

ZONING BOARD OF APPEALS APPLICATION

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

Applicant G L Properties LLC
Street 100 Kreiger Lane Town Glastonbury
Telephone 860-659-5757
Legal Representative (if any) Mark Friend
Address Megson, Heagle & Friend, 81 Rankin Road, Glastonbury

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 121 Kreiger Lane
Assessor's Key # 12013
Legal Property Owner G L Properties LLC

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) 4.15.1 & 4.15.2 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.

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.

G L Properties LLC
Applicant

Owner, If Not Applicant (Required)

4/6/2022
Date

4/7/2022
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 applicant operates his landscaping business known as General Landscaping LLC out of 100 Kreiger Lane (Lot 12). He owns a business condominium unit at this location. He also owns 116 Kreiger Lane (Lot 11) which is adjacent to 100 Kreiger Lane. This lot is utilized for employee parking, parking of construction equipment and storage of landscaping stock, i.e. mulch, stone, nursery stock, etc in concrete block storage containers. A hoop house for sand storage is also located on this lot. These are existing accessory structures and uses allowed by issuance of a variance dated December 6, 2001. This variance is attached.

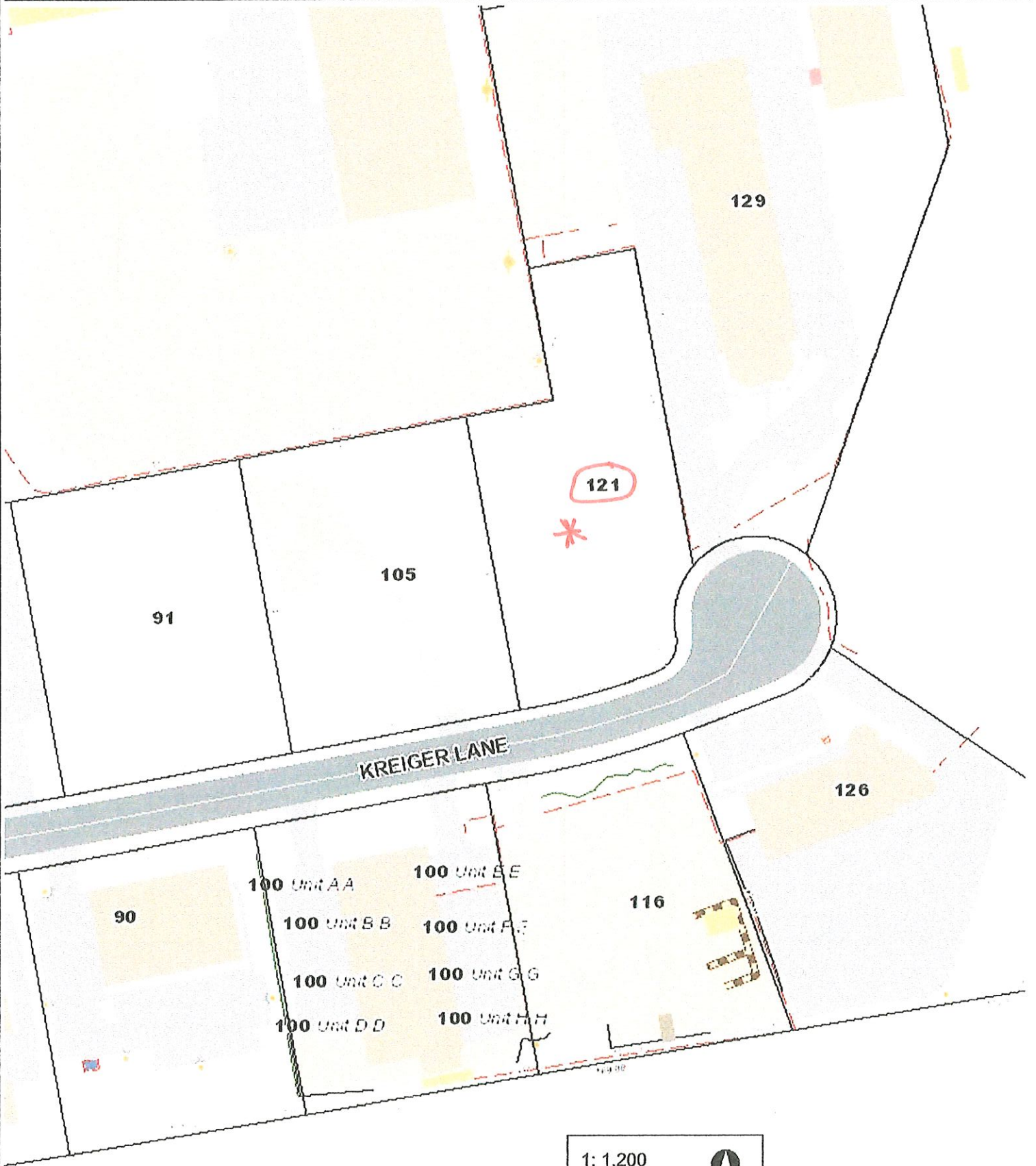
In September of 2020, the applicant acquired 121 Kreiger Lane (Lot 7) which is directly across the street from 100 and 116 Kreiger Lane and to the north. A location map from the Glastonbury GIS is attached. He intends to utilize 121 Kreiger Lane for purposes of expanding his landscaping business by providing needed additional employee parking, parking of construction equipment and storage of landscaping stock, i.e. mulch, stone, nursery stock, etc. in concrete block containers. These would be accessory structures and uses similar to 116 Kreiger Lane. Since he does not intend to construct a principal structure on 121 Kreiger Lane, he requests a variance from Section 4.15.1 to allow a parcel without a principal use and Section 4.15.2 to allow accessory structures and uses without a principal use or structure.

