

Ten copies of this Application are required

#3

ZONING BOARD OF APPEALS
APPLICATION

REFERRED TO TP&Z _____

Applicant McKenzie + Jeffrey Petersen
Street 171 Great Pond Road Town South Glastonbury
Telephone 518-281-3674
Legal Representative (if any) _____
Address 171 Great Pond Road South Glastonbury
CT 06073

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 171 Great Pond Road RR
Street# _____ Street _____ Zone _____
Assessor's Key # _____ (If No Street # Indicated)
Legal Property Owner McKenzie + Jeffrey Petersen

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) 7.1 b2F of the Glastonbury Zoning Regulations.
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.

McKenzie RA
Applicant
2/16/21
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.

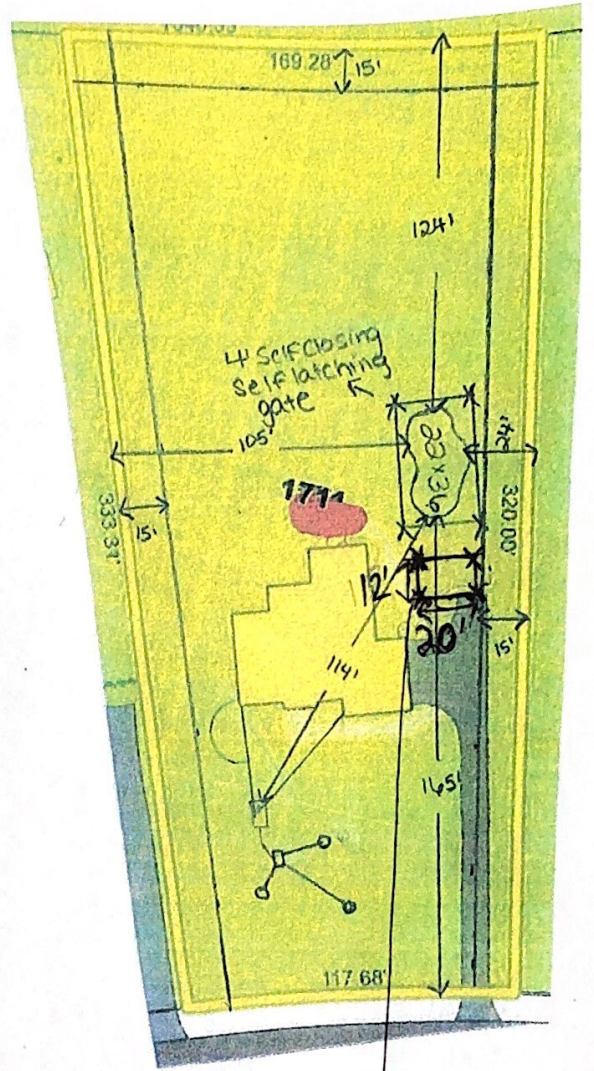
DESCRIPTION IN DETAIL:

We are planning to put a shed/pool house with a half bath (toilet and sink) in and are requesting approval of this variance because the shed/pool house will not be located in the rear yard. We can't put the shed/pool house in the backyard because we have a hill and need to put it on level ground. We are planning to put it on the right rear side of our house directly behind our driveway where it is level. The hardship we are facing is having a hill in our backyard. The bathroom will be seasonal and will be winterized for the winter months. The shed/pool house will be 12x20, with the shed side being 12x12 and the pool house side being 12x8. We plan on putting a 4x4 1/2 bath on the pool house side. There will be a wall between the shed side and pool house side.

