

ZONING BOARD OF APPEALS APPLICATION

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

Applicant Kennison Martin
Street Villa Louisa Rd Town Glastonbury
Telephone 413-754-4219
Legal Representative (if any)
Address 45 Villa Louisa Rd, Glastonbury CT 06033

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 45 Villa Louisa Rd (RR)
Assessor's Key #
Legal Property Owner Kennison and Elizabeth Martin

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) 4.2.6 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.

Kennison Martin
Applicant

Owner, If Not Applicant (Required)

8/15/2022
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:

I am requesting a variance from Section 4.2.6 of the Glastonbury Zoning Regulations. I would like to place an accessory structure no closer than 40 feet from the street line, 10 feet closer than the 50 feet allowed for properites located in RR zones. Please see attached site plan for proposed building location.

Based on the existing site plan and on-site measurements, the proposed shed location puts the shed at 48 feet (+/-) from the street line. Given the approximate nature of the measurements on the site plan and the on-site measurements I have taken, I'm requesting a few more feet of variance than the proposed location would indicate, just to be on the safe side.

Having the shed slightly closer to the road than the required 50 ft would not significantly alter the character of the property. The yard is