%
RECEIVING SOIL: 24"
BEDROOMS: 4
PERC. RATE: 8.3 MIN./IN.
 $(HF)26 \times (FF)2.0 \times (PF)1.0 = 52.0 \text{ L.F.}$

PERC INFO.

17A 8-7-01 DEPTH 2.5' RATE 20.8 MIN./IN.
17B 8-7-01 DEPTH 2.4' RATE 8.3 MIN./IN.

AGRICULTURAL CAVEAT:

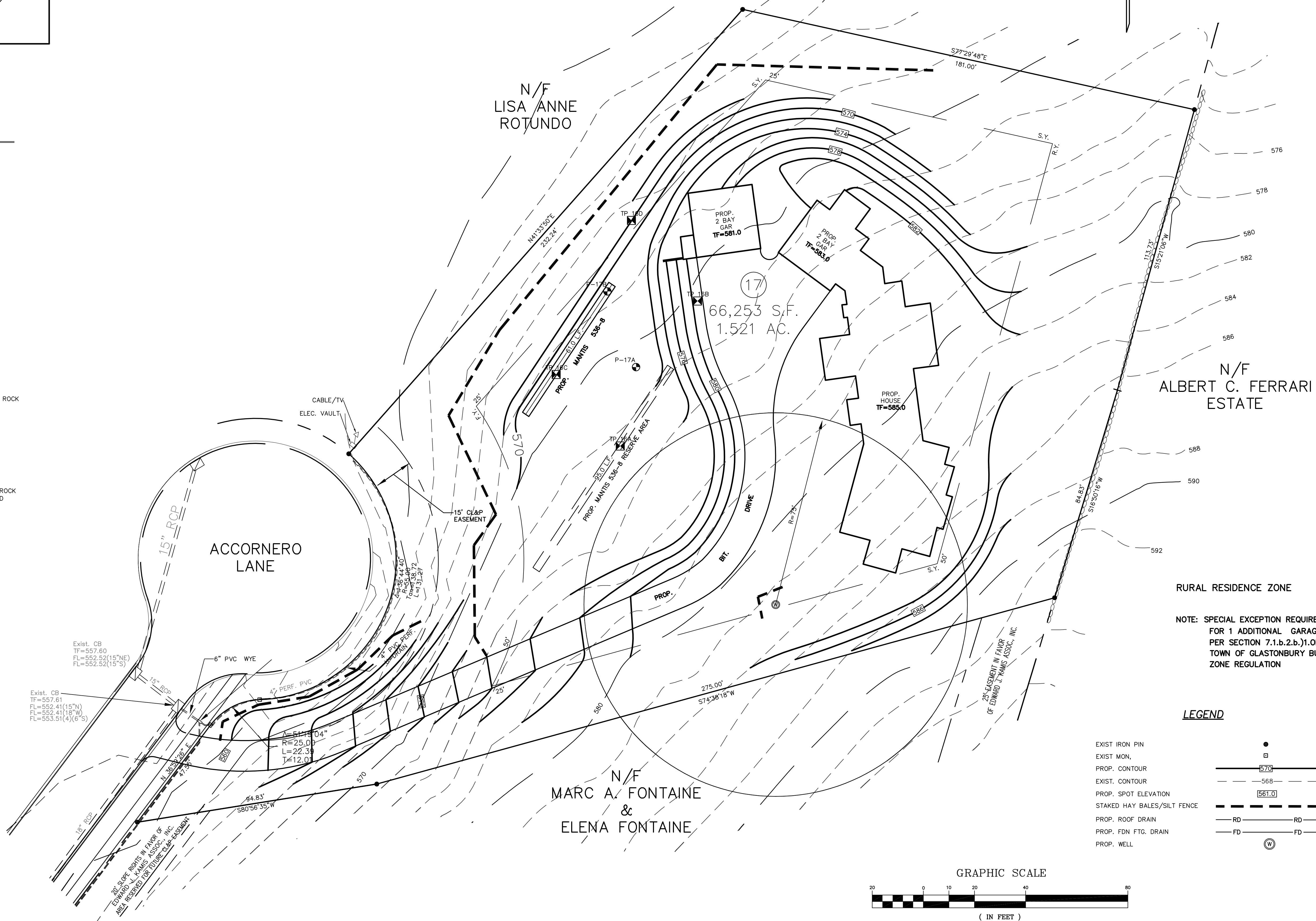
PLEASE NOTE AGRICULTURAL ACTIVITIES OCCUR ON PROPERTIES ABUTTING THIS SUBDIVISION. POTENTIAL PROPERTY OWNERS SHOULD BE AWARE THAT THESE ACTIVITIES INCLUDE THE KEEPING AND CARING OF LIVE STOCK, USE OF HEAVY FARMING EQUIPMENT/MACHINERY IN THE EARLY MORNING HOURS AND DURING WEEKENDS AND THE APPLICATION OF PESTICIDES, FERTILIZERS, AND MANURE.

