

ZONING BOARD OF APPEALS APPLICATION

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

Applicant Kathleen Kaye
Street 1241 Main Street Town Glastonbury
Telephone 860-306-4901
Legal Representative (if any)
Address

Date Filed & Fee Paid
Date Hearing Scheduled
Sign Deposit Paid On
Will Post Own
Sign Taken On
Sign Inspected on Site

Exact Location of Property Involved 1241 Main Street AA
Assessor's Key # (If No Street # Indicated)
Legal Property Owner Kathleen Kaye

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 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.

Kathleen Kaye
Applicant
8-25-21
Date

Kathleen Kaye per Applicant's Representative
Richard A. Megson MEMBER PARTNER
MEGSON, HEAGLE + FRIEND, LLC
8-25-21
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.

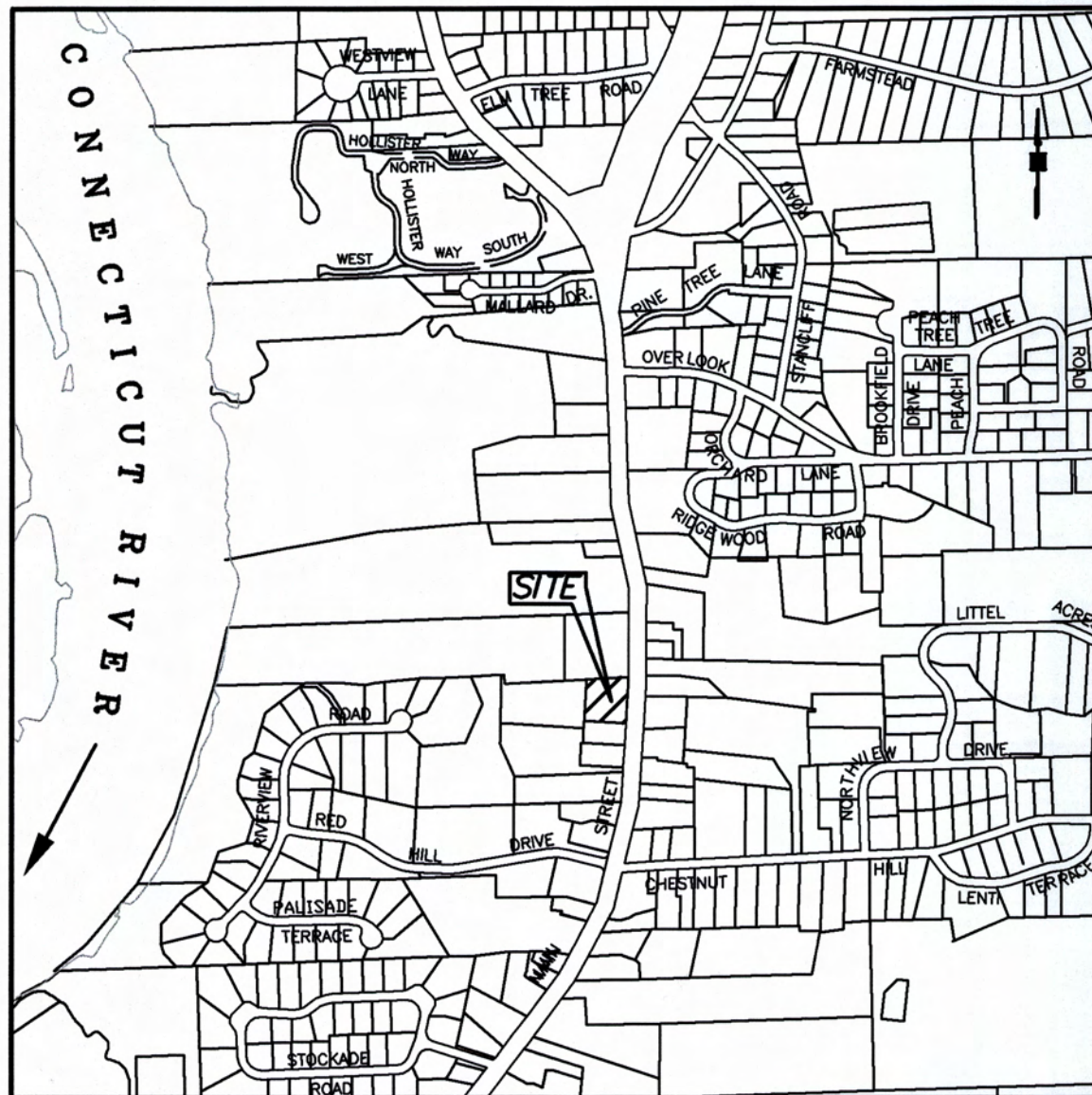
**DESCRIPTION IN DETAIL:**

The proposal is to construct an addition to the existing residential house at 1241 Main Street.

