

ZONING BOARD OF APPEALS APPLICATION

REFERRED TO TP&Z _____

Applicant Bonnie and Clint Mazur
Street Main Street Town Glastonbury
Telephone 585-233-1306
Legal Representative (if any)
Address 2077 Main Street
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 2077 Main Street, Residence A, Main Street Historic District
Assessor's Key # (If No Street # Indicated)
Legal Property Owner Bonnie and Clint Mazur

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) 71, B, 2.B. 1+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.

Bonnie and Clint Mazur
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:

While the barn on our property is large, it has a significant amount of non-functional space above the three car ports, which houses our daily-use cars.

Proposed changes to existing barn:

The current rear/westward section of the barn has a second floor, which will be purposed as a wood-working shop to maintain the historic home and property with only historic-district-approved projects. The space under the wood shop will be purposed for maintenance and housing of our two classic cars (GMC 1952 Civil Defense truck and 1967 Mercedes S-Class).

We propose adding two additional garage doors in this rear section, to be identical in appearance to the existing garage doors, but with standard garage door height. We propose laying of concrete slab in place of the current wood floors. We propose added support framework to support the wood shop machinery above.

Proposed addition of rear section to existing barn:

We desire to extend the barn in our back yard, back towards our rear property line, see attached proposed site plan. The use for this new space would be for a home-gym, as the unfinished basement in the home does not have ceilings high enough to stand upright in or to house workout equipment. This new section of the barn would be identical to the existing barn, and have the same roof height as the current rear/westward section of the barn.

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.

