

Ten copies of this Application are required

ZONING BOARD OF APPEALS APPLICATION

REFERRED TO TP&Z _____

Applicant Joseph & Kathleen Sala
Street 46 Duffords Landing South Glastonbury
Telephone (860)559-5350
Legal Representative (if any)
Address

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 46 Duffords Landing
Assessor's Key # (If No Street # Indicated)
Legal Property Owner Joseph & Kathleen Sala

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

Section 7.1.b.2.f

- 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.

Joseph & Kathleen Sala
Applicant

Owner, If Not Applicant
(Required)

June 30, 2022
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:

Dear Members of the Zoning Board of Appeals:

We are requesting a variance for the purpose of building a pool behind our home. We live at 46 Duffords Landing and we access our home via a common driveway easement that leads south off of Duffords Landing. This easement is the only access to our house and property.

The front of our home and our garage access face this easement (due east). The front yard is on the east side of our home, while the backyard is on the west side (abutting Tryon Street).

According to the Town of Glastonbury, however, our front and back yards are reversed. The Town considers the front yard to be the property that borders Tryon Street and the backyard to be the property that borders our driveway/easement.

We would like to build a pool on the property behind our home and therefore, we are requesting permission from the Town to do so, in violation of Section 7.1.b.2.f of the Glastonbury Building-Zoning Regulations, which state "The pool and bath house, if any, should be located in the rear yard..."

Not only is our property significantly elevated above both Tryon Street and Duffords Landing, but we are considerably set back, such that neither the home nor the yard are visible from either street. We would welcome Board Members to examine our property as needed for this decision.

Thank you all for your time and attention to this matter.

Joe & Kate Sala

Ten copies of this Application and all supporting documentation are required

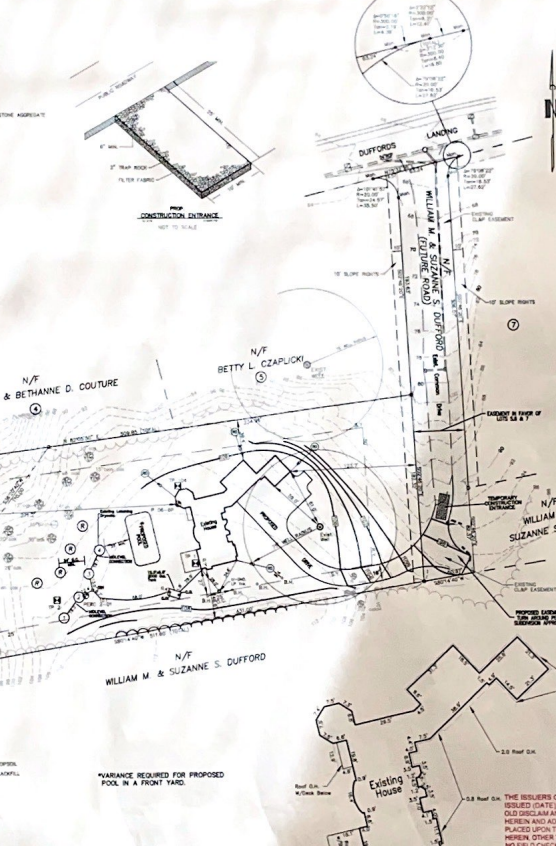
W.L.S. CONSULTING NOT REQUIRED. RESTRICTIVE LAYER GREATER THAN 5 FT.

SANITARY SYSTEM DESIGN

NUMBER OF BEDROOMS	3
PERCOLATION RATE	0.015 IN./MIN.
ABSORPTION AREA REQUIRED	742.5 SF (2000)
USE OF SINK, DRYWELL	N/A (SEE NOTE)
USE OF DRYWELL	NO
SEPTIC TANK CAPACITY	1000 GALS (2000)
SEPTIC TANK CAPACITY TO BE INCREASED BY 200 GALLONS IF A SANITARY DISPOSAL IS INSTALLED	

EXISTING SANITARY SYSTEM ELEVATIONS

TOP OF 4" PVC SUMP	103.45	TOP OF 4" PVC IN 2" DIA. #1	103.45
TOP OF 4" PVC SUMP	103.45	TOP OF 4" PVC IN 2" DIA. #2	103.45
TOP OF 4" PVC SUMP	103.45	TOP OF 4" PVC IN 2" DIA. #3	103.45
TOP OF 4" PVC SUMP	103.45	TOP OF 4" PVC IN 2" DIA. #4	103.45
TOP OF 4" PVC SUMP	103.45	TOP OF 4" PVC IN 2" DIA. #5	103.45
TOP OF 4" PVC SUMP	103.45	TOP OF 4" PVC IN 2" DIA. #6	103.45
TOP OF 4" PVC SUMP	103.45	TOP OF 4" PVC IN 2" DIA. #7	103.45
TOP OF 4" PVC SUMP	103.45	TOP OF 4" PVC IN 2" DIA. #8	103.45
TOP OF 4" PVC SUMP	103.45	TOP OF 4" PVC IN 2" DIA. #9	103.45
TOP OF 4" PVC SUMP	103.45	TOP OF 4" PVC IN 2" DIA. #10	103.45
TOP OF 4" PVC SUMP	103.45	TOP OF 4" PVC IN 2" DIA. #11	103.45
TOP OF 4" PVC SUMP	103.45	TOP OF 4" PVC IN 2" DIA. #12	103.45
TOP OF 4" PVC SUMP	103.45	TOP OF 4" PVC IN 2" DIA. #13	103.45
TOP OF 4" PVC SUMP	103.45	TOP OF 4" PVC IN 2" DIA. #14	103.45
TOP OF 4" PVC SUMP	103.45	TOP OF 4" PVC IN 2" DIA. #15	103.45
TOP OF 4" PVC SUMP	103.45	TOP OF 4" PVC IN 2" DIA. #16	103.45
TOP OF 4" PVC SUMP	103.45	TOP OF 4" PVC IN 2" DIA. #17	103.45
TOP OF 4" PVC SUMP	103.45	TOP OF 4" PVC IN 2" DIA. #18	103.45
TOP OF 4" PVC SUMP	103.45	TOP OF 4" PVC IN 2" DIA. #19	103.45
TOP OF 4" PVC SUMP	103.45	TOP OF 4" PVC IN 2" DIA. #20	103.45
TOP OF 4" PVC SUMP	103.45	TOP OF 4" PVC IN 2" DIA. #21	103.45
TOP OF 4" PVC SUMP	103.45	TOP OF 4" PVC IN 2" DIA. #22	103.45
TOP OF 4" PVC SUMP	103.45	TOP OF 4" PVC IN 2" DIA. #23	103.45
TOP OF 4" PVC SUMP	103.45	TOP OF 4" PVC IN 2" DIA. #24	103.45
TOP OF 4" PVC SUMP	103.45	TOP OF 4" PVC IN 2" DIA. #25	103.45