By owning a condominium unit on 100 Kreiger Lane, from which he runs his business, he has no need to construct a new office on 121 Kreiger Lane. The proposed structures and uses of 121 Kreiger Lane are accessory to 100 Kreiger Lane.

Therefore, a hardship exists by strict application of the regulations. If the variance should be granted, then a Special Permit with Design Review would be processed with the Town Plan & Zoning Commission.

This request meets the requirements for a decision as specified in Section 13.9 of the Zoning Regulations.

Ten copies of this Application and all supporting documentation are required



1: 1,200



200 0 100 200 Feet

NAD\_1983\_StatePlane\_Connecticut\_FIPS\_0600\_Feet

© Town of Glastonbury GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Property boundaries and other data layers that appear on this map may or may not be accurate, current, or otherwise reliable. The Town of Glastonbury and the mapping companies assume no legal responsibility for the information contained in this data.

**THIS MAP DOES NOT REPRESENT A LEGAL BOUNDARY DETERMINATION.**



# Town of Glastonbury

2155 MAIN STREET • P.O. BOX 6523 • GLASTONBURY, CONNECTICUT 06033-6523

General Landscaping  
 Jeff Pell  
 100 Kreiger Lane  
 Glastonbury, CT 06033

Date: December 6, 2001  
 Re: 100 Kreiger Lane  
 Owner: G.L. Properties  
 Zone: P.I.

Dear Applicant (s):

Following a Public Hearing of your application on December 3, 2001, the following resolution was passed by the Zoning Board of Appeals:

The Board moved to approve variances from Section 4.8.1 and 4.8.2 to allow accessory building and uses without a principal building at 116 Kreiger Lane the hardship being the strict application of the regulations and all other conditions of Section 13.9 have otherwise been met. An amendment was made to the main motion, in that the approval be subject to the continued use of Lot #12, the condominium, as the principal use for an accessory use and on Lot #11, and subject to permit and design review, which passed unanimously.

The approval will become effective when it is recorded by the property owner in the Town Clerk's Office but to satisfy the provisions of Section 13.10 of the Glastonbury Building Zone Regulations concerning expiration, this approval shall become null and void two years from December 6, 2001, unless substantial construction on a building or structure or use is established on a lot.

This decision is based upon and subject to the representations made and evidence produced by the applicants (s) at the Public Hearing.

Glastonbury Zoning Board of Appeals  
 For the Secretary

Edward Pietrycha  
 Building Official  
 Zoning Enforcement Officer  
 dml