

ZONING BOARD OF APPEALS APPLICATION

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

Applicant .....
Street ..... Town .....
Telephone .....
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 .....
Assessor's Key # ..... (If No Street # Indicated)
Legal Property Owner .....

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) ... 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.

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:**

**Ten copies of this Application and all supporting documentation are required**

# Barn Renovation and Expansion

## Overview

We are excited to have moved to Glastonbury and into a historic home, the 1770 Isaac Plummer house. We take very seriously our responsibility to preserve this piece of Glastonbury history. We are hoping to make some renovations to the barn to make it better suited to support our lifestyle. All activity in the barn will be non-commercial. This document is intended to present a high level review of our plans and to start the process to obtain the variance needed to complete the expansion portion of the project.

## Barn Renovation

The existing barn is in need of renovation to improve the structural integrity of the building. These improvements will allow the equipment for a home woodshop to be safely placed on the second floor. In addition, we hope to install a concrete slab floor on the first floor and add two garage doors to the front of the building. This will allow two of our classic cars to be properly stored.

Figure 1 below shows the barn as it is currently configured and Figure 2 shows the proposed changes.



Figure 1: Existing Barn

The two new garage doors shown in Figure 2 shall be duplicates of the existing garage doors to maintain a consistent appearance from the street. The exterior will remain the board and batten style.



Figure 2: Proposed Alteration

### **Barn Expansion**

We also hope to expand the existing barn by adding a structure to the west side of the building. We recognize that our existing barn is within a foot of the building line setbacks for our zone, for both the side and rear yard lines. The proposed structure would not violate the side setback, but it would encroach on the rear setback. It is for this reason we are requesting a variance from that setback. Figure 3 shows the placement of the new structure on the property. Please refer to Attachment A for a more detailed site survey of the complete property.

It is our intent to use a structure offered by Country Carpenters. They will not complete detailed drawings until a contract is signed. Attachment B contains preliminary sketches of the structure we intend to use.

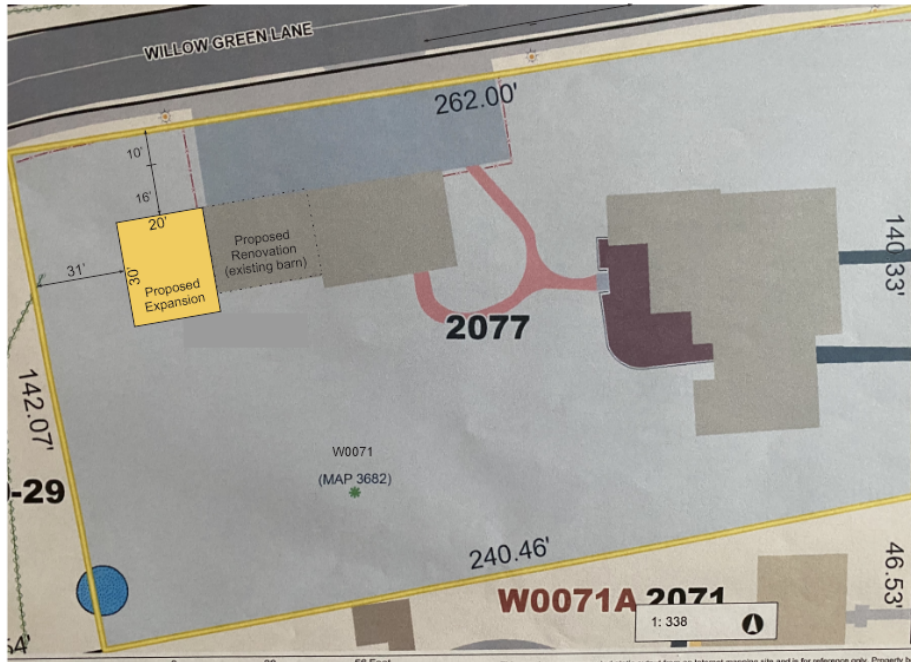


Figure 3: Placement of New Structure

Figure 4 below shows an elevation view of the renovated barn from the Willow Green Lane perspective.

