

#2

ZONING BOARD OF APPEALS APPLICATION

REFERRED TO TP&Z _____

Applicant Elvis Rodriguez and Chastity Maquilon-Rodriguez
Street 26 Paxton Way Town Glastonbury
Telephone (718) 644-5770 and (917) 232-0466
Legal Representative (if any) N/A
Address

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 26 Paxton Way, Glastonbury CT
Assessor's Key # (If No Street # Indicated)
Legal Property Owner Elvis Rodriguez and Chastity Maquilon-Rodriguez

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) 7.1a.2b 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.

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.

Signature of Elvis Rodriguez and Chastity Maquilon-Rodriguez
Applicant

Owner, If Not Applicant (Required)

2/14/2021 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.

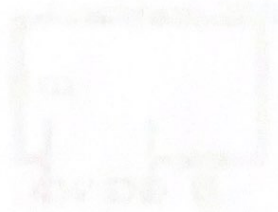
FILING FEE OF \$185.00 tendered herewith. Applicants whose cases come under Section 14-55, 14-322, Connecticut General Statutes will be charged an additional fee to pay the cost of publication and the expenses of the public hearing.

DESCRIPTION IN DETAIL:

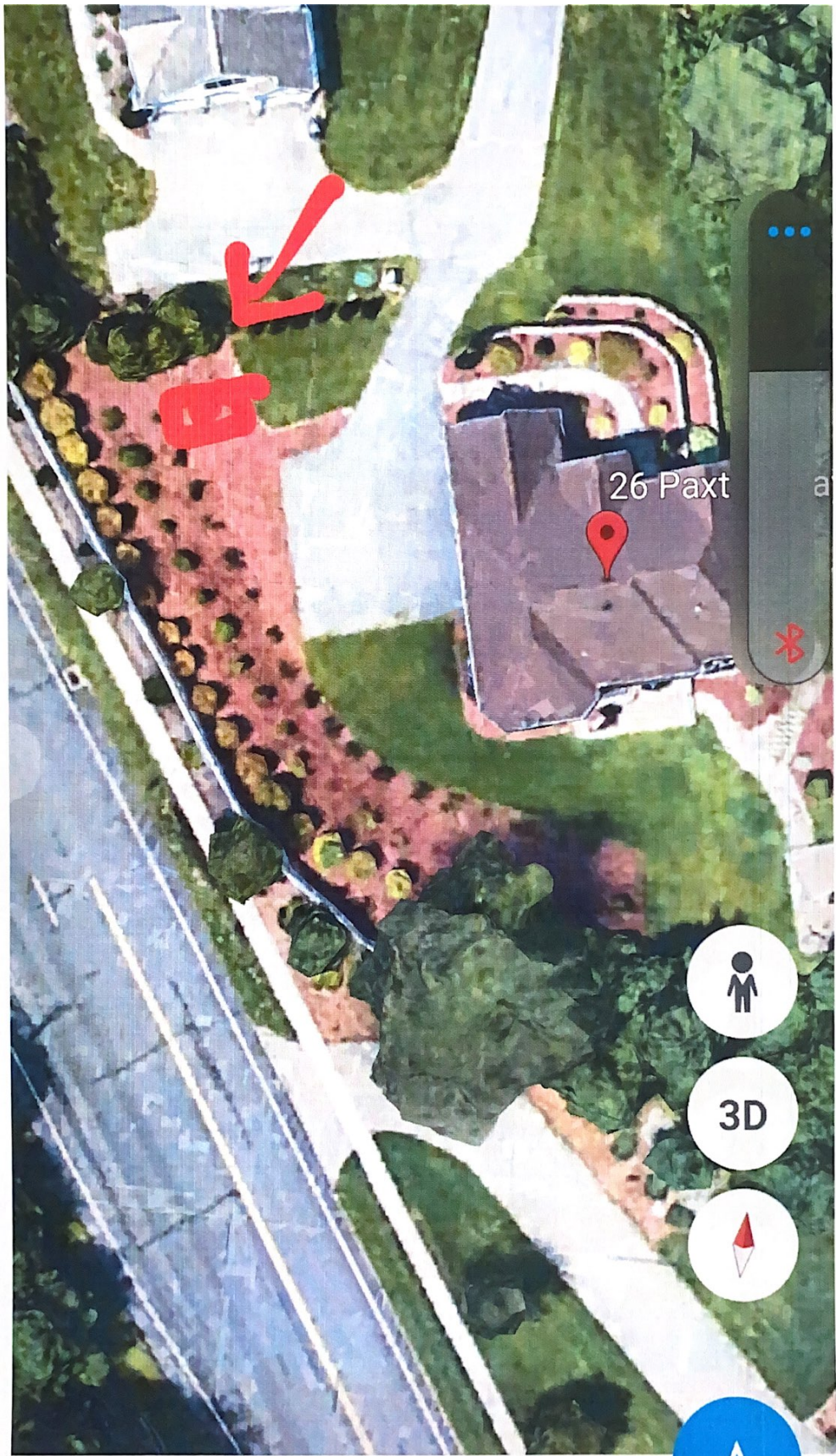
Application for zoning variance of property located on 26 Paxton Way, Glastonbury CT. We purchased this property in June of 2020. The way the property is set up, the side of our house where the garage doors are located is deemed to be the front of the house for zoning purposes. We are requesting that the zone be varied so that we can install a shed on the side of the house where our garage is located (the front of the house based on zoning papers). We are requesting a variance from the setback line requirement so that we can place the shed next to the sidewalk. Our property contains unique characteristics where this would be the only location where we can place a shed on the property given that the other side (the back of the house based on zoning papers) of the house is within very close proximity to the conservation easment.

