

ZONING BOARD OF APPEALS
APPLICATION

REFERRED TO TP&Z _____

Applicant Paria M. Biancardi
Street 55 Williams Street^N Town Glastonbury
Telephone 860-916-2242 / 203-873-1715
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 55 Williams St West Zone _____
Street# _____ Street _____
Assessor's Key # _____ (If No Street # Indicated)
Legal Property Owner _____

Under the provisions of Section 8-7, Connecticut General Statutes, the undersigned hereby appeals:

- For relief (a **variance**) from the restrictions imposed in Section(s) 7.16.2f of the Glastonbury Zoning Regulations.
- For a **special exception** as provided in Section _____ of the Glastonbury Zoning Regulations.
- From an **adverse ruling** by _____ the Building Official, Glastonbury.
- 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.

Paria Biancardi
Applicant

Owner, If Not Applicant
(Required)

8/22/21
Date

Date

SEE PERTINENT INFORMATION ON NEXT PAGE

August 22, 2021

Town of Glastonbury
Zoning Board of Appeals
2155 Main Street
Glastonbury, CT 06033

To Whom It May Concern:

I am submitting an application to the Zoning Board of Appeals regarding a citation received over the location of my above ground pool and deck located on my property at 55 Williams Street West. The pool is used from May to the first week of September and is used a therapy vessel (See attached Doctor's note and assessment) and has played a vital role in sustaining my health and well-being as well as keeping me from having any MS flare up's and or hospitalizations. I was diagnosed with MS in January of 2004, and in November 2012 became a first-time home-owner following a divorce. It was important for me to remain in Glastonbury for my children and was fortunate to purchase my first home on 55 Williams Street West. It wasn't long after that my physician at the time was in strong favor of me having something that I can use for therapeutic uses and since then it has proven extremely beneficial in my treatment.

In 2020 I decided to have a deck put on for a myriad of reasons. Primarily it is for the safety of getting in and out of the pool, and because there are days that my body is stronger than other days and having a platform to get in and out of and to do my given exercises to strengthen my motor skills is key in my recovery and overall health.

The deck sits close near my privacy fence and the privacy fence sits a foot from the property line. Peter Carey was so gracious to come out and speak to my fiancé, James Norkawich. They walked the property, and both observed the sink hole, which is preventing the pool from being located according to code. Before the house was purchased in 2012, the building contractor who did a flip on the house, John Fritz, cleared the backyard of trees and debris and converted it into a functional backyard. My understanding is that there were many trees in the backyard before the new house being re-done and the tree stumps were ground into the yard and covered over. This has resulted in a very large sink hole in the middle of the yard. Right now, if I were to move the pool as per code the sink hole could not support the weight of the pool. The sinkhole as Peter saw and I noted, and included in a picture, continues to sink. It would be in our best option not to move the pool because that part of the yard where it currently located is the strongest.

As for the deck, it too sits on a sturdy piece of the property. On the opposite side of the privacy fence, the back area connects to the parking lot or back lot, which the town uses for baseball parking for the little league field, as well as for man municipal vehicles. If you note the town built a garage to house one of their vehicles. One of the Glastonbury Officers informed me that

before the property was developed in 2012, right before my property line begins, said it was backfilled with trap rock and other things to accommodate the traffic of what goes on in back. Therefore, if the deck is moved it might create another set of problems. Yes, it is not as heavy as the pool, but the ground is unstable therefore making it a potential hazard. I was told its sometimes better off where it is because if it isn't broken don't fix it.

I also wanted to make everyone aware of this. I left a job after 10 years of commuting to New Haven daily. It took a physical and mental toll, and I used my retirement money to invest in my health so that I can provide for my children and myself. The cost of moving the deck would cause financial distress and honestly the contractor (who is based in Glastonbury) said it would be an ideal spot.

James and Peter discussed 2-line items that need to be addressed: 1) the staircase on the deck requires a banister/railing on the left side, and a security gate to prevent anyone entering the deck as well, 2) a slight modification to the entry gate and privacy fence from the driveway to the backyard will be made so that no one can hop the fence. Although it meets the height requirements, the spacing between pickets is just a half inch too much.

In closing I wanted to say that I love Glastonbury and my home is my oasis. The summertime is a significant time for me to use the pool for personal therapy. The season is short-lived yet serves a wonderful purpose for my physical health. I have recently returned to work and I've been able to enjoy my home stress and pain free.

The pool and deck were not built to inflict undue hardship for others. I just want what every mother wants which is to raise my children in good safe home and continue to focus on good health. Losing the pool would be devastating. I thank you for your time and respectfully ask for your consideration.