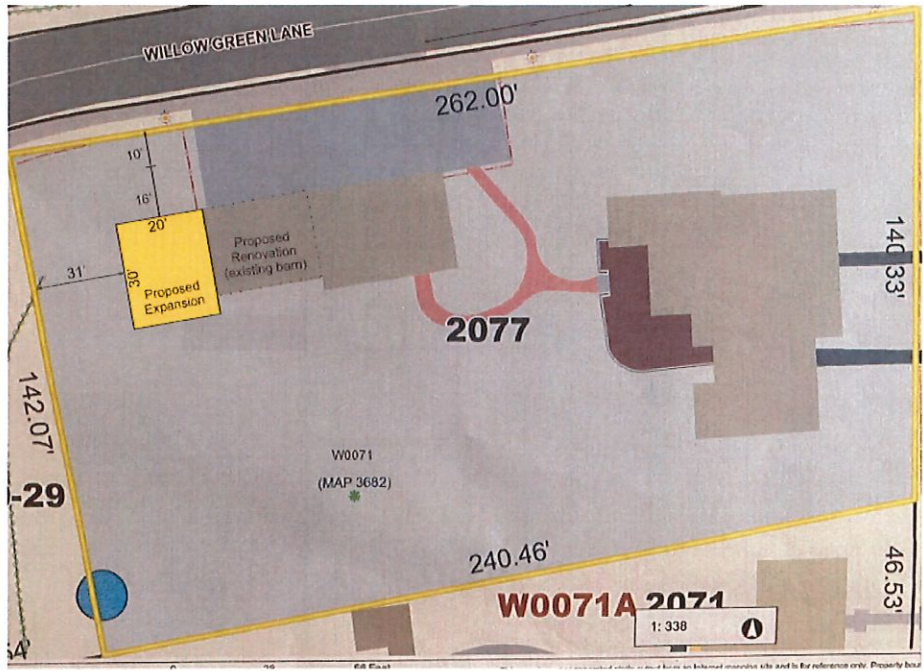


Figure 3: Placement of New Structure

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

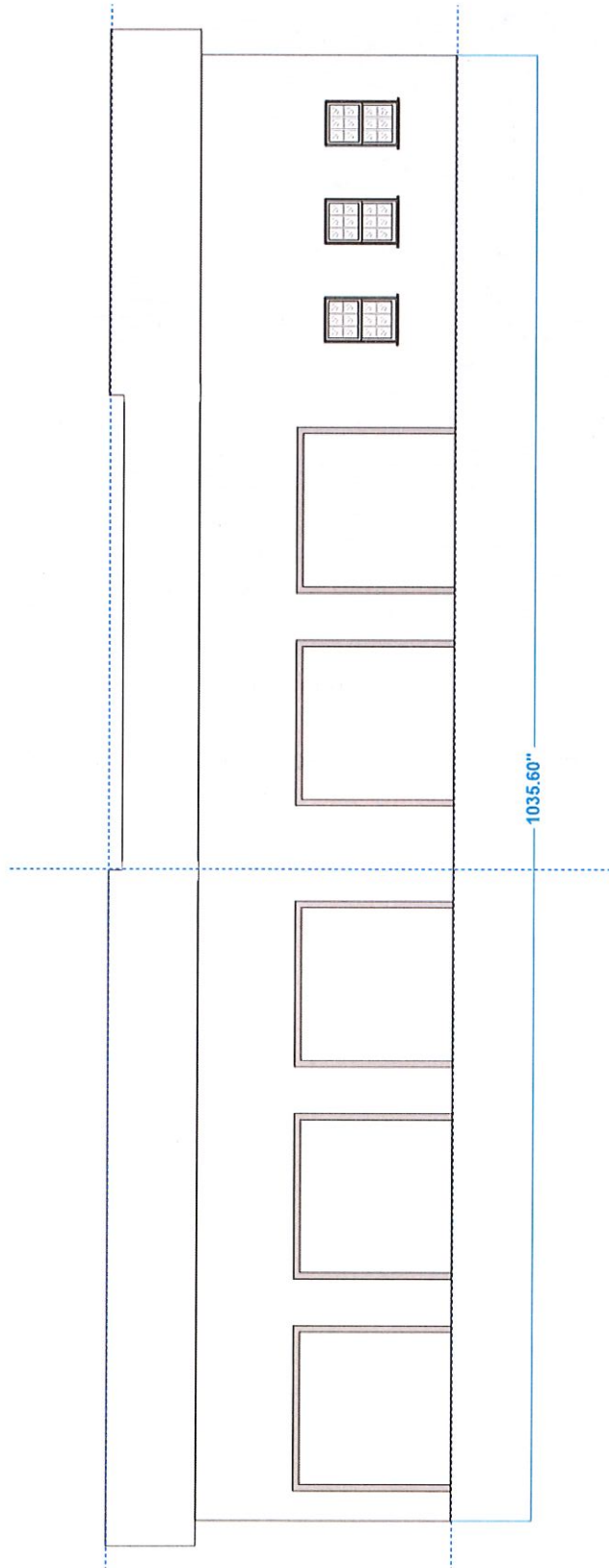


Figure 4: Elevation View of Renovated Barn

Attachment A: Site Survey

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

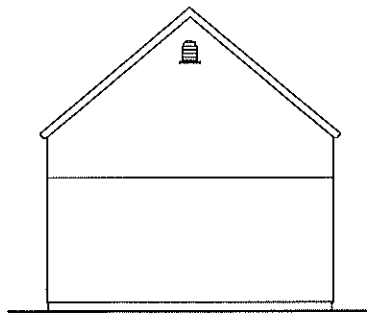
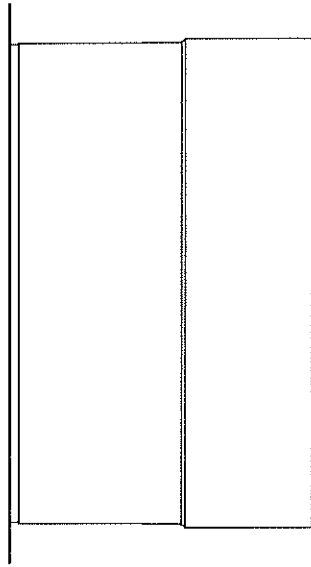
Attachment B: Country Carpenter Building Sketch

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

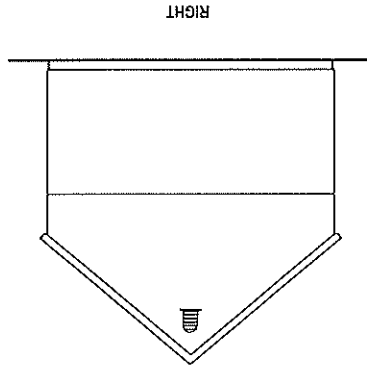
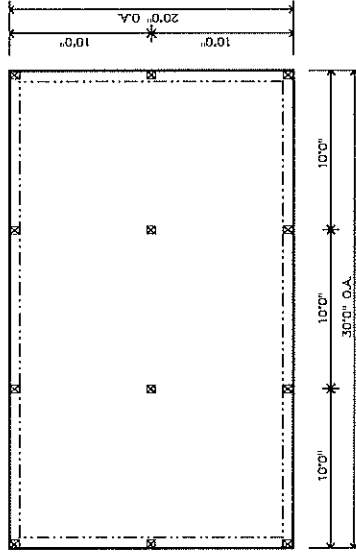
From The Workshops of
COUNTRY CARPENTERS, INC.



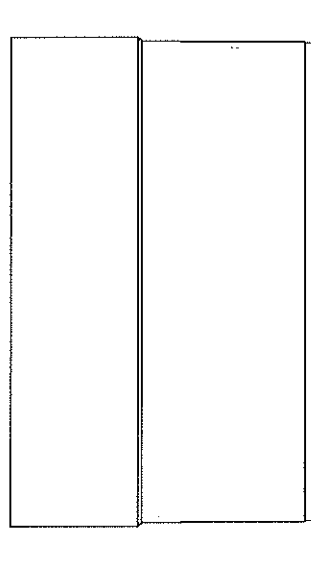
CONFIRM LOCAL REQUIREMENTS	
WIND LOAD	MPH
ROOF LOAD	#PSF
HEIGHT RESTRICTIONS	FEET



LEFT



RIGHT



FRONT

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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