Note: Placing a shed (large enough to hold a snow blower and lawn mower) in the requested location will allow us to access the equipment needed to maintain the sidewalk that comes with the property. Our property that leads to sidewalk on New London Turnpike is on a very steep slope and enclosed by a fence which does not make it possible to pull a snow blower or lawn mower up the slope to get to the sidewalk safely on New London Turnpike.

The fence on the property covers most if not all of the requested shed since it would be placed on the slope and would not interfere with the aesthetics of the property.

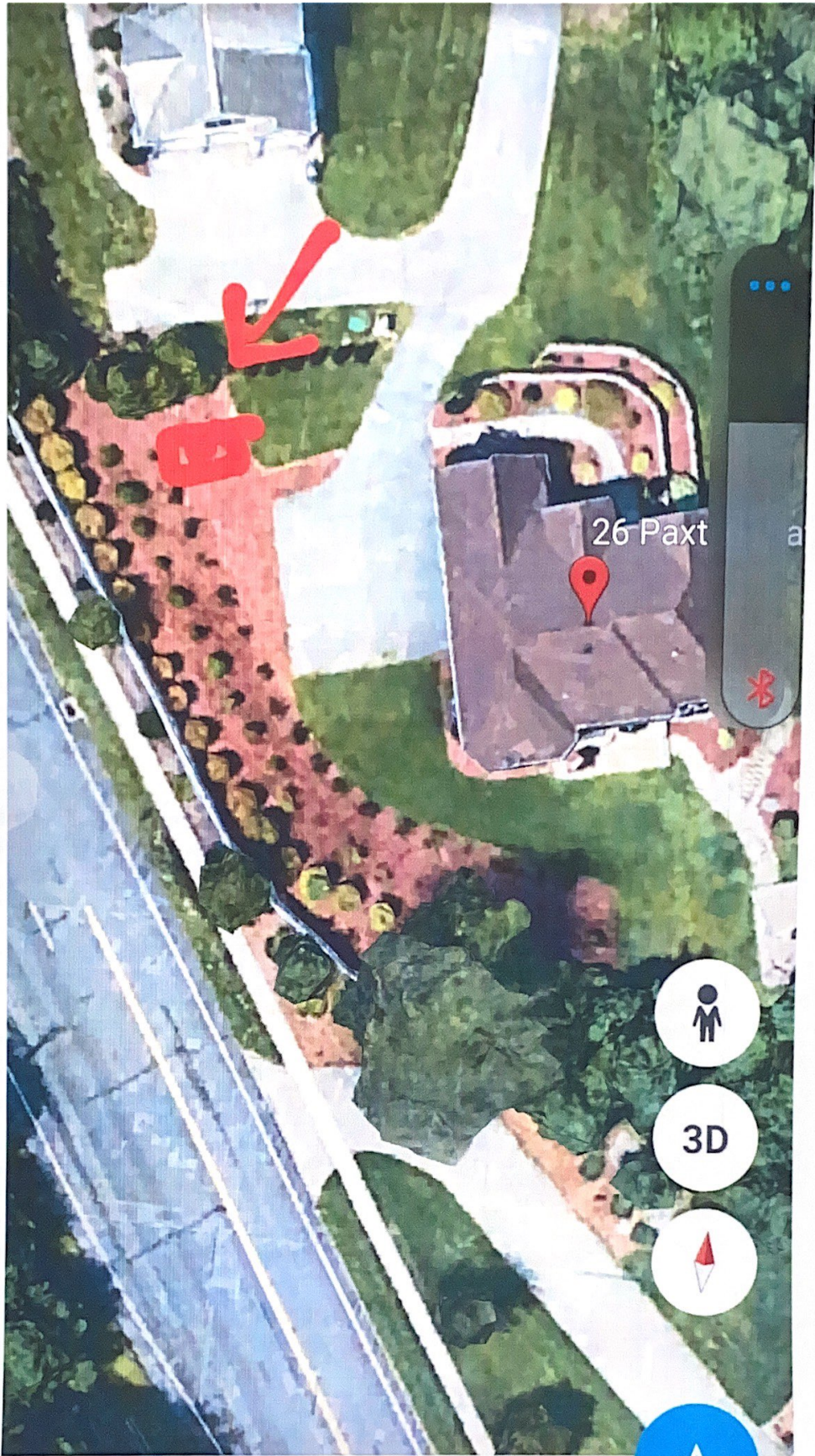


Ten copies of this Application and all supporting documentation are required



X 26 Paxton Way Building



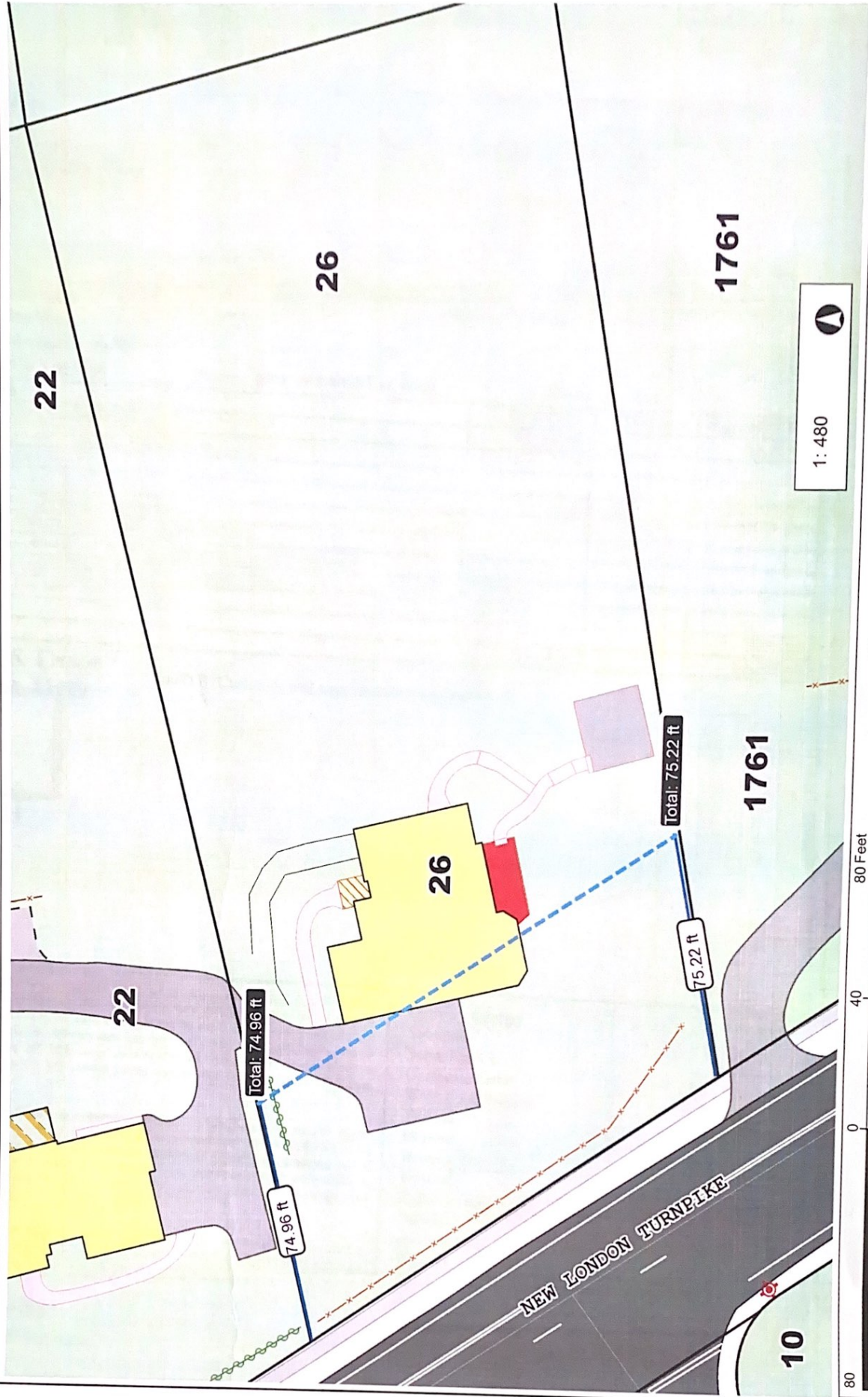


✕ 26 Paxton Way Building

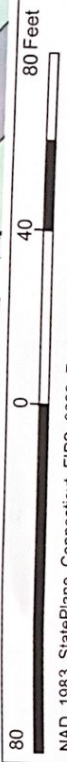




Town of Glastonbury GIS



1: 480



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.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

NAD_1983_StatePlane_Connecticut_FIPS_0600_Feet
 © Town of Glastonbury GIS



216 West Road (Route 83)
 Ellington, CT 06029
 860-871-1048 (Fax) 860-871-1117
 www.kloterfarms.com

PO #:
 Order Date:
 Due Date:

Order Number: Q0429466

