

ZONING BOARD OF APPEALS APPLICATION

REFERRED TO TP&Z _____

Applicants: TCWC Holding Glastonbury LLC, c/o Frank Carpino, Manager

Street: 2756 Main Street

Town: Glastonbury, CT 06033

Telephone: (860)874-7979 (Frank Carpino)

Legal Representative: Alter & Pearson, LLC, (860)652-4020

Address: 701 Hebron Avenue, P.O. Box 1530, Glastonbury, CT 06033

Form with fields: Date Filed & Fee Paid, Date Hearing Scheduled, Sign Deposit Paid On, Will Post Own (checkbox), Sign Taken On, Sign Inspected on Site

Exact Location of Property Involved: 2756 Main Street Street# Street Flood Zone (FL) & Planned Business and Development Zone (PBD) Zones

Assessor's Key #: D5/4140/E020CC

Legal Property Owners: TCWC Holding Glastonbury LLC

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

- 1. For relief (variances) from the restrictions imposed in Section 6.3.f to permit portions of the building used for washing cars to be 59 feet from the street line...
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.

We 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.

Handwritten signature of Frank Carpino

Applicants: TCWC Holding Glastonbury LLC By: Frank Carpino, Manager, duly authorized

Handwritten signature of Frank Carpino

Owners: TCWC Holding Glastonbury LLC By: Frank Carpino, Manager, duly authorized

Date: 12/15/2021

Date: 12/15/2021

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:

Please see Item 1 above and the attached materials submitted with this application.

Ten copies of this Application and all supporting documentation are required

TO: Zoning Board of Appeals

FROM: Alter & Pearson, LLC, Attorneys for TCWC Holdings Glastonbury, LLC

DATE: December 15, 2021

RE: Variances for Proposed Renovation and Reconstruction of Existing Car Wash -
2756 Main Street

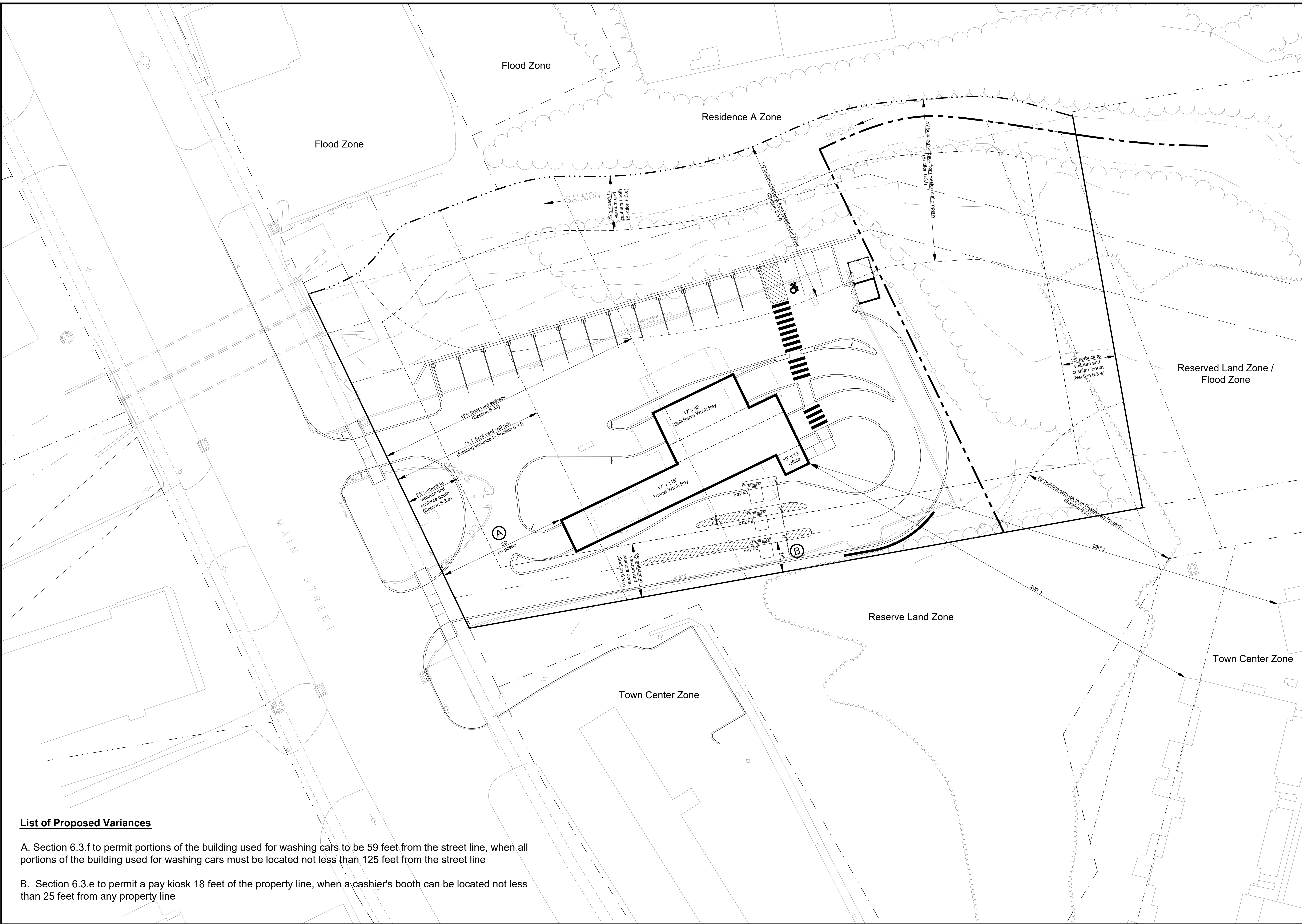
The applicant/landowner is proposing to renovate, reconstruct and modernize the existing car wash located at 2756 Main Street. The Site is 65,842± s.f. (1.51± acres) and located on the east side of Main Street. Salmon Brook abuts the property to the north and reserved land (open space) owned by the Town of Glastonbury abuts the property to the east and the south. The Site is a dual-zoned property with a limited portion (1,153 ±s.f. or 0.03± acres) in the Planned Business and Development Zone and the remaining area of the Site is located in the Flood Zone. The car wash was constructed and has been in use since 1962, and is a legally non-conforming use in the Flood Zone and a permitted use in the Planned Business and Development Zone. The Site is currently improved with a 1-story, 4-bay car wash (1 conveyORIZED tunnel, 1 touchless automatic and 2 self-service bays) and a small office, with a building footprint of 3,318 s.f. The Applicant is proposing to renovate the car wash by eliminating the two self-service bays (the northern bay and the southern bay), leaving a portion of the conveyORIZED tunnel and extending it towards Main Street, leaving a portion of the touchless automatic bay and extending it, and relocating the office to the southern side of the building. The renovated building will have a smaller footprint of 3,301± s.f. reducing the non-conforming use.