A special exception to 4.4.6, front yard, is required to allow no more of an encroachment than the existing house. The existing house is nonconforming as to front yard setback.

Residence Zone AA requires a 50 foot front yard setback. The existing house was constructed in 1948, prior to the adoption of zoning regulations by the Town of Glastonbury. The proposed addition to the house will encroach a maximum of six feet into the front yard, resulting in a front yard setback of 44 feet, which is no greater than the front yard setback of the existing house of 42.3 feet.

**Ten copies of this Application and all supporting documentation are required**



**SITE LOCATION MAP**  
SCALE: 1"=1,000'

**SOILS DATA**

TEST PIT #1  
DATE: 6-19-21  
MOTTLING: NONE  
GROUNDWATER: NONE  
MATERIAL:  
0 - 1.0' PLOWED TOP SOIL  
1.0' - 3.6' LIGHT BROWN FINE SANDY LOAM  
3.6' - 8.0' DARK BROWN FINE SAND

TEST PIT #2  
DATE: 6-19-21  
MOTTLING: NONE  
GROUNDWATER: NONE  
MATERIAL:  
0 - 1.0' PLOWED TOP SOIL  
1.0' - 3.0' LIGHT BROWN FINE SANDY LOAM  
3.0' - 8.0' DARK BROWN FINE SAND