Page: Page 1 of 1

Customer P.O. Number:
 Order Date: 2/16/21

Scheduled Delivery Date:
 Est. Customer Pickup Date:
 Customer Pickup Status: NA
 Doors On: TBD
 Salesperson: DON D.

Deliver To: Elvis Rodriguez
26 Paxton Way
Glastonbury, CT 06033

Mailing Address: (If Different)

Phone (718) 644-5770 Ext. 0000

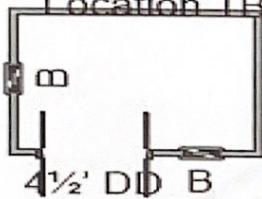
Phone (000) 000-0000 Ext. 0000

Phone () - Ext.

| Qty | Description | Unit Price | Discount | Extended Price |
|----------------|---|------------|----------|-------------------|
| 1 | 8x10 Vinyl Cape Storage Building | \$3,265.00 | | \$3,265.00 |
| 1 | TBD Siding Color - Delivery Date Pending | | | |
| 1 | TBD Fiberglass Doors | | | |
| 1 | TBD Trim Color - Delivery Date Pending | | | |
| 1 | TBD Shutters - Delivery Date Pending | | | |
| 80 | TBD Arch. Shingle Color - Delivery Date Pending | | | |
| 2 | 'B' Windows (White) - 18"Wx27"H Aluminum Window locations TBD | | | |
| 1 | Standard Fiberglass Double Door Door location TBD | | | |
| 1 | "Presidents Day Sale" 2-8-21--2-20-21 | | | |
| 1 | 4' P.T. Ramp | \$120.00 | | \$120.00 |
| TOTALS: | | | | \$3,385.00 |

Window & Door
 Location TBD

NOTES: Customer will have the site ready and level



Quotes/Orders - Quotes are based on the current sale price the day it was created. A \$250 deposit will hold the current price for 15 days. A 25% deposit will hold the current price for 90 days. A 50% deposit is required to set a delivery date. Changes can be made up until the point where a delivery date has been set. Once the delivery date has been set, construction will begin, and no additional changes can be made. All TBD items must be defined before a delivery date is set. A restocking fee may apply up to the full amount of the deposit, if a building is cancelled once construction has begun.

Site built Garages - A \$500.00 deposit is required to generate an initial site visit by one of our Project Managers. The customer needs to talk to their Zoning department prior to that visit to be aware of any town imposed restrictions or limitations. Additional deposits for drawings and a typical payment schedule will be discussed during the site visit. Site built garages are typically a 4-6 month process. Prices can change due to unusual market conditions. Our project manager will review that possibility on his visit.

CUSTOMER AGREES WITH THIS ORDER AS WRITTEN AND ASSUMES FULL RESPONSIBILITY FOR THEIR PROPERTY DURNING DELIVERY. NO CHANGES CAN BE MADE TO THIS ORDER ONCE A DELIVERY DATE IS SET.