Thank you,

Chryszu Pt 

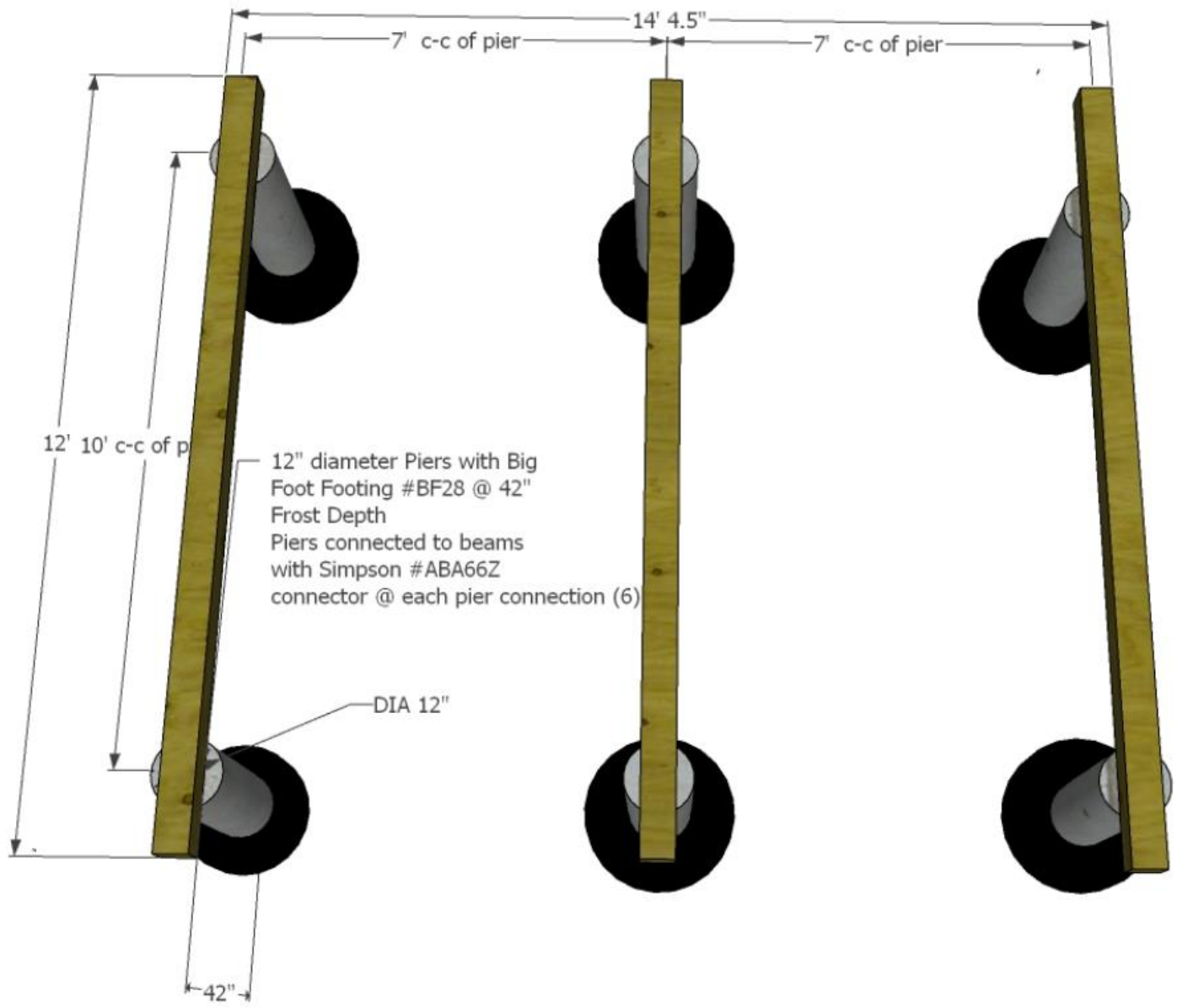
Ten copies of this Application and all supporting documentation are required