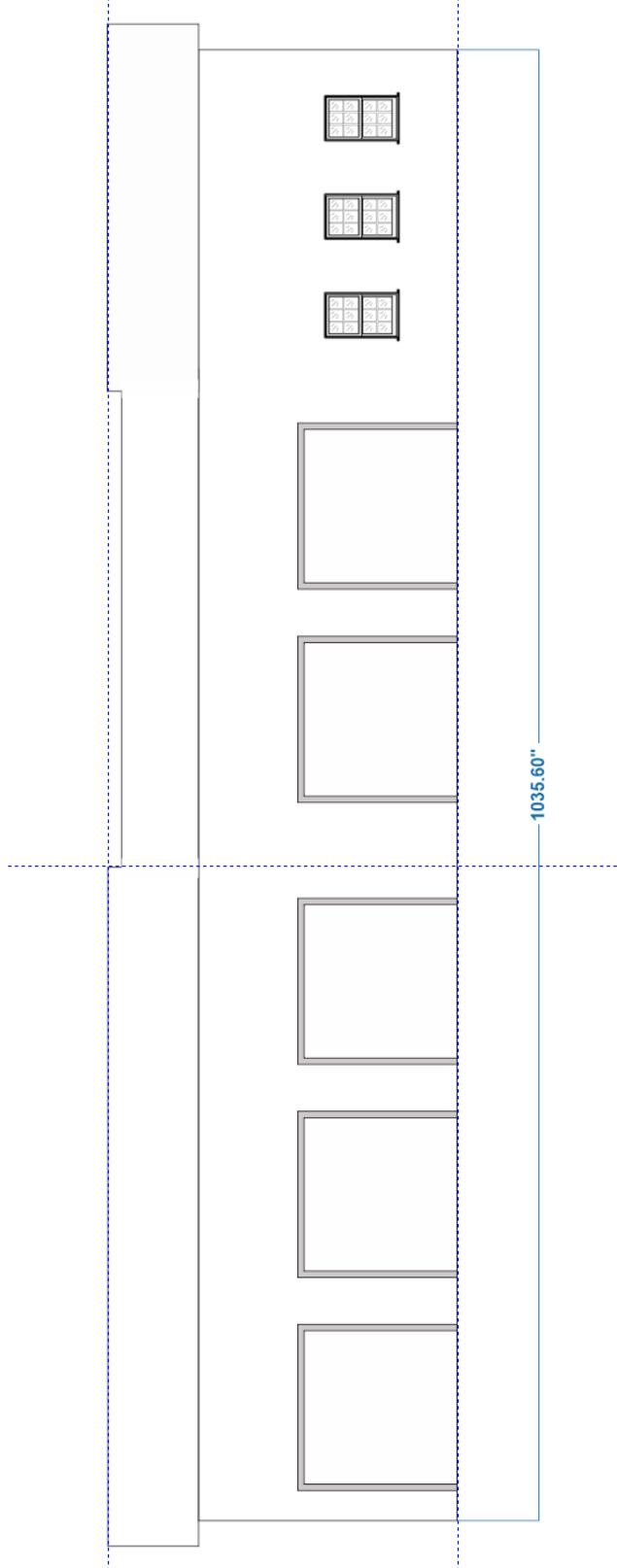


Figure 4: Elevation View of Renovated Barn

## **Attachment A: Site Survey**

It is our understanding that this survey was completed as part of barn work that was completed in 1981.

## **Attachment B: Country Carpenter Building Sketch**

Note: The ridge line shown in this sketch will be rotated to fit with the ridge line of the existing barn.