CUSTOMER APPROVAL _____

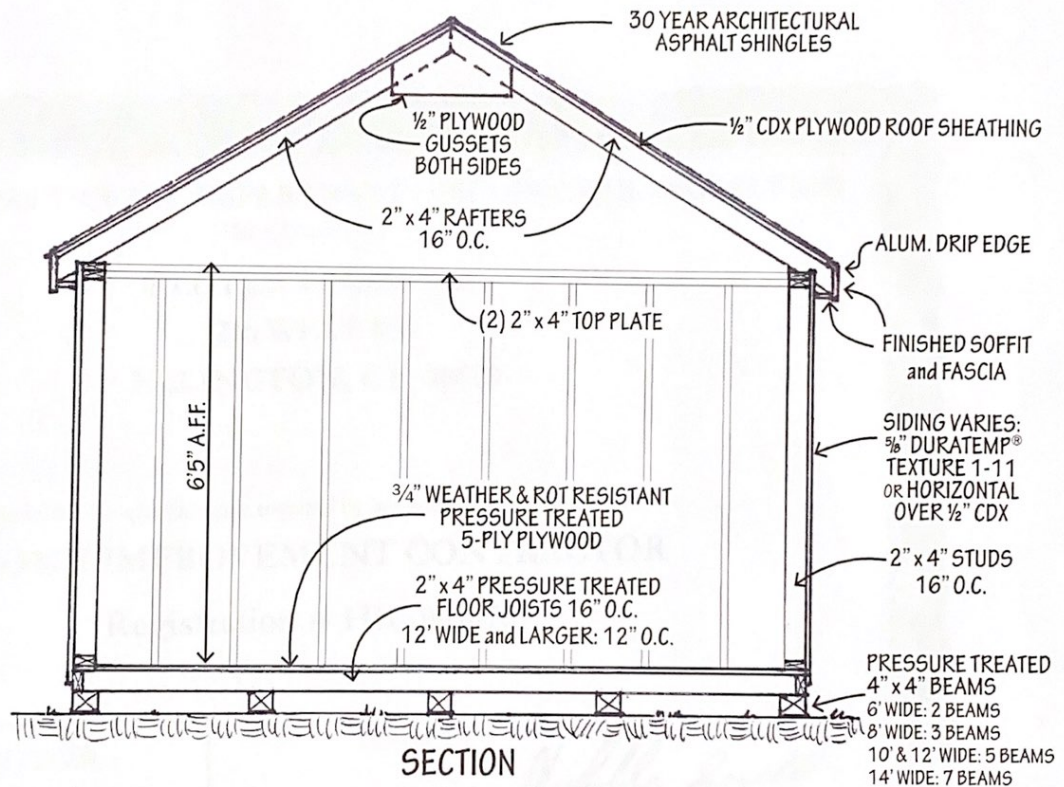
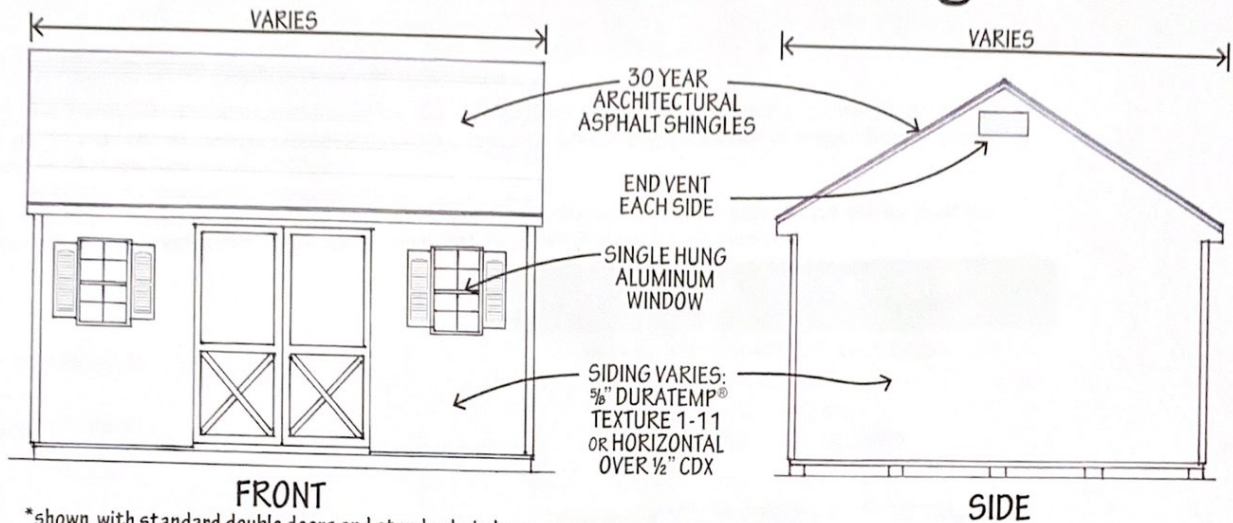
Thank you for Choosing Kloter Farm