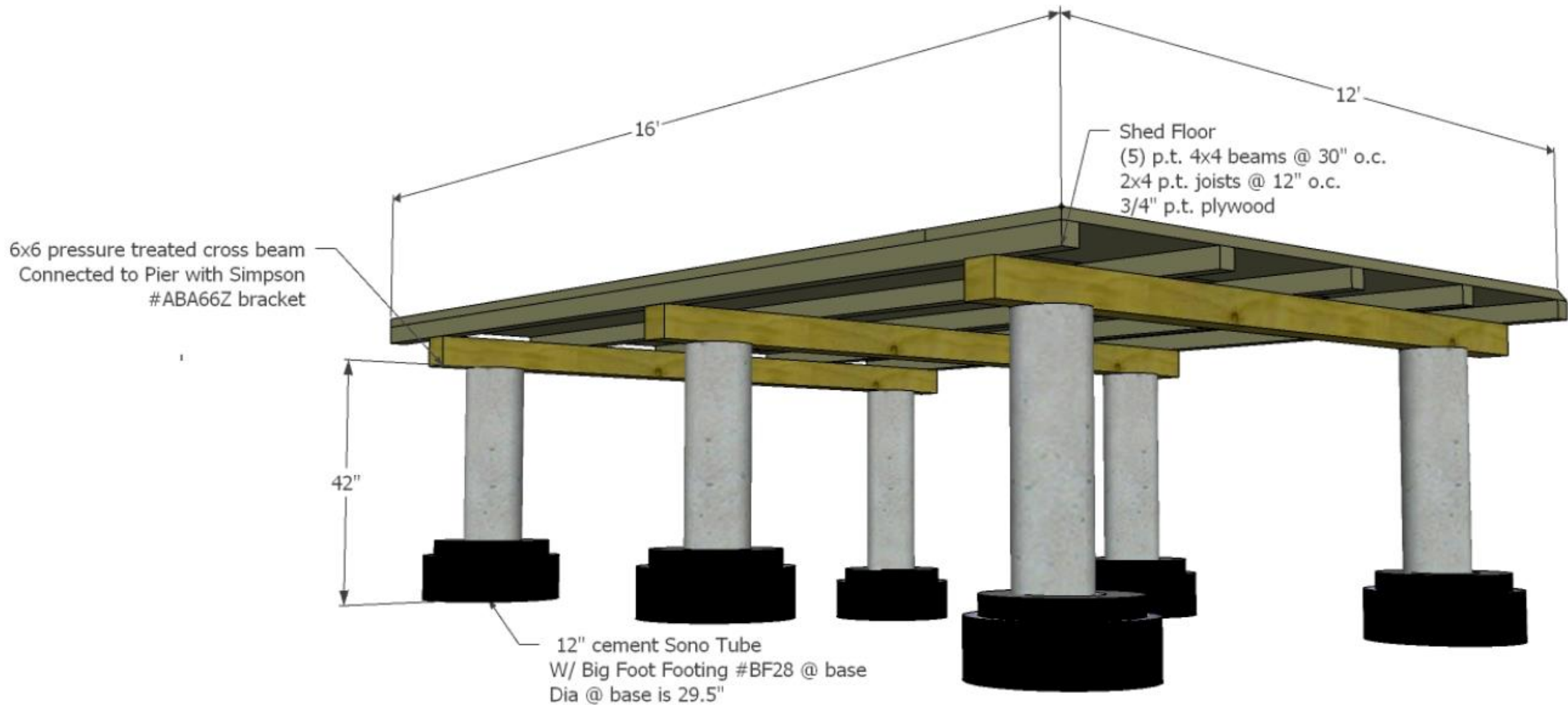


Shed is 12' x 20' ft
 12' x 20' shed

Petersen
 1:60 Scale
 171 Great Pond Rd
 South Glastonbury, CT

~12x16 Pier Foundation (6) piers and (3) cross beams~
-- Cross beams to be at ground height. Top of Pier to be 5.5" below finished grade

