

Ten copies of this Application are required

ZONING BOARD OF APPEALS APPLICATION

REFERRED TO TP&Z

Applicant Louis Ando
Street 380 Dayton Road Town South Glastonbury
Telephone 860-712-9137
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 380 Dayton Road Country Resident
Assessor's Key # (If No Street # Indicated)
Legal Property Owner Louis & Rosalie Ando

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 7.1b.2b.1 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.

Louis Ando
Applicant

8/17/22
Date

Louis Ando per Applicant's Representative
Owner, If Not Applicant (Required)
Richard A. Meeson
MEMBER / PARTNER
MEESON, HEAGLE + FRIEND, LLC
8/17/22
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:**

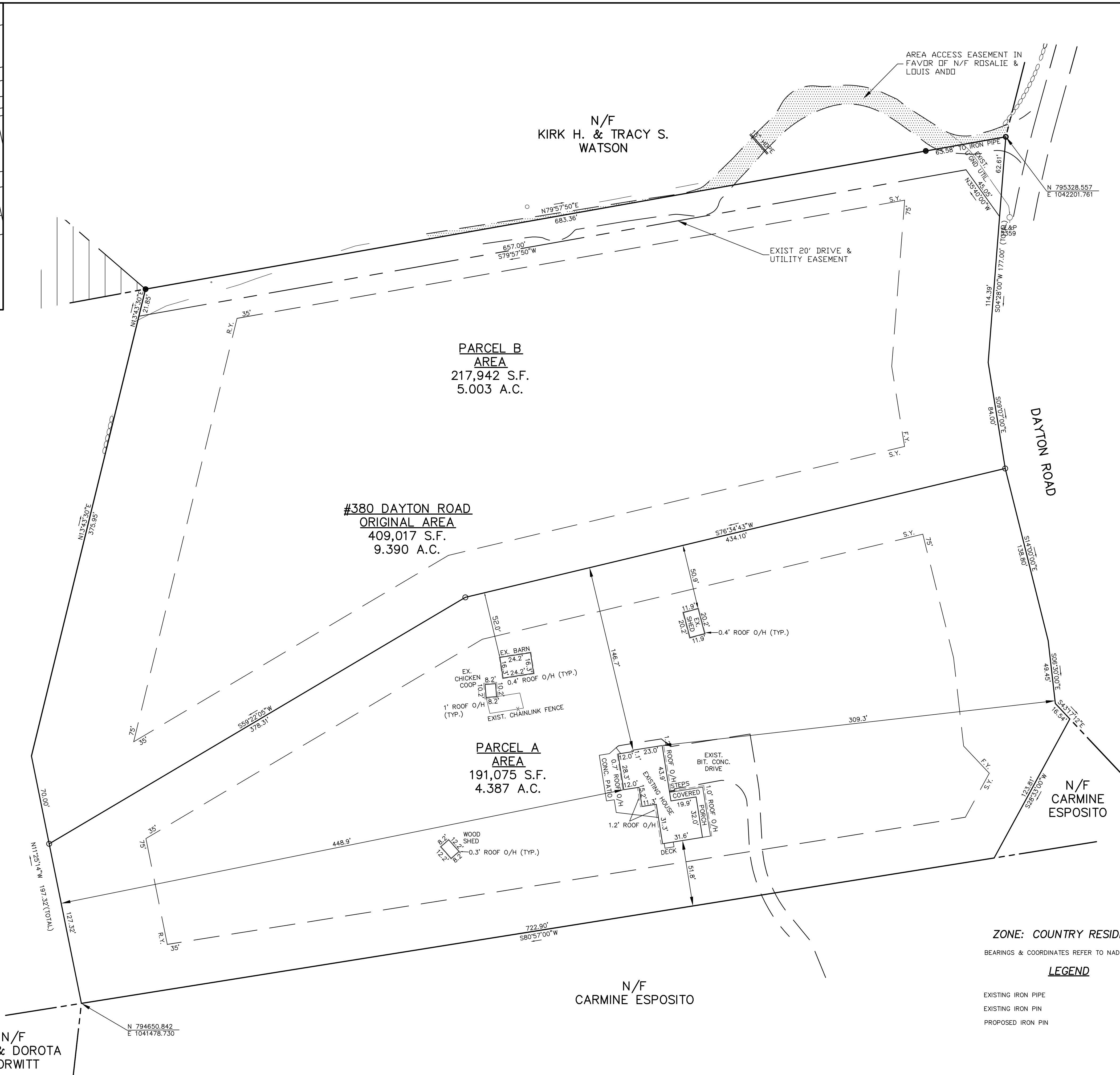
The subject property, 380 Dayton Road, is eligible for a free division into two parcels. The resulting division has 380 Dayton Road becoming 4.387 acres (less than five acres) and the existing house is less than 4,500 s.f. with a three bay garage.