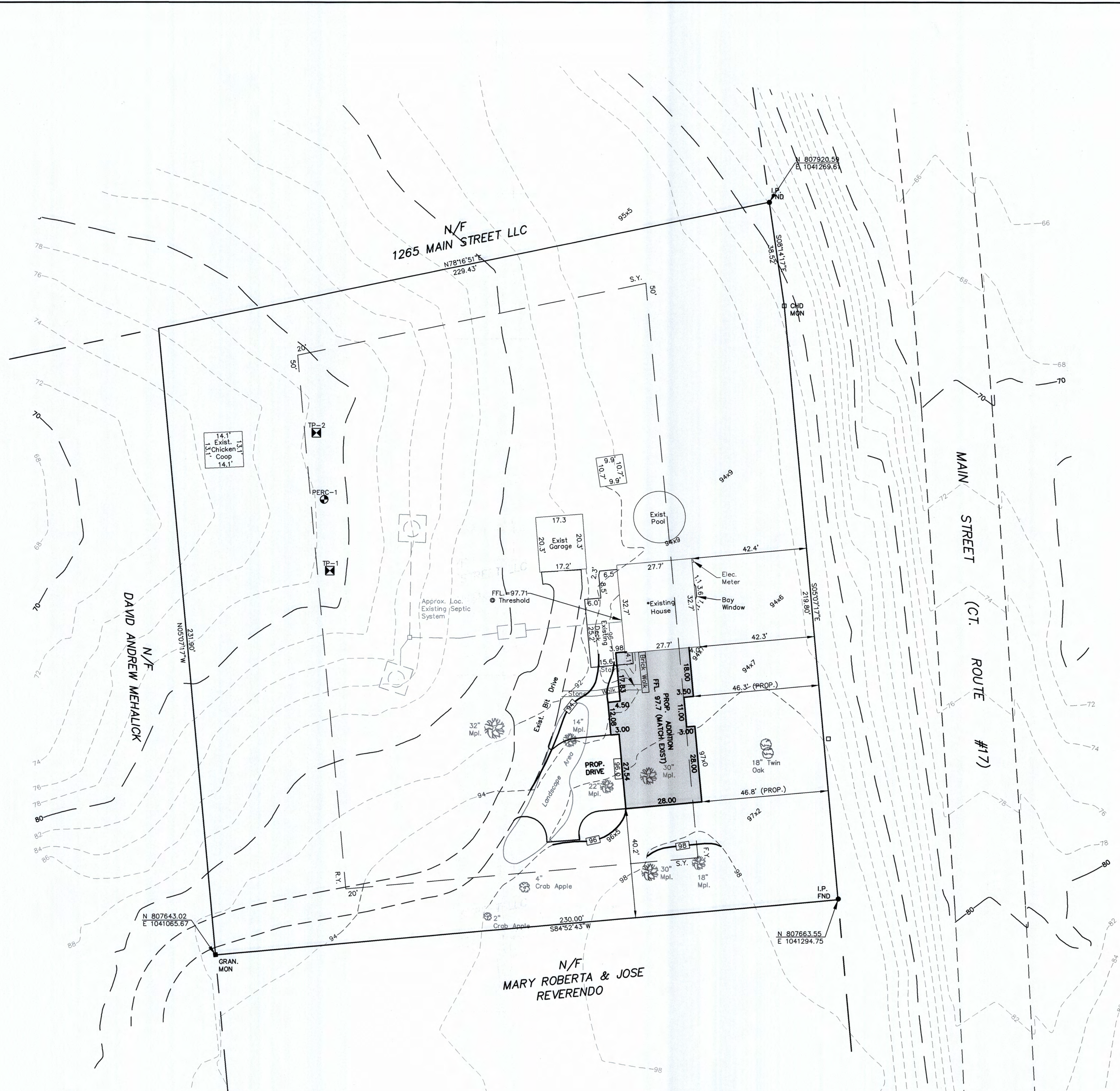
**PERC. DATA**

PERC. 1  
DATE: 6-30-21  
DEPTH: 36"  
RATE: < 1 MIN./IN.

\*NOTE EXISTING HOUSE IN NON CONFORMING AS TO FRONT YARD SETBACK.  
EXISTING HOUSE PREDATES ZONING.  
SPECIAL EXCEPTION REQUIRED FOR PROPOSED BUILDING ADDITION

REFERENCE MADE TO MAPS TITLED:

\*SUBDIVISION PLAN SHEFFIELD SUBDIVISION PREPARED FOR HELEN SHEFFIELD  
GLASTONBURY, CONN. BY MEGSON & HEAGLE C.E. & L.S. GLASTONBURY,  
CONN. DATE: 12-17-85 REV. 4-2-86 SCALE: 1"=40' MAP NO. 376-84-1

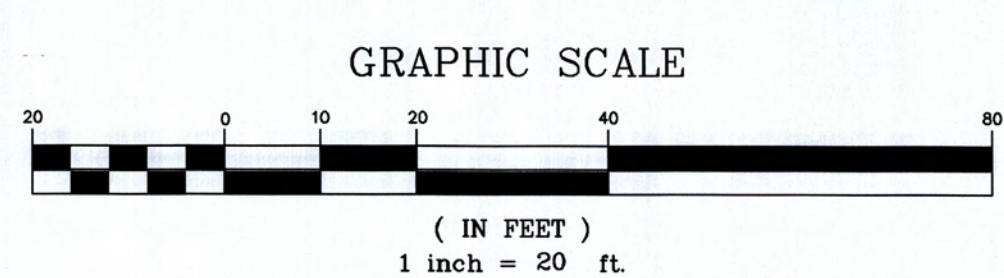


**NOTE:**  
LOCATION OF SEPTIC SYSTEMS SHOWN ON THIS  
PLAN ARE APPROXIMATE AND NOT BASED ON  
ACTUAL FIELD LOCATION

**ZONE: RESIDENCE AA**  
**AREA = 56,356 S.F.**  
BEARINGS & COORDINATES REFER TO NAD 83 DATUM

**LEGEND**

- CHD MONUMENT      □ CHD MON
- GRANITE MONUMENT      □ GRAN MON
- IRON PIN FOUND      ● IP FND.



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 NOT BEEN ADVISED OF ANY CHANGES TO THE  
REAL ESTATE DESCRIBED HEREIN SINCE THE DATE OF THE SURVEY.  
REGULATIONS OF THE CONNECTICUT STATE AGENCIES SECTION 20-300-14  
THROUGH 20-300-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN  
THE STATE OF CONNECTICUT, AS ADOPTED BY THE CONNECTICUT  
LEGISLATURE, ARE HEREBY REFERRED TO AS THE STANDARD FOR THE  
TYPE OF SURVEY, ZONING LOCATION SURVEY, BOUNDARY DETERMINATION SURVEY,  
CLASS OF ACCURACY: A-2

JOHN L. HEAGLE  
L.S. # 9386

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

**PROPOSED ADDITION PLAN**  
**#1241 MAIN STREET**  
PREPARED FOR  
**KATHY KAYE**  
GLASTONBURY, CONN.

CK. BY:	RRM
DRW. BY:	PEJ
DATE:	8-25-21
SCALE:	1"=20'
SHEET	1 OF 1
MAP NO.	78-21-1AP