

ZONING BOARD OF APPEALS APPLICATION

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

Applicant Thomas Gordon
Street 36 Fox Den Rd Town Glastonbury, CT 06033
Telephone (860) 916-2445
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 36 Fox Den Rd. AA
Assessor's Key # (If No Street # Indicated)
Legal Property Owner Mills Robert M Trustee / Carol and Thomas Gordon

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) 4.4.7 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.

Thomas Gordon
Applicant

Thomas Gordon
Owner, If Not Applicant (Required)

October 4, 2021
Date

10/4/21
Date

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 home was built with a very small 13'x10' deck, in 1999. Prior to our purchasing the home in 2003, the previous owners had desired to enlarge the deck across the entire rear of the home (a traditional rectangular deck). They ran into zoning issues as the full size deck impinged on the side / rear yard building line. The design of the new deck was modified considerably to minimize the impact on the building line. A zoning variance was granted for the new design in 2000, and the deck was built; full length, but with a corner removed and a jog narrowing the deck at the location of zoning concern.

With the advent of Covid, and the desire for fresh air living, we wish to build a 3-season room across the rear of the house. The 13'x10' footprint of the original deck is too small and confining, and the shape of the existing deck (built compliant with the zoning variance) does not lend itself to a new room. We seek a new zoning variance to allow for a full 13' x 22' 3-season deck room off the rear of the house.



Ten copies of this Application and all supporting documentation are required



PENNYWISE

LANE

FOX

DELL

ROAD

20

21

EXISTING

HOUSE

DECK

10h (4P)

50' RY

40' RY

50' BLDG LINE

N 32° 55' 20" W  
81.00'

2.450.00'  
62.45'  
4° 15' 10"

34.75'  
4.99° 33' 16"  
23.00'  
23.65'

167.63'  
N 74° 35' 00" E

99.2'

190.81'  
S 12° 34' 20" E

586° 32' 00" W  
142.00'

51.4'

20.1'  
25.9'

26'

24'

4'

5'

38'

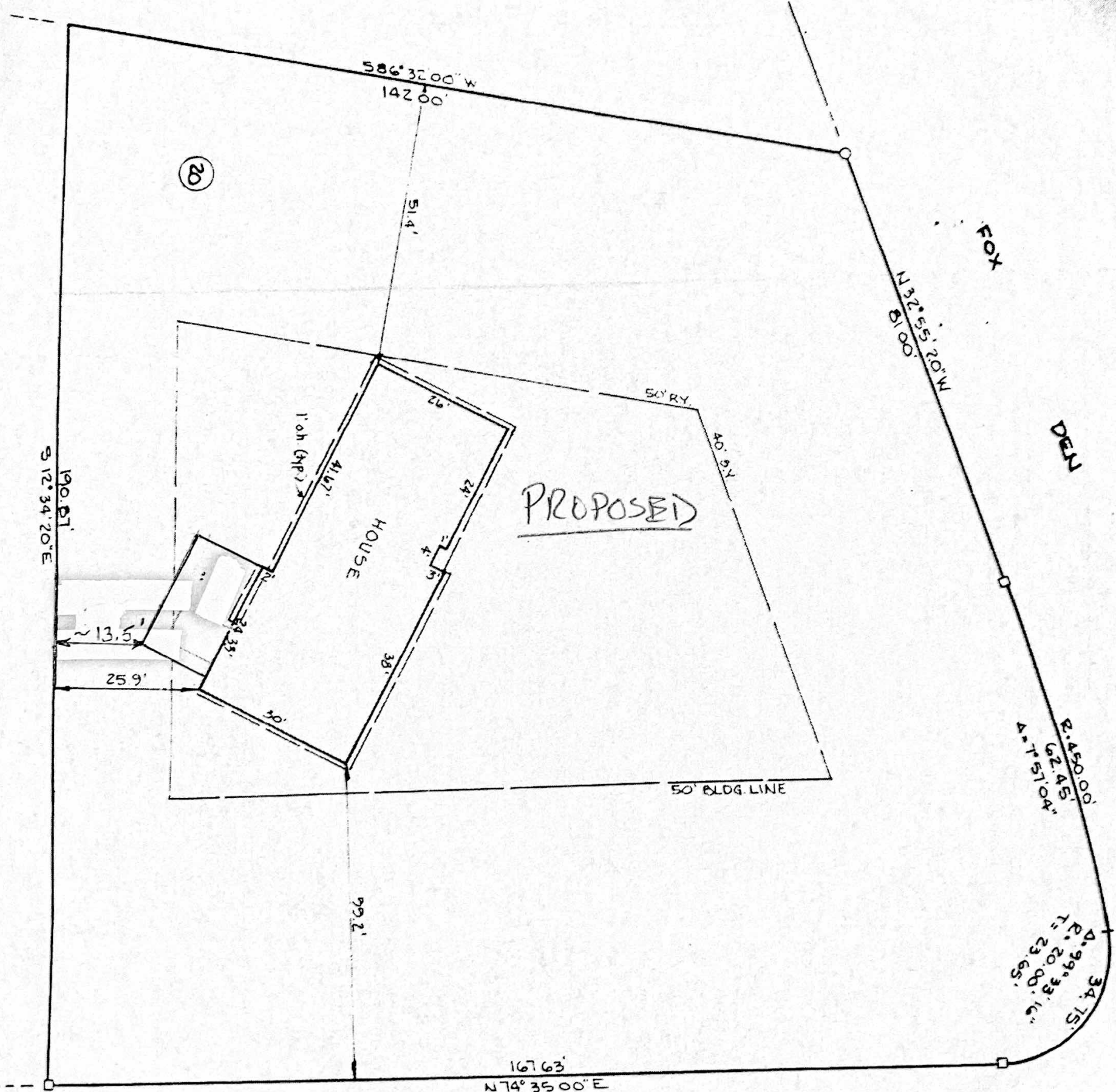
3'

33'

41.67'

12

20



PROPOSED

HOUSE

1'oh (APP)

FOX

DEN

ROAD

PENNYWISE

LANE

$4.99^{\circ}33'16''$   
 $7.20.00.16''$   
 $23.65'$   
 $34.75'$

$167.63'$   
 $N74^{\circ}35'00''E$

50' BLDG. LINE

50' RY.

40' G.Y.

$N32^{\circ}55'20''N$   
 $810.00'$

$2.450.00'$   
 $62.45'$   
 $4^{\circ}1'51.04''$

$190.81'$   
 $S12^{\circ}34'20''E$

$586'32.00' W$   
 $142'00'$

51.4'

26'

24'

4'

5'

38'

36'

34.35'

25.9'

~13.5'

1 = 30'