

MEMORANDUM

OFFICE OF COMMUNITY DEVELOPMENT

SECTION 13.2.b REFERRAL FROM THE ZONING BOARD OF APPEALS TO THE
TOWN PLAN AND ZONING COMMISSION FOR A REPORT WITH RECOMMENDATIONS
FOR A USE VARIANCE FROM SECTIONS 7.1.A.1 AND 7.1.b.2.k TO ALLOW A STORAGE CONTAINER IN A
RESIDENTIAL ZONE LOT N-82 HEBRON AVENUE
MEETING DATE—JANUARY 18, 2022

REGULAR MEETING ITEM# 5
01-18-2022 AGENDA

EXECUTIVE SUMMARY

To:
Town Plan and Zoning
Commission

From:
Office of Community
Development Staff

Memo Date:
January 14, 2022

Zoning District:
Rural Residence Zone

Applicant/Owner:
Richard Czarnecki

- The applicant is seeking use variances from Section 7.1.a.1 Permitted Accessory Uses and Structures, to allow an accessory structure without a principal use and 7.1.b.2.k Special Accessory Uses – Storage Containers to allow the use of a storage container on a lot in a residence zone.
- The location for the proposed use variance is Lot N-82 Hebron Avenue.
- The applicant has submitted a narrative detailing their request for a use variance.
- Section 13.2.b of the Building– Zone Regulations states: “No application for a variance from the use provisions of these Regulations (as distinguished from the area, frontage, yard, coverage, height, etc. provisions hereof) shall be voted upon until a report with recommendations thereon has been received from the Town Plan and Zoning Commission....”

REVIEW

Included for Commission review are the following:

- A copy of the application to the Zoning Board of Appeals which includes a project narrative.



Aerial view of Lot N-82 Hebron Avenue

SITE DESCRIPTION

The site is a 1.35-acre parcel on the north side of Hebron Avenue. Access to the site is off Old Hebron Road. The site contains no permanent structures. The property owner has cleared a portion of the lot and uses it for storage of their contracting equipment.

ADJACENT USES

The site is surrounded by single family residences to the north and south and vacant land to the east and west.



Existing Storage Container at N-82 Hebron Avenue

ZONING ANALYSIS

The criteria by which the Zoning Board of Appeals evaluates a variance application are set forth in Section 13.9 of the Building Zone Regulations. These criteria (listed below) may provide guidance to the TPZ in providing a recommendation.

- **Appropriateness Of Location Or Use.**
 - The size and intensity of the proposed use or uses and its or their effect on and compatibility with the adopted Town Plan of Development, the specific zone and the neighborhood;
 - The existence of other uses of the same kind or character in the neighborhood and the effect thereof on said neighborhood and conformity to any adopted neighborhood plan;
 - The capacity of adjacent and feeder streets to handle peak traffic loads and hazards created by the use;
 - The obstruction of light or air, or the emission of noise, light, smoke, odor, gas, dust or vibration in noxious or offensive quantities, and the distance between offensive processes and adjacent properties;
 - The overall effect on values and utilization of neighborhood properties;
 - Unusual topography of the location, the nature, location, and height of buildings, walls, stacks, fences, grades and landscaping of the site;
 - The extent, nature and arrangement of parking facilities, entrances and exists;
 - Problems of fire and police protection;
 - The preservation of the character of the neighborhood;
 - The availability of adequate sewerage and water supply;
 - All other standards prescribed by these Regulations.
- **Conformance.** Conformance with the Glastonbury Building-Zone Regulations and, where appropriate, the Glastonbury Subdivision Regulations and any other applicable laws, codes or ordinances.
- **Safety, Health And Environment.** Accessibility for emergency vehicles and equipment, proper utility, drainage, driveway and similar specifications; proper fire and structural specifications; and no improper impact on the environment. The board of Appeals may seek reports on the application from appropriate Town departments such as the Police and fire Departments, Town Sanitarian, Town Engineer, Town Building and Conservation Commission.

TOWN PLAN AND ZONING COMMISSION

SECTION 13.2.b REFERRAL TO ZONING
BOARD OF APPEALS

APPLICANT/OWNER: RICHARD CZARNECKI

FOR: LOT N-82 HEBRON AVENUE

MOVED, that the Town Plan and Zoning Commission provides a favorable referral to the Zoning Board of Appeals regarding the request of Richard Czarnecki for use variances from Section 7.1.a.1 Permitted Accessory Uses and Structures, to allow an accessory structure without a principal use and 7.1.b.2.k Special Accessory Uses – Storage Containers to allow the use of a storage container on a lot in a residence zone at Lot N-82 Hebron Avenue

APPROVED: TOWN PLAN & ZONING COMMISSION
JANUARY 18, 2022

ROBERT J. ZANLUNGO JR., CHAIRMAN