

ZONING BOARD OF APPEALS APPLICATION

REFERRED TO TP&Z _____

Applicant DOUGLAS R. CAHILL
Street 2291 HEBRON AVENUE TOWN GLASTONBURY, CT
Telephone 860-978-7180
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 2291 HEBRON AVENUE RR
Assessor's Key #
Legal Property Owner CAHILL, DOUGLAS R. and LINDA A.

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.b.2.f. 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 PETER CAREY (email) 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.

Douglas R. Cahill
Applicant

Owner, If Not Applicant (Required)

07/24/2021
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 intelligible 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:

Supporting Documentation Attached

Ten copies of this Application and all supporting documentation are required

Zoning Board of Appeals Application – Douglas & Linda Cahill

In May of 2021 we began the process of preparing for the installation of an above ground swimming pool at our 2291 Hebron Avenue residence. Because we are situated on just over 6.5 acres (including a “land locked” 1.92 acre lot), along with the fact that there are no houses visible from our home, we assumed we could install the pool anywhere on the property.

In mid-June, Douglas began preparing the site for pool and the trench for the underground electric line to provide power for the circulating pump and filter. At that time, we were informed a permit must be filed for the installation of the pool and the associated electrical work. On June 24th we submitted the building permit application and payment using the City Squared process. The Building Department was also called to get some clarification on the overall process and requirements.

Without going into great detail about the overall filing and approval process, it wasn't until July 16th that Douglas reached out to Peter Carey and sent him a sketch of the proposed pool dimensions and location. Exhibit 1 shows the overall boundaries for our property and Exhibit 2 is a smaller scale depiction of our proposed pool location to scale.

We were totally taken by surprise when we received the email reply shown in Exhibit 3. We were unaware that in Glastonbury pools must be installed in the back yard. In our case, it would be impossible to install a pool in what is considered our back yard for a number of reasons. The only easily accessible spot would be where a driveway circle exists. This spot serves the kitchen area of the house to avoid having to carry groceries etc. all the way from the opposite end of the house and up a flight of stairs for “delivery”. The remaining backyard consists of ledge, large boulders, and is situated on a slope that would require major excavation at a price that would be cost prohibitive. A few photos have been provided in Exhibit 4.

Our request to the Zoning Board of Appeals is that we be allowed to install the pool in the location we have originally planned for a few reasons:

- The terrain is best suited for installation on what's been determined to be the side of the house.
- As described above, trying to install a pool in the back of the house would be cost prohibitive.
- Because of the size of our property, there would be no impact on any of our neighbors whatsoever. (See photos of “Side Yard” - EXHIBIT 5)
- In fact, if we were able to put a pool in the backyard, it would be much closer to and more visible from the Ryan house at 216 Knollwood Drive than the side yard location is to any adjoining dwelling.

As it stands now, we have missed the window of time for enjoying the swimming this year. Our hope is that we can get approval to proceed with our plan so we are able to continue construction which will allow us to have a pool installed before the Spring.

Thank you.

Cahill Proposed Pool Location

Open a new tab (Ctrl+T)

Search...

Sign in

Tools

Parcel Data (2)

Property Address: **2291 HEBRON AVE**

[Generate a Report - Property Field Card](#)

[Show Images, Laterals or Septic](#)

[Generate Buffer Report](#)

Parcel GIS ID 2920291

Owner Name **CAHILL DOUGLAS R+LINDA A**

Property Address: **2291 HEBRON AVE**

[Generate a Report - Property Field Card](#)

[Show Images, Laterals or Septic](#)

[Generate Buffer Report](#)

Displaying 1 - 2 (Total: 2)

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Scale: 0 20 40ft

Geocortex Viewer for...

Document1 - Microsoft...

start

4:57 PM Friday 7/19/2021

Proposed Above Ground Swimming Pool – Douglas and Linda Cahill

2291 Hebron Avenue Glastonbury, Connecticut 06/25/2021

EXHIBIT 2



Town of Glastonbury Public GIS
HTML5 - Desktop/Mobile

Parcel Data (2)

- Parcel GIS ID 29200073D
Owner Name: CAHILL DOUGLAS R+LINDA A
Property Address: LOT N-73D HEBRON AVE
[Generate a Report - Property Field Card](#)
[Show Images, Laterals or Septic](#)
- Parcel GIS ID 29202291
Owner Name: CAHILL DOUGLAS R+LINDA A
Property Address: 2291 HEBRON AVE
[Generate a Report - Property Field Card](#)

Displaying 1 - 2 (Total: 2)
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start Geocortex Viewer for...

Proposed Above Ground Swimming Pool – Douglas & Linda Cahill

2291 Hebron Avenue, Glastonbury, Connecticut 06/25/2021

EXHIBIT 1

Email from Peter Carey

From: Doug Cahill dougcahill@aol.com
Subject: Re: Cahill Pool application
Date: Jul 16, 2021 at 11:19:19 PM
To: Peter Carey peter.carey@glastonbury-ct.gov

I was on the road for the better part of the day and just catching up on emails. I'm obviously in shock. Are there exceptions to that rule about backyard pools. There is absolutely no one around me that would see the pool or probably even hear the sounds of our limited gatherings.

The location I chose is a small plot in the midst of 6 acres we own here.

Sent from my iPhone

On Jul 16, 2021, at 1:44 PM, Peter Carey <peter.carey@glastonbury-ct.gov> wrote:

Doug

That location isn't going to work pools have to be located in the rear yard of the property.

I should be back in the office around 4 if you want to call or stop down to review.

Peter R Carey

Building Official /Zoning Enforcement Officer

Town of Glastonbury

Glastonbury, Ct 06033

[860-652-7524](tel:860-652-7524)

[860-652-7523](tel:860-652-7523) fax

Peter.carey@glastonburyct.gov

-----Original Message-----

EXHIBIT 3

From: Doug Cahill <dougcahill@aol.com>

Sent: Friday, July 16, 2021 10:47 AM

Views Of Back Yard



Views Of Side Yard



EXHIBIT 5