ALL POTENTIAL LOT BUYERS AND CONTRACTORS SHALL BE INFORMED BY THE PERMITTEE THAT THIS PROPERTY IS WITHIN THE HOME RANGE OF THE STATE ENDANGERED TIMBER RATTLESNAKE THAT THEY ARE A PROTECTED SPECIES.

DISTURBANCE FOR HOUSE CONSTRUCTION SHALL BE MINIMAL AND SHALL STRICTLY ADHERE TO SITE PLAN. MINIMIZING DISTURBANCE IS REQUIRED DUE TO THE SITE'S VALUABLE WILDLIFE HABITAT, PARTICULARLY TIMBER RATTLESNAKE (CROTALUS HORRIDUS) HABITAT. THE TIMBER RATTLESNAKE IS A PROTECTED SPECIES, CLASSIFIED BY THE STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION AS "ENDANGERED", AND SHOULD NOT BE KILLED, COLLECTED OR OTHERWISE MOLESTED. THE PERMITTEE/DEVELOPER IS REQUIRED TO NOTIFY ALL PROSPECTIVE BUYERS OF THE TIMBER RATTLESNAKE'S OCCURRENCE AND PROTECTED STATUS.

SOILS DATA

LOT #:	17	TOPSOIL:	0-5"
TEST PIT #:	16A	SANDY LOAM	5-20"
DATE:	5-5-97	LOAMY SILTY SAND	20-32"
DEPTH:	81"	HARD PAN	32-81"
GROUNDWATER:	77"		
MOTTLING:	32"		
LEDGE:	-		
MATERIAL:			
LOT #:	17	TOPSOIL:	0-6"
TEST PIT #:	16B	SANDY LOAM	6-27"
DATE:	5-5-97	HARD PAN	27-81"
DEPTH:	81"		
GROUNDWATER:	70"		
MOTTLING:	27"		
LEDGE:	-		
MATERIAL:			
LOT #:	17	TOPSOIL:	0-7"
TEST PIT #:	16C	SANDY LOAM WITH ROCK	7-24"
DATE:	5-5-97	HARD PAN	24-77"
DEPTH:	77"		
GROUNDWATER:	73"		
MOTTLING:	24"		
LEDGE:	-		
MATERIAL:			
LOT #:	17	TOPSOIL:	0-8"
TEST PIT #:	16D	SANDY LOAM WITH ROCK	8-26"
DATE:	5-5-97	COMPACT FINE SAND	26-39"
DEPTH:	84"	HARD PAN	39-84"
GROUNDWATER:	64"		
MOTTLING:	39"		
LEDGE:	-		
MATERIAL:			