Sincerely,



Daria Biancardi
55 Williams Street W
Glastonbury CT 06033
(860) 916-2242 / (203) 873-1715



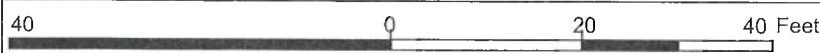
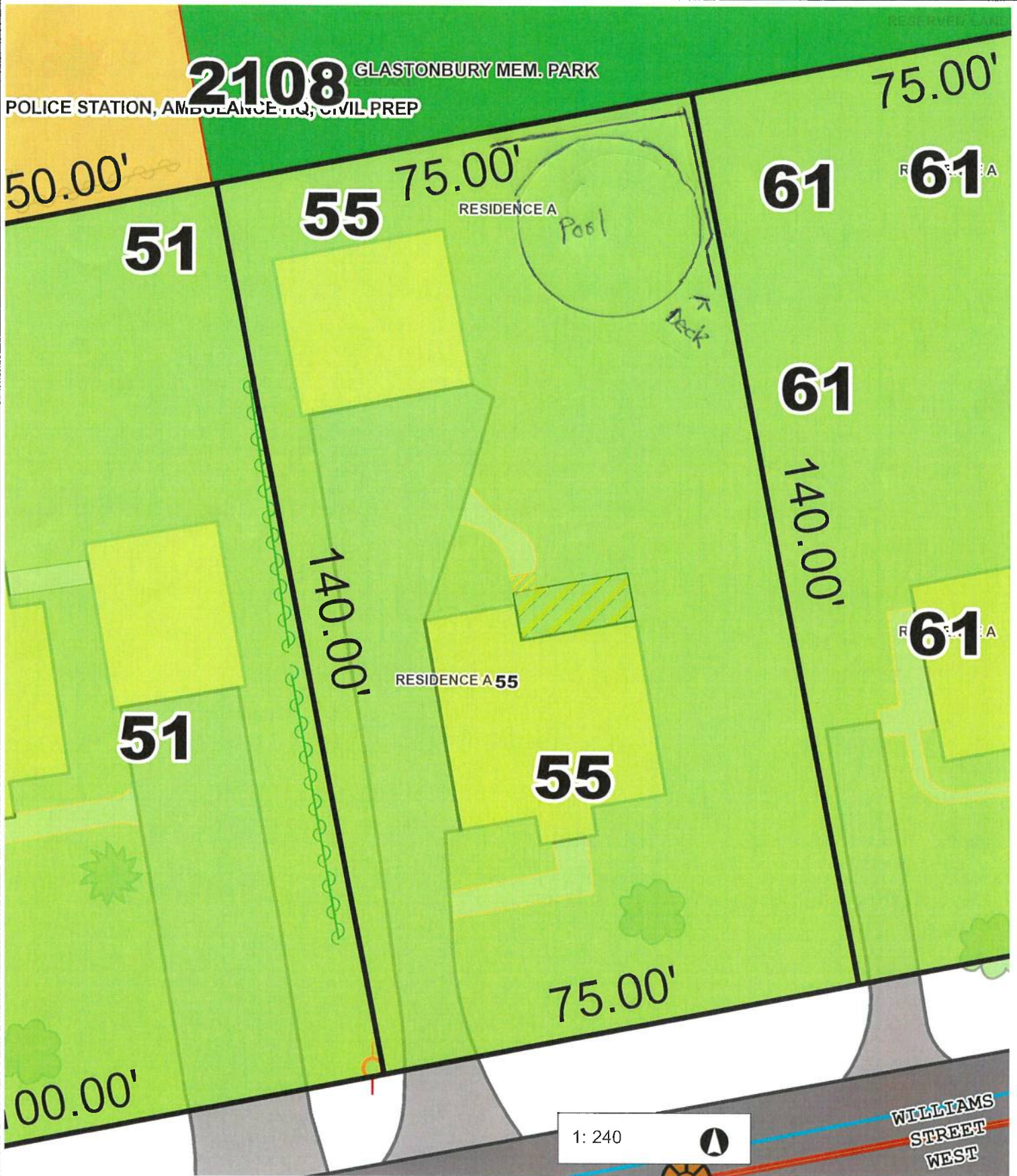
This is the width of the sink hole – last year it was flush with the lawn and in one year’s time has gotten significantly deeper. This is very concerning to me.

Peter Carey observed this during his visit.



Top : Per discussion with Peter, the railing on the left side is being built, and a gate between the two railings to keep people from going up.

Bottom: Privacy fence modification will begin to keep from anyone climbing in or out.



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