HOUSE SITE DEVELOPMENT

PLAN SHALL SHOW THE LOCATION OF ALL PROPOSED STRUCTURES AND CONSTRUCTION MATERIALS AND THE LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES. THE PLAN SHALL SHOW THE LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES AND THE LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES.

THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING UTILITIES AND STRUCTURES AND THE LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES.

THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING UTILITIES AND STRUCTURES AND THE LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES.

SOIL DATA

TEST #1	1	TEST #2	2
DATE	8-20-01	DATE	8-20-01
DEPTH	0-12"	DEPTH	0-12"
LOCATION	SEE PLAN	LOCATION	SEE PLAN
WATER	NONE	WATER	NONE
TEXTURE	SAND	TEXTURE	SAND
PERCENT SAND	100%	PERCENT SAND	100%
PERCENT SILT	0%	PERCENT SILT	0%
PERCENT CLAY	0%	PERCENT CLAY	0%
PERCENT ORGANIC	0%	PERCENT ORGANIC	0%
PERCENT ROCK	0%	PERCENT ROCK	0%
PERCENT FILL	0%	PERCENT FILL	0%
PERCENT OTHER	0%	PERCENT OTHER	0%
PERCENT UNKN	0%	PERCENT UNKN	0%

REFERENCE MADE TO MAP TITLED "SUBDIVISION PLAN FOR ROAD SUBDIVISION PHASE B PREPARED FOR DOUGLAS E. & BETHANNE D. COUTURE & WILLIAM DUFFORD GLASTONBURY, CONN. BY MCGON & HEAGLE C.E.S., INC. GLASTONBURY, CONN. DATE 10-7-03 REV. 12-7-05 SCALE 1"=42' MAP NO. 141-05-13 SHEET 1 OF 1"

"GRADING PLAN & STORM WATER POLLUTION CONTROL PLAN DUFFORDS LANDING EXCAVATION PREPARED FOR WILLIAM DUFFORD GLASTONBURY, CONN. BY MCGON & HEAGLE C.E.S., INC. GLASTONBURY, CONN. DATE 9-23-01 REV. 4-27-02 SCALE 1"=42' MAP NO. 141-05-13 SHEET 1 OF 1"

"COMPLETION PLAN SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF WILLIAM & SUZANNE S. DUFFORDS DUFFORDS LANDING GLASTONBURY, CONN. BY MCGON & HEAGLE C.E.S., INC. GLASTONBURY, CONN. DATE 9-19-02 SCALE 1"=42' MAP NO. 141-05-13 SHEET 1 OF 1"

LOT MAY BE SUBJECT TO A CLAMP EASEMENT

HOUSE LOCATED IN FIELD AS SHOWN ON 9-27-12

SANITARY SYSTEM LOCATED IN FIELD AS SHOWN ON 9-27-12

NO ZONING VIOLATIONS

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT IN ACCORDANCE WITH THE REGULATIONS OF THE CONNECTICUT STATE AGENCIES SECTION 20-200C REGULATIONS OF THE CONNECTICUT STATE AGENCIES FOR SURVEYS AND MAPS (REGULATIONS 20-200C) AND THE "STANDARDS FOR SURVEYS AND MAPS" (REGULATIONS 20-200B) AS ADOPTED BY THE CONNECTICUT ACADEMY OF LAND SURVEYORS, INC. ON SEPTEMBER 28, 1998.

TYPE OF SURVEY: ZONING LOCATION SURVEY

BOUNDARY DETERMINATION CATEGORY: RESIDUAL

CLASS OF ACCURACY: A-2



LEGEND

EXIST. MONUMENT	—
EXIST. IRON PIN	—
EXIST. CENTERLINE	—
PROP. CENTERLINE	—
PROP. SHOT ELEVATION	—
EXIST. TREE LINE	—
PROP. LINES OF EASEMENT	—
PROP. SHOT SHADE	—

MCGON & HEAGLE
CIVIL ENGINEERS AND ARCHITECTS
145 BAYVIEW BLVD., SUITE 200
GLASTONBURY, CT 06033
PHONE: (860) 653-0168

LOT # 46
NO. 141-05-13
DUFFORDS LANDING
PREPARED FOR
MCGON & HEAGLE
GLASTONBURY, CONN.

DATE: 8-20-01
SCALE: 1"=42'
SHEET: 1 OF 1
MAP NO. 141-05-13