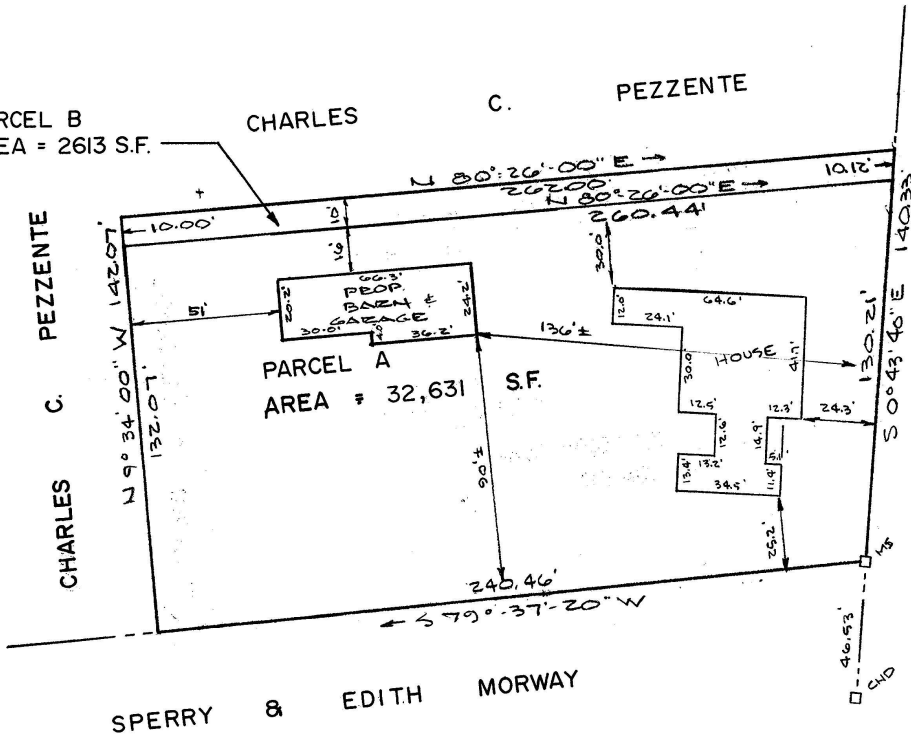
PARCEL B  
AREA = 2613 S.F.

CHARLES

C.

PEZZENTE

CHARLES  
C.  
PEZZENTE



SPERRY & EDITH MORWAY

MAIN STREET

FDU. LOCATED AS SHOWN  
NO ZONING VIOLATIONS  
NON-CONFORMING AS TO  
FRONT YARD SETBACK  
PEZZ. BARN & GARAGE SHOWN  
AS STAKED

CERTIFIED TO:

The Citizens Bank And Trust Company Of Glastonbury  
& Lawyers Title Insurance Corporation

I hereby certify that this survey was actually made upon the ground and that it, and the bounds and measurements shown hereon are correct within the standards of Class A-2 of the Code of Connecticut Association of Land Surveyors, Inc., and that, unless otherwise shown, title lines and lines of actual possession are the same, buildings are located as shown and do not encroach over or upon street, title or building lines, there are no violations of zoning regulations with reference to the location of said buildings, and there are no easements or encroachments affecting this property apparent from a careful inspection of the same other than those shown and depicted hereon.



PREPARED FOR  
**JUANITA B. RENTSCH**  
GLASTONBURY, CONN.