A Special Exception as provided in Section 7.1b.2b.1 is requested to allow an existing one bay garage to be considered a detached fourth garage bay. The proposed meets the requirements of Section 13.9.

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



**LOCATION MAP**  
SCALE: 1"=1000'



N/F  
MARY MCCALL

N/F  
KIRK H. & TRACY S.  
WATSON

**PARCEL B  
AREA**  
217,942 S.F.  
5.003 A.C.

**#380 DAYTON ROAD  
ORIGINAL AREA**  
409,017 S.F.  
9.390 A.C.

**PARCEL A  
AREA**  
191,075 S.F.  
4.387 A.C.

N/F  
CARMINE ESPOSITO

N/F  
CARMINE  
ESPOSITO

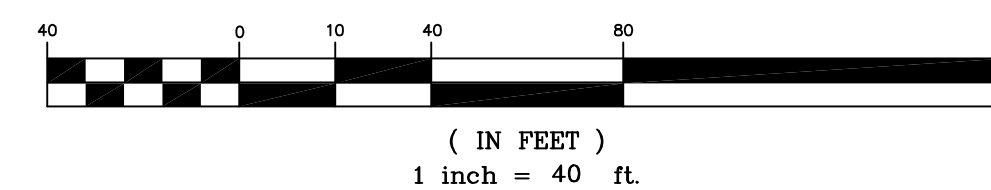
**ZONE: COUNTRY RESIDENCE**

BEARINGS & COORDINATES REFER TO NAD83 DATUM

**LEGEND**

- EXISTING IRON PIPE ○
- EXISTING IRON PIN ●
- PROPOSED IRON PIN ○

**GRAPHIC SCALE**



REFERENCE IS MADE TO MAPS TITLED:

1. "RECORD DRAWING PLOT PLAN PARCEL W-10 DAYTON ROAD PREPARED FOR LOUIS ANDO GLASTONBURY, CONN." SCALE: 1"=40' DATE: 7-8-92 REV. 9-2-92 FLIP HOUSE & GARAGE, REV. 4-2-93 RECORD DRAWING-SANITARY & HOUSE, SHEET 1 OF 1. BY MEGSON, HEAGLE & FRIEND, MAP NO. 1-92-1PP.
2. "PLOT PLAN 360 DAYTON ROAD PREPARED FOR H. KIRK WATSON GLASTONBURY, CONN" SCALE: 1"=100' DATE: 1-28-20 REV. 2-19-20 DRIVEWAY MODIFICATION, REV. 4-3-20 ADDRESS CHANGE, REV. 9-17-21 EXISTING HOUSE CERTIFICATION, SANITARY SYSTEM LOCATED & I.P. SET NOTE, SHEET 1 OF 2. BY MEGSON, HEAGLE & FRIEND, MAP NO. 112-19-1PP.

**THIS MAP IS NOT VALID IF MODIFIED IN ANY WAY AND/OR DOES NOT BEAR THE EMBOSSED SEAL OF THE UNDERSIGNED.**

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" REVISED OCTOBER 26, 2016 AND AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

TYPE OF SURVEY ZONING LOCATION: PROPERTY/BOUNDARY SURVEY  
BOUNDARY DETERMINATION CATEGORY: RESURVEY  
CLASS OF ACCURACY: A-2

SANDS E. AESCHLIMAN L.S. # 14201

**MEGSON, HEAGLE & FRIEND**  
CIVIL ENGINEERS & LAND SURVEYORS, LLC  
81 RANKIN ROAD  
GLASTONBURY, CONN. 06033  
PHONE (860)-659-0587

**PARCEL DIVISION PLAN**  
**#380 DAYTON ROAD**  
PREPARED FOR  
**LOUIS ANDO**  
GLASTONBURY, CONN.

CK. BY: JHS  
DRW. BY: BTC  
DATE: 8-8-22  
SCALE: 1"=40  
SHEET 1 OF 1  
MAP NO. 06-20-1PDP

**OWNER:**  
LOUIS & ROSALIE K. ANDO  
380 DAYTON ROAD  
S GLASTONBURY, CT 06073