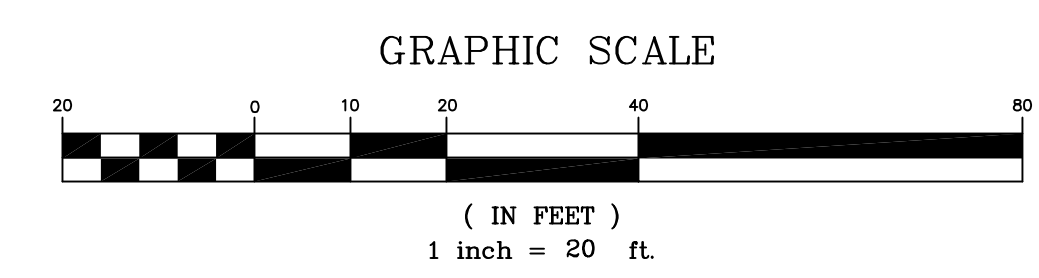


RURAL RESIDENCE ZONE

NOTE: SPECIAL EXCEPTION REQUIRED FOR 1 ADDITIONAL GARAGE BAY PER SECTION 7.1.b.2.b.)1 OF THE TOWN OF GLASTONBURY BUILDING ZONE REGULATION

LEGEND

- EXIST IRON PIN
- EXIST MON.
- PROP. CONTOUR
- EXIST. CONTOUR
- PROP. SPOT ELEVATION
- STAKED HAY BALES/SILT FENCE
- PROP. ROOF DRAIN
- PROP. FDN FTG. DRAIN
- PROP. WELL



REFERENCE MADE TO MAP TITLED:
"SUBDIVISION PLAN ACCORNERO SUBDIVISION - SECTION III PREPARED FOR MICHAEL A. KAMIS GLASTONBURY, CONN." BY MEGSON, HEAGLE & FRIEND C.E. & L.S., LLC DATE: 10-10-13 REV. 4-17-14 SCALE: 1"=40' MAP NO. 33-13-15
"COMPLIATION PLAN MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF STILL HILL CONSTRUCTION, LLC & MICHAEL A. KAMIS ACCORNERO LANE GLASTONBURY, CONN. SCALE: 1"=40' DATE: 8-4-14 CL&P FILE NO. 640707 BY MEGSON, HEAGLE & FRIEND C.E. & L.S., LLC GLASTONBURY, CT REV. 10-2-14 MAP NO. 33-13-1CLP

THIS MAP IS NOT VALID IF MODIFIED IN ANY WAY AND/OR DOES NOT BEAR THE EMBOSSED SEAL OF THE UNDERSIGNED.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AND ACCURATE. I HAVE CONDUCTED A REASONABLE AND CAREFUL SURVEY OF THE PROPERTY AND THE ADJACENT PROPERTIES AND HAVE FOUND THAT THE INFORMATION IS CORRECT AND ACCURATE. I HAVE ALSO CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND THE ADJACENT PROPERTIES AND HAVE FOUND THAT THE INFORMATION IS CORRECT AND ACCURATE. I HAVE ALSO CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND THE ADJACENT PROPERTIES AND HAVE FOUND THAT THE INFORMATION IS CORRECT AND ACCURATE. I HAVE ALSO CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND THE ADJACENT PROPERTIES AND HAVE FOUND THAT THE INFORMATION IS CORRECT AND ACCURATE.

MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CONN. 06033
PHONE (860)-659-0587