| | |
|-------------------|-------------------|
| Delivery Charge | \$0.00 |
| Subtotal | \$3,385.00 |
| Sales Tax-CT | \$214.95 |
| Customer Letter | \$0.00 |
| Wide Load Permits | \$0.00 |
| TOTAL | \$3,599.95 |
| Deposit | |
| Balance Due | |
| Deposit | |
| Balance Due | |
| Deposit | |
| Balance Due | |
| Deposit | |
| Balance Due | |
| Deposit | |
| Balance Due | |

Payment Info: POD

Cape Storage Building

2020



KLOTER FARMS

www.KloterFarms.com

860-871-1048 800-289-3463 Fax 860-871-1117
216 West Road (Rte 83), Ellington, CT 06029

NOTES:

Building Code - conforms to 2018 International Residential Code table R301.5

Designed to resist wind gust of 130 MPH for 3 seconds
Design wind force - 34psf
Design snow load - 40 psf
Design floor load - 100 psf

STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION

450 Columbus Boulevard ♦ Hartford Connecticut 06103

Attached is your Home Improvement Contractor registration. This registration is not transferable. The Department of Consumer Protection must be notified of any changes to your registration within thirty (30) days of such change. Questions regarding this registration can be directed to the License Services Division at (860) 713-6000 or email dep.licenseservices@ct.gov.

In an effort to be more efficient and Go Green, the department asks that you keep your email information with our office current to receive correspondence. You can access your account at www.license.ct.gov to verify, add or change your email address.

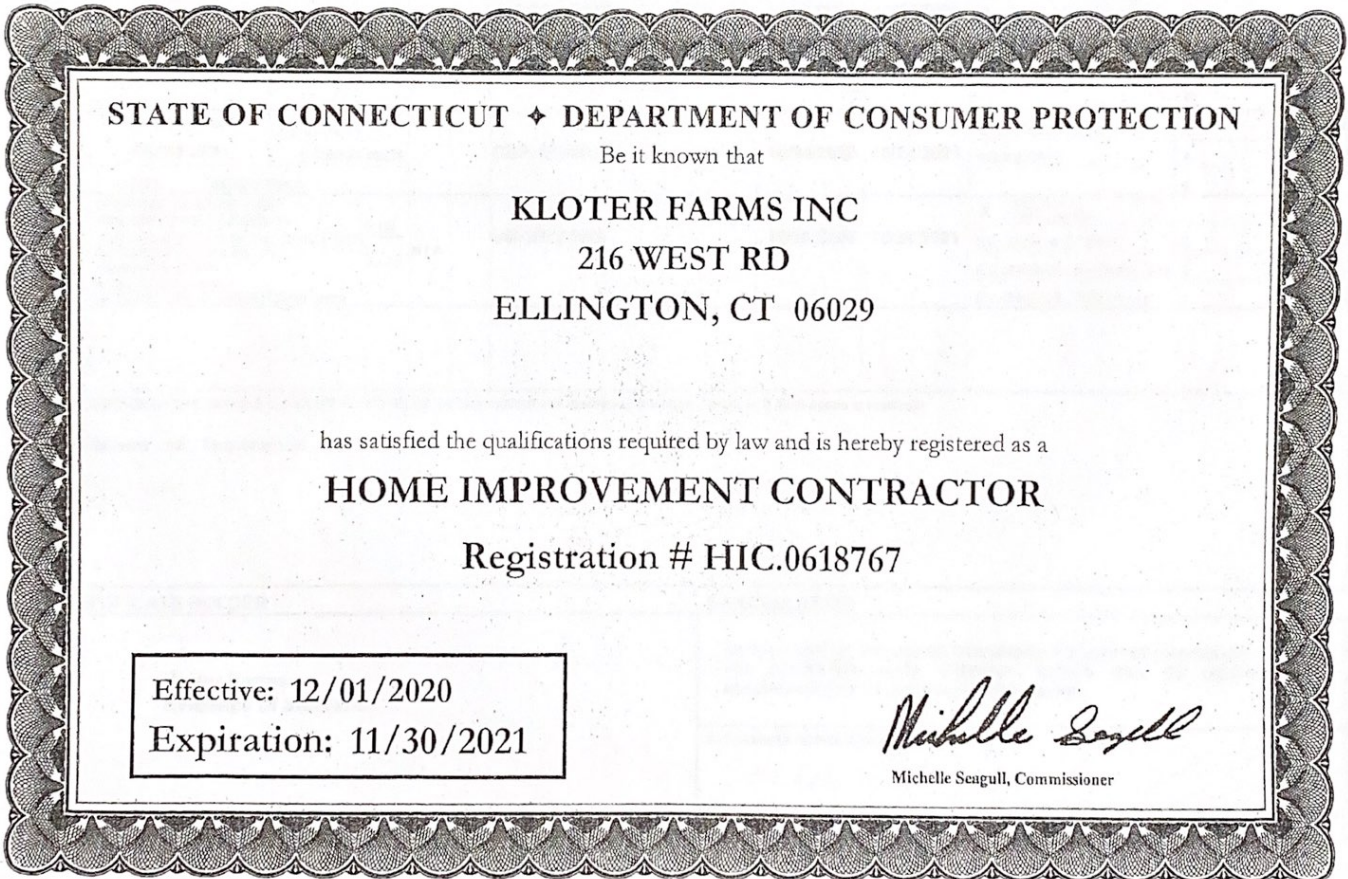
Visit our web site at www.ct.gov/dep to verify registrations, download applications and the booklet for The Connecticut Contractor for Home Improvement and New Home Construction.



