

ZONING BOARD OF APPEALS APPLICATION

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

Applicant Jason Goodhue
Street 129 Stonepost Rd Town Glastonbury
Telephone 860-985-9859
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 129 Stonepost Road AA
Assessor's Key # (If No Street # Indicated)
Legal Property Owner Jason A. and Erin Goodhue

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) 4.4.5 of the Glastonbury Zoning Regulations. 1.12% INCREASE IN COVERAGE
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.

Signature of Jason Goodhue
Applicant

Owner, If Not Applicant (Required)

8-17-2022
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:**

*See Attached*

Ten copies of this Application and all supporting documentation are required

To whom it may concern, we are asking for a 1.12% allowable coverage variance.

I have been working with the Goodhue's for several years on their home project and many different avenues were explored during that time. The Goodhue's have looked elsewhere in town to see if they could replace what they currently have, and always come back to their existing home for its great location and neighborhood. Replacing what they currently have was deemed inadequate, and thus we forged ahead with plans for modifying their existing home into a home that will allow them to age gracefully for many years to come. With this end goal in mind, a first-floor master was necessary, as stairs would eventually be a foreseen problem. The lot has a few challenges, but we were able to design a first-floor master without needing a variance for encroaching the rear, front or side yards. We also took great care in placing the addition to the rear of the property, so that the classic colonial façade was retained, and the addition receded to the left and rear of the home, tying it into the landscape and reducing the massing with carefully proportioned spaces. The master bedroom and bath were placed behind the house with a two-car angled garage to allow light to enter the existing house and afford privacy and access to the rear yard. A third garage bay was preferable, but the Goodhue's opted to not push the addition further and settled for the two-car garage with minimal storage included. A laundry was important so that they would not have to travel up the stairs to the second-floor laundry. We minimized the sizing overall, with ample spaces that are not overtly large for today's houses. Many of the lots in this neighborhood do not have first floor master bedrooms and aging in place may be difficult for people looking to stay in their homes until old age. This plan solves the Goodhue's desire to stay in their home for the foreseeable future, while doing so in a tasteful manner that will not impact the neighborhood in a negative way. We hope that you see the merits of this addition and grant the Goodhue's the relatively small variance for overall lot coverage, while staying within the allowable building lines.

Sincerely,

Garth Meehan

Meehan Design Group LLC

100 Devonwood Drive

Farmington, CT 06032

REFERENCE IS MADE TO MAPS TITLED: "FARMCLIFF SECTION NO. 10, SUBDIVISION AND TOPOGRAPHIC MAPS, GLASTONBURY, CONN., SCALE 1"=40', DATED 8-3-78, BY LUCHS AND BECKERMAN," FILED IN THE TOWN CLERK'S OFFICE, GLASTONBURY, CONN.

NOTE: FOR APPLICABLE NOTES SEE MAP TITLED: "FARMCLIFF SECTION NO. 10, TOPOGRAPHIC MAP, GLASTONBURY, CONN., SCALE 1"=40', DATED 8-3-78, REV. 8-22-78, BY LUCHS AND BECKERMAN."

PUBLIC WORKS ENGINEERING  
BUILDING PERMIT REVIEW

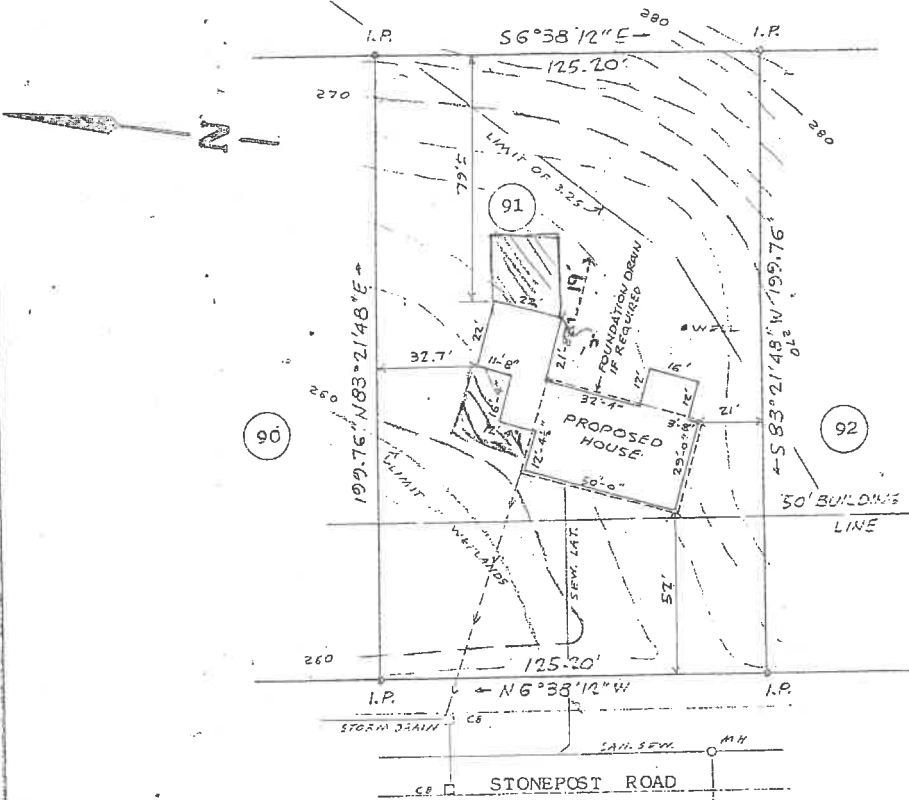
ACTION REQUIRED BY APPLICANT:

- R.O.W.
- DRIVEWAY
- OTHER
- SANITARY SEWER
- PRIVATE DRAINAGE

APPROVED: Bow DATE: 7-17-79

*if required*  
**KEL 8-10-79**  
PRIVATE DRAINAGE SUBJECT TO  
FINAL APPROVAL BY DPW.

N/R WILLIAM C. & CHARLOTTE K. HAGGIS



PLOT PLAN  
PREPARED FOR  
EDWARD J. KAMIC  
GLASTONBURY, CONN.

NO ZONING VIOLATIONS.  
CERTIFIED SUBSTANTIALLY CORRECT.  
ACCURACY CLASS A-2.

*John Luchs Jr.*

<p>LUCHS &amp; BECKERMAN CIVIL ENGINEERS - PLANNERS - LAND SURVEYORS GLASTONBURY, CONN.</p>	
<p><b>D-78-41-91</b></p>	
<p>SCALE 1" = 40'</p>	<p>DATE 7-12-79</p>

129 Stonepost Rd.



## Owner of Record

**GIS ID:** 66800129  
**Owner:** GOODHUE JASON A+ERIN  
**Co-Owner:**  
**Address:** 129 STONEPOST RD  
**City, State ZIP:** GLASTONBURY, CT 06033-4172

**Account Number:** 66800129

**Property Address:** 129 STONEPOST RD

## Parcel Information

**Map/Street/Lot** F11 / 6680 / N0013 **Property ID:** 4697  
**Developer Lot ID:** 0091 **Water:** Well  
**Parcel Acreage:** 0.58 **Sewer:** Sewer Tax Rec  
**Zoning Code:** AA **Census:** 5205.01

## Valuation Summary

Item	Appraised Value	Assessed Value
<b>Buildings</b>	347300	243100
<b>Land</b>	150700	105500
<b>Appurtenances</b>	3500	2400
<b>Total</b>	<b>501500</b>	<b>351000</b>



Property highlighted in blue

Owner of Record	Deed / Page	Sale Date	Sale Price
GOODHUE JASON A+ERIN	2712/0320	2009-11-19	552000
KNORR NANCY C	0750/0032	1993-02-26	0



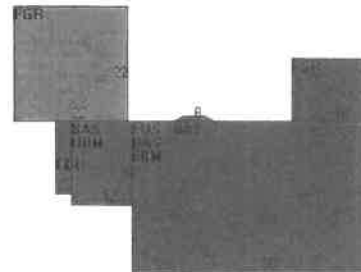
SECTION 4.4.5 LOT COVERAGE  
 PROPOSED TOTAL LOT COVERAGE 4032 SF  
 16.12% OF THE TOTAL LOT AREA

## Building Information

**Year Constructed :** 1980  
**Building Type :** Residential  
**Style :** Colonial  
**Occupancy :** Single Family  
**Stories :** 2  
**Building Zone :** AA  
**Roof Type :** Gable  
**Roof Material :** Asphalt Shingl  
**Est. Gross S.F. :** 5458  
**Est. Living S.F. :** 3098

**Number of Rooms :** 9  
**Number of Bedrooms :** 04  
**Number of Bathrooms :** 3  
**Number of Half-Baths :** 1  
**Exterior Wall :** Clapboards  
**Interior Wall :** Drywall  
**Interior Floor :** Hardwood  
**Interior Floor #2 :** No entry  
**Air Conditioning Type :** Central  
**Heat Type :** Forced Air  
**Fuel Type :** Gas

**Building ID** 4697



Subarea Type	Est. Gross S.F.	Est. Living S.F.	Outbuilding Type	Est. Gross S.F.	Comments
First Floor	1648	1648	Patio-Brick	360.00	
Basement, Finished	1450	0	Patio-Brick	216.00	
Garage	484	0			
Porch, Open	42	0			
Screen Porch	192	0			
Upper Story, Finished	1450	1450			
Basement	192	0			