REV. 12-15-81  
REV 2-5-81

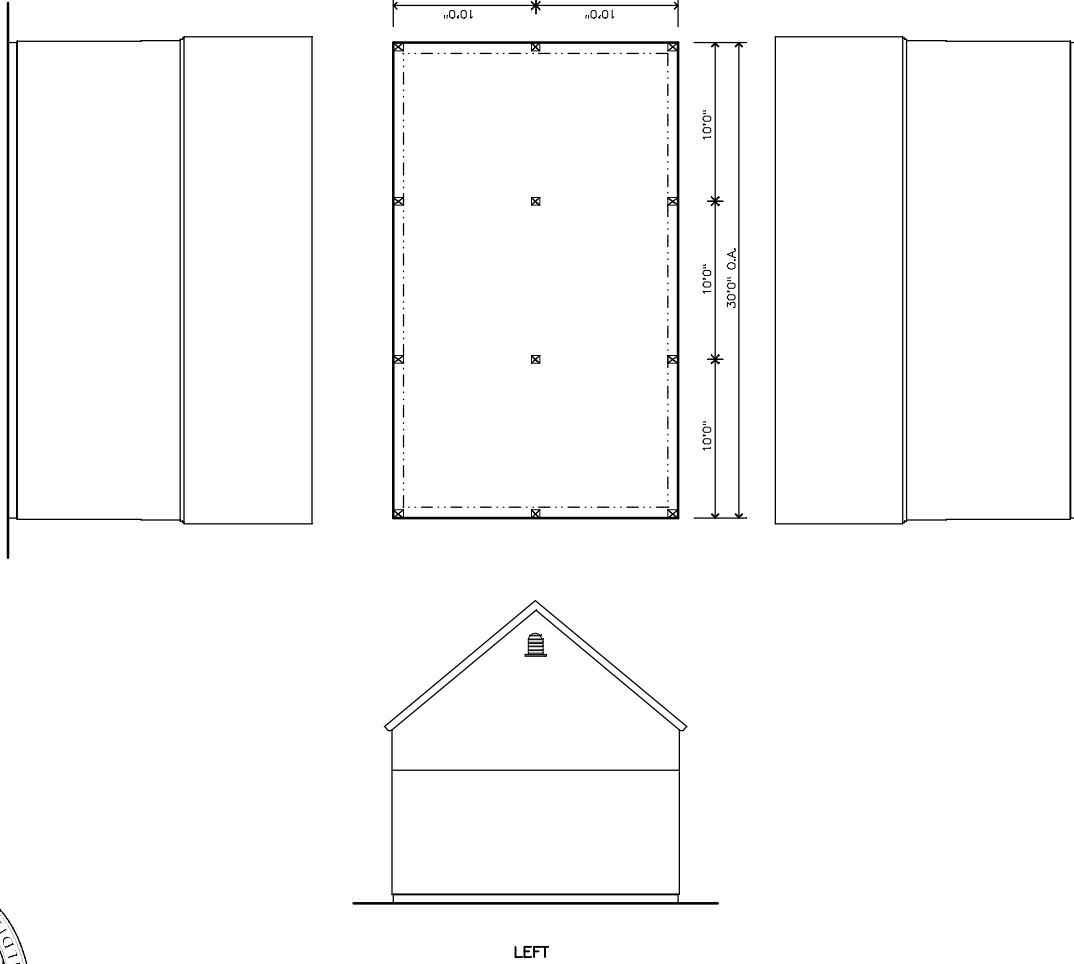
MEGSON & HEAGLE  
CIVIL ENGINEERS & LAND SURVEYORS  
GLASTONBURY, CONN.

DATE: 1-5-81      SCALE: 1" = 40'      MAP NO. 3-81-3

From The Workshops of  
COUNTRY CARPENTERS, INC.



CONFIRM LOCAL REQUIREMENTS	
WIND LOAD	MPH
ROOF LOAD	#PSF
HEIGHT RESTRICTIONS	FEET



PRELIMINARY PLAN

CUSTOMER:	
CATALOG PAGE: 10	SIZE: 20'x30'
ROOF PITCH: 10/12	
FOUNDATION TYPE:	BY OWNER
<input type="checkbox"/> BLOCK <input type="checkbox"/> POURED WALL <input type="checkbox"/> PIERS	
ROOF SHINGLES:	BY OWNER
<input type="checkbox"/> METAL <input type="checkbox"/> ASPHALT <input type="checkbox"/> WOOD	
SIDING:	<input type="checkbox"/> SHIPLAP <input type="checkbox"/> B & B
REMARKS:	

FOR OTHER INFORMATION SEE  
AGREEMENT & SPECIFICATION SHEET

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THIS PLAN IS LIMITED TO THE CONSTRUCTION OF THE ONE BUILDING PURCHASE FROM COUNTRY CARPENTERS INCORPORATED.

FRONT

LEFT

RIGHT