KLOTER FARMS INC
PO Box 440
Ellington, CT 06029

HOME IMPROVEMENT CONTRACTOR
KLOTER FARMS INC
216 WEST RD
ELLINGTON, CT 06029

| Registration # | Effective | Expiration |
|----------------|------------|------------|
| HIC.0618767 | 12/01/2020 | 11/30/2021 |
| SIGNED | | |



STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION

Be it known that

KLOTER FARMS INC
216 WEST RD
ELLINGTON, CT 06029

has satisfied the qualifications required by law and is hereby registered as a
HOME IMPROVEMENT CONTRACTOR

Registration # HIC.0618767

Effective: 12/01/2020
Expiration: 11/30/2021

Michelle Seagull, Commissioner



CERTIFICATE OF LIABILITY INSURANCE

KLOTE-2 OP ID: JODI

DATE (MM/DD/YYYY)
10/26/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| | | | |
|--|--|--|--|
| PRODUCER Dowding, Moriarty & Dimock Inc 139 Union Street Rockville, CT 06066 ED GIZA | | CONTACT NAME: Jodi Sakal PHONE (A/C, No, Ext): 860-875-2523 FAX (A/C, No): 860-875-0921 E-MAIL ADDRESS: jsakal@dmdinsurance.com | |
| INSURED Kloter Farms, Inc. Country Warehouse, LLC ATIMA 216 West Road Ellington, CT 06029 | | INSURER(S) AFFORDING COVERAGE INSURER A: TRAVELERS INSURER B: INSURER C: INSURER D: INSURER E: INSURER F: | |

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

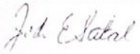
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL SUBR INSR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS |
|----------|--|-------------------------------------|---------------|-------------------------|-------------------------|--|
| A | GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC | | 660-3R116843 | 10/24/2020 | 10/24/2021 | EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$ |
| A | AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY OWNED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS | | 810-3R118824 | 10/24/2020 | 10/24/2021 | COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (PER ACCIDENT) \$ \$ |
| A | UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$ | | CUP-4R580300 | 10/24/2020 | 10/24/2021 | EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$ |
| A | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below | Y/N <input type="checkbox"/> N/A | UB-3R123926 | 10/24/2020 | 10/24/2021 | <input checked="" type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000 |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Evidence of Insurance

CERTIFICATE HOLDER**CANCELLATION**

| | |
|---------------------------------------|--|
| Kloter Farms Evidence of Insurance | SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. |
| | AUTHORIZED REPRESENTATIVE  |

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