

ZONING BOARD OF APPEALS APPLICATION

REFERRED TO TP&Z _____

Applicant Carolyn Lodge
Street Matson Hill Rd Town South Glastonbury
Telephone (860) 906 - 8736
Legal Representative (if any)
Address 678 Matson Hill Rd

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 678 Matson Hill Rd G13/4280/W0018
Assessor's Key # (If No Street # Indicated)
Legal Property Owner Carolyn Lodge

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) 4.2.7 of the Glastonbury Zoning Regulations.
2. For a special exception as provided in Section 8.2b 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.

Carolyn Lodge
Applicant

Owner, If Not Applicant (Required)

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:

My husband, Charles Lodge, and I would like to add a 1800 sq/ft addition (including re-construction of the existing porch) to our existing home at 678 Matson Hill Road. The addition includes a 2 car garage, mud room, and master bedroom. Currently our house is a 2.5 story 1152 sq/ft colonial. The variance hardship are the locations of the septic system, well, wetland upland review area and conservation easement, making the only feasible location for the addition to the south and east. The variance required is from section 4.2.7 (side yard) to construct the proposed garage. A special exception from section 8.2b is required to re-construct a portion of the existing, front porch (no closer to the street line than currently existing) which currently encroaches over the front yard setback. See the attached plan by Dutton Associates, LLC for detailed information.

Ten copies of this Application and all supporting documentation are required