Car wash facilities are governed by the requirements of §6.3 of the Building-Zone Regulations. Section 6.3.f requires that the principal building shall be set back from its street frontage by a distance of 125 feet. On December 7, 2020, the Zoning Board of Appeals approved a variance from Section 6.3.f to locate the nearest portion of the building no closer than 71.1 feet from the street, when 125 feet is required. However, the 2020 proposal included the entire reconstruction of the car wash along the southerly property line of the Site. The current proposal includes renovating the existing building in its present location.

The applicant seeks permission to locate the nearest portion of the building no closer than 59 feet from the front property line, when 125 feet is required (12 feet closer than the variance approved in 2020). Additionally, Section 6.3.e indicates that a cashier's booth may be located outside the principal structure, but not less than 25 feet from any property line. The applicant seeks permission to locate a pay kiosk 18 feet from the side property line.

The hardship from which relief is sought arises from the existence of a recreation easement that encumbers the easterly portion of the property. Previous iterations of the plan that maintained the 125-foot setback, included the use of the recreation easement area for the reconstructed car wash building; however, that plan was denied as presented by the Town Council due to concerns raised by neighboring residential property owners. The current proposed plan greatly enhances the

existing antiquated and less environmental sensitive car wash. The applicant is proposing to relocate the dryers from the exterior rear area of the building, to the front of the reconstructed and renovated building. The new dryers are proposed to be located inside the building. The new site design will prevent any untreated stormwater runoff into Salmon Brook. The new car wash will utilize energy efficient car washing components and a water recycling system. The literal enforcement of the front setback requirement of 125 feet and the cashier's booth setback of 25 feet, will cause exceptional difficulty and unusual hardship while the granting of the relief sought will cause no issues of public health, safety or welfare. If the variance request is approved, the applicant will then proceed through the wetland permit process, §4.11 Flood Zone Special Permit process, and the §12 Special Permit with Design Review process through which site design, architecture, lighting, landscaping, traffic matters and drainage design will all be reviewed by the Conservation Commission (Inland Wetland and Watercourses Agency), Community Beautification Committee, Plans Review Subcommittee and Town Plan and Zoning Commission. All provisions of §13.9 are met and evidence of satisfaction of the criteria of §13.9 will be provided at the public hearing.



List of Proposed Variances

A. Section 6.3.f to permit portions of the building used for washing cars to be 59 feet from the street line, when all portions of the building used for washing cars must be located not less than 125 feet from the street line

B. Section 6.3.e to permit a pay kiosk 18 feet of the property line, when a cashier's booth can be located not less than 25 feet from any property line

<p>VARIANCE REQUEST PLAN PREPARED FOR GLASTONBURY CENTER CARWASH MAIN STREET GLASTONBURY, CONNECTICUT</p>		<p>DATE: 12-15-2021 DRAWN BY: KLL JOB NO: 21186</p>	
<p>SCALE: 1" = 20' CHECKED BY: DSZ SHEET NO: 1 OF 1</p>		<p>NO. DATE DESCRIPTION</p>	
<p>VR-1</p>		<p>REVISIONS:</p>	
<p>F. A. Hesketh & Associates, Inc. 3 Creamery Brook, East Granby, CT 06026 Phone (860) 653-8000 Fax (860) 844-8600 www.fahsketh.com</p>		<p>Civil & Traffic Engineers - Surveyors - Planners - Landscape Architects www.fahsketh.com</p>	