ZBA PLAN
LOT #17/ HO. #90 ACCORNERO LANE
PREPARED FOR
PHIL KARSEN
GLASTONBURY, CONN

CK. BY: RRM
DRW. BY: TCJ
DATE: 1-18-21
SCALE: 1"=20
SHEET 1 OF 1
MAP NO. 4-21-1ZBA

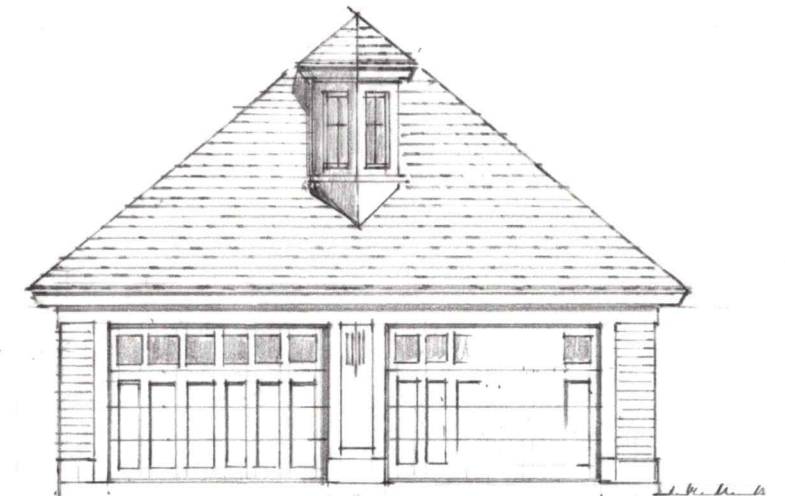
JOHN L. HEAGLE
L.S. # 9396



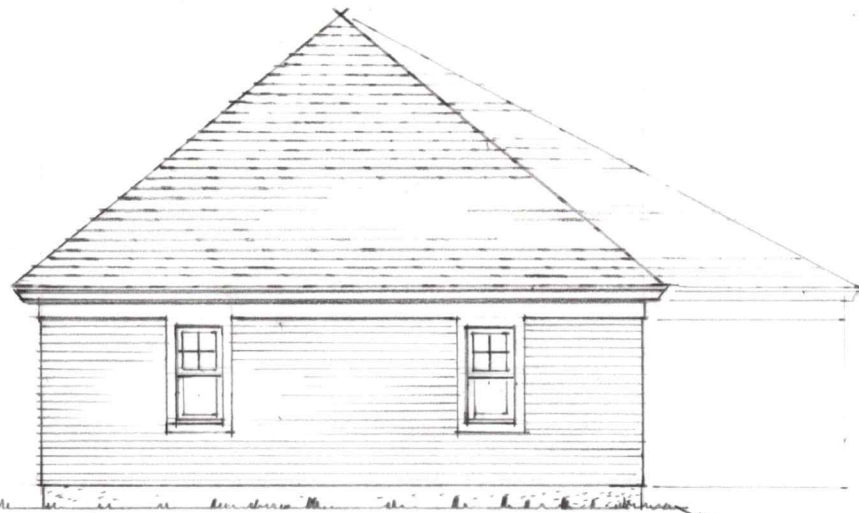
GARAGE 2 - SIDE ELEVATION



GARAGE 2 - FRONT ELEVATION



GARAGE 1, FRONT ELEVATION



GARAGE 1 - REAR ELEVATION
(SIDE ELEVATION SIMILAR)



GARAGE 2 - REAR ELEVATION

ZONING BOARD OF APPEALS
APPLICATION

REFERRED TO TP&Z _____

Applicant Philip Karsen
Street 60 Newell Lane Town Glastonbury
Telephone 860-992-4856
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 90 Accornero Lane Rural Residence
Street# Street Zone
Assessor's Key # H13/0005/S0004 (If No Street # Indicated)
Legal Property Owner Philip S. Karsen

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) _____ of the Glastonbury Zoning Regulations.
2. For a special exception as provided in Section 7.1b.2b.1 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.



Applicant
Philip Karsen
1/19/21

Date

Owner, If Not Applicant
(Required)

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:

The proposal is to construct a 3,500 s.f. house with an attached two car garage on the north end of the house, and a detached two car garage just north of the attached garage on a 1.52 acre building lot on Accornero Lane.

A Special Exception as provided in Section 7.1b.2b.1 is requested to allow a fourth garage bay, as the house will be less than 4,500 s.f. The proposal meets the requirements of Section 13.9.

Ten copies of this Application and all supporting documentation are required