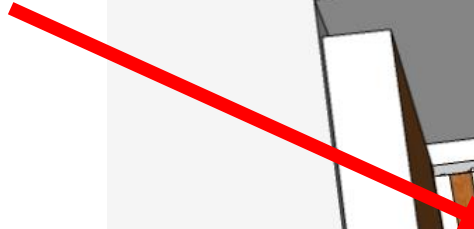




Driveway side to road



Shed side for storage 12x12



Partition wall
between
Shed side &
Pool House
side

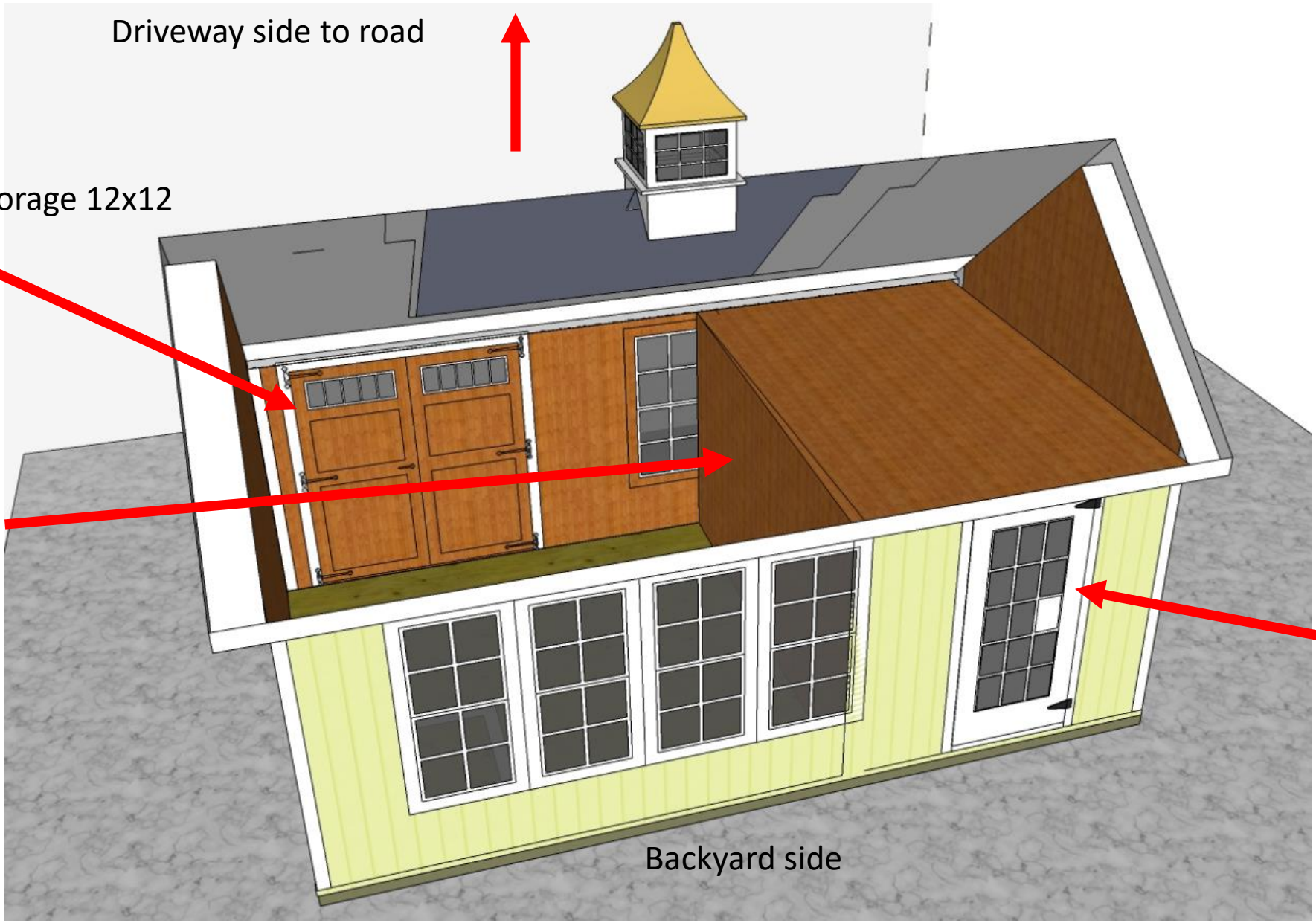


House

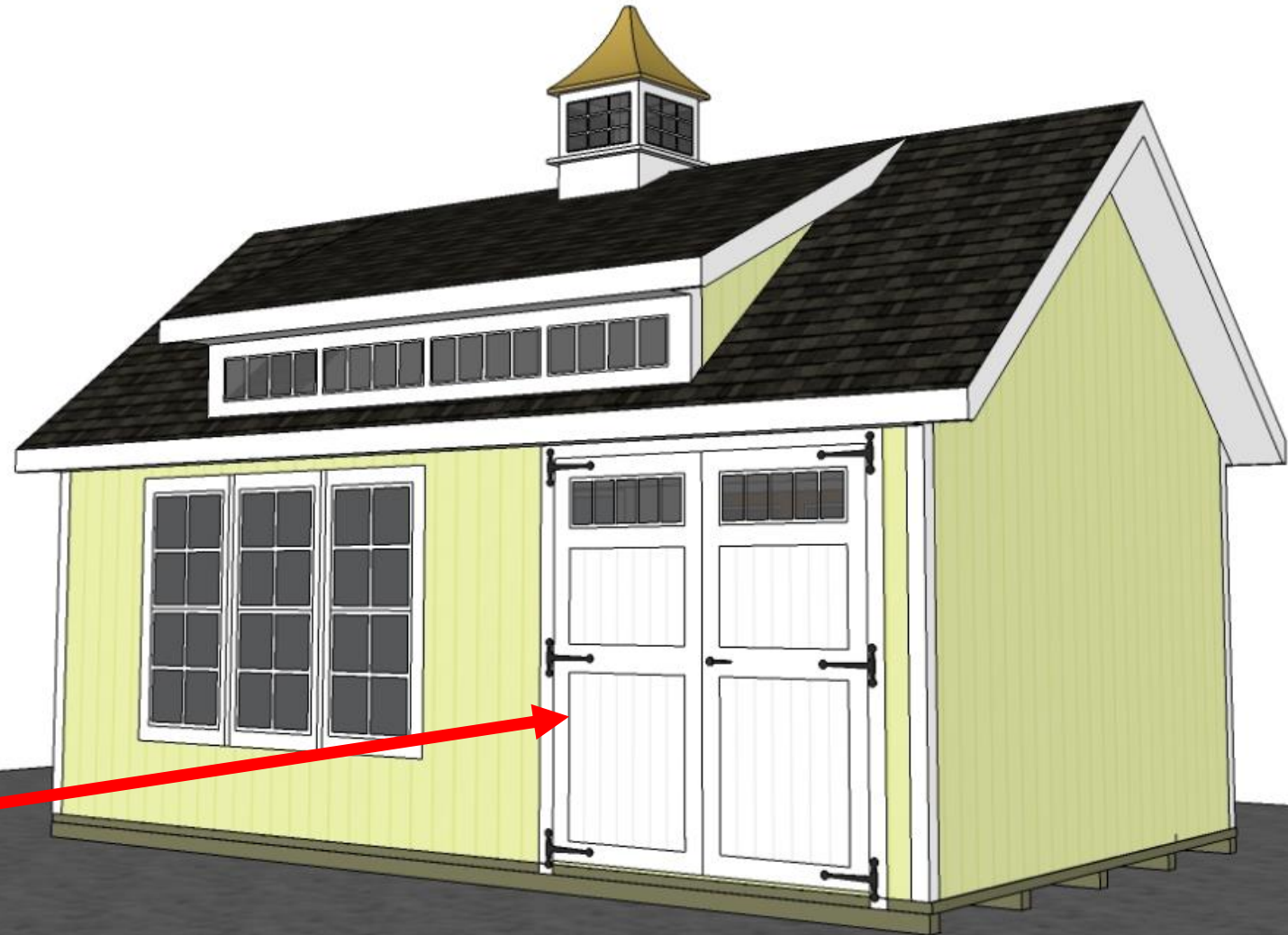
Pool House Side
8x12



Backyard side



House



Driveway side to road

Shed side doors,
opens to driveway

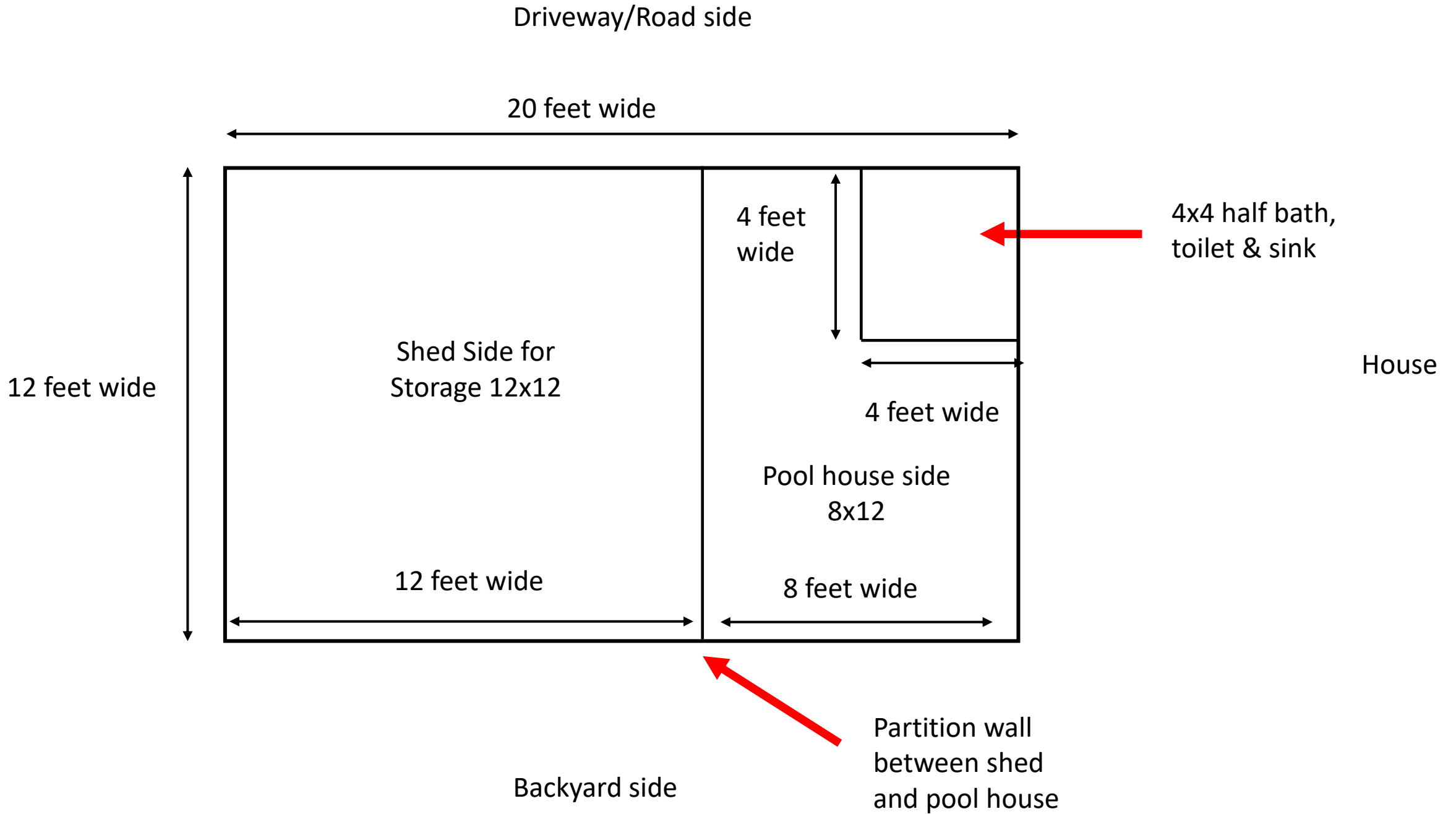
Driveway side to road



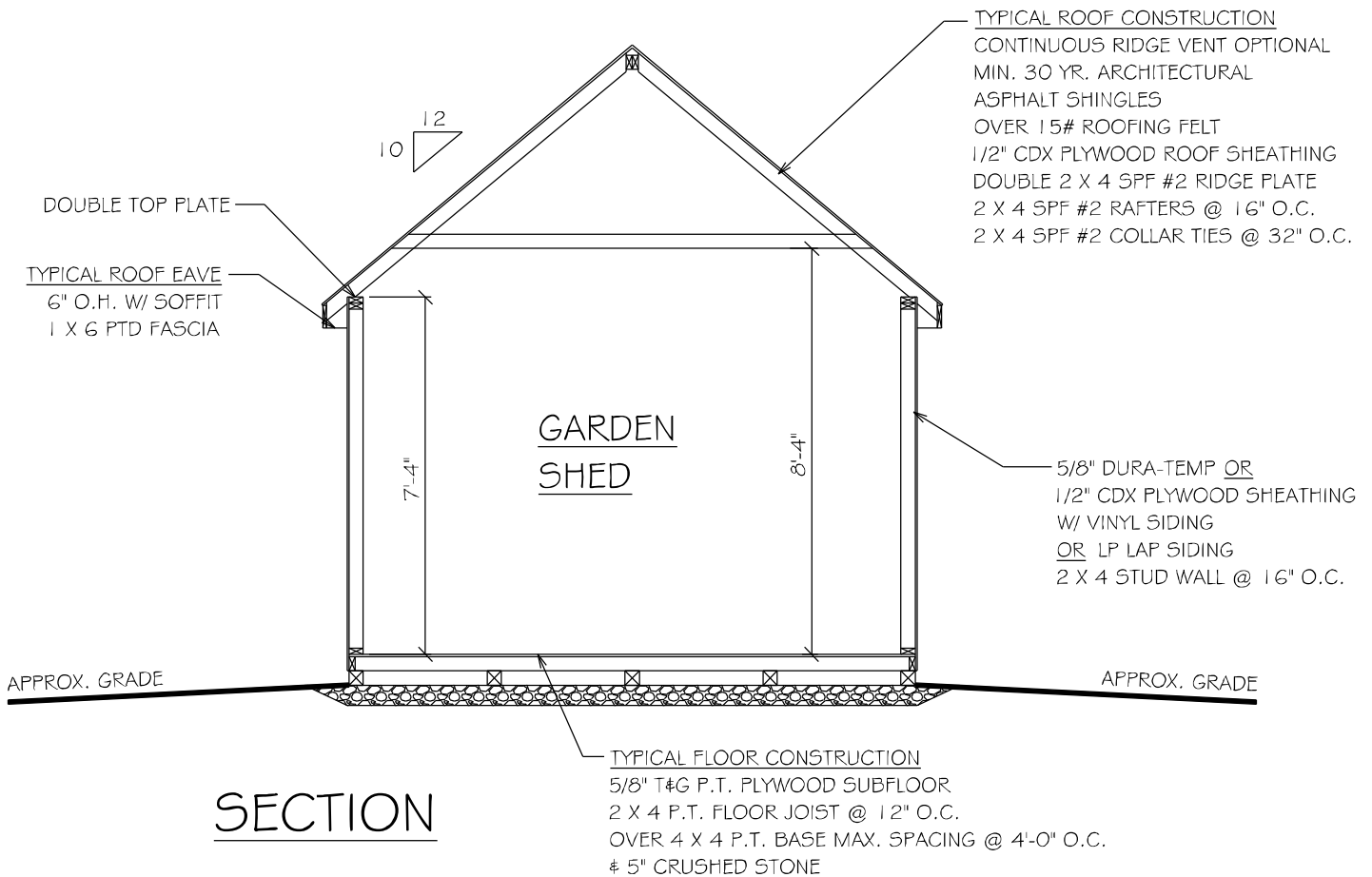
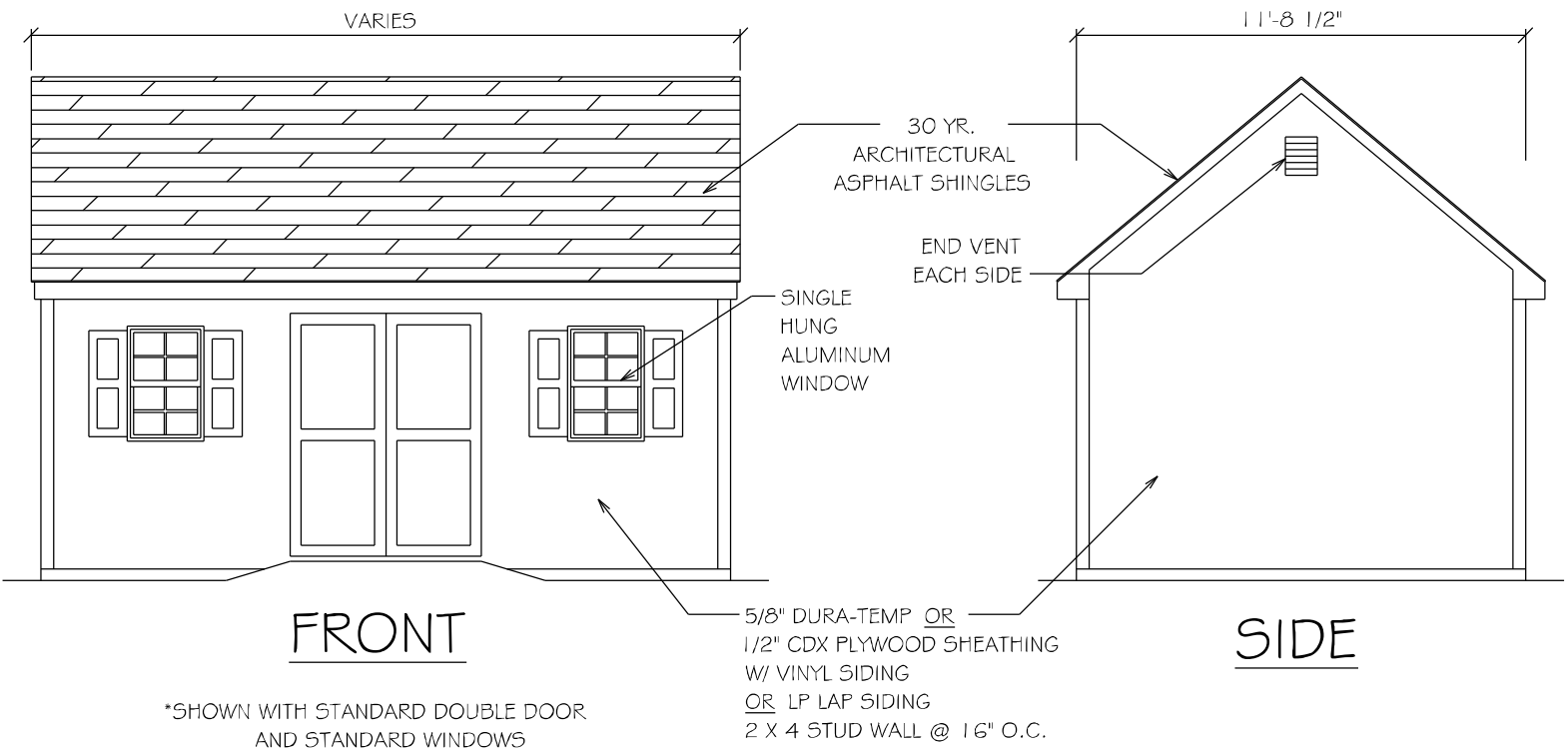
House

Backyard side

Pool house side door



12' WIDE MANOR SERIES



BUILDER:

KLOTER FARMS
216 WEST ROAD
ELLINGTON, CT 06029
PHONE: 860-871-1048

NOTES:

Building Code - conforms to
2015 International Residential
Code table R301.5

DESIGN LOAD:

- SNOW LIVE = 50 PSF
- WIND = 100 MPH
- FLOOR LOAD = 60 PSF

DRAFTING CONCEPTS LLC
ARCHITECTURAL DRAFTING

JOHN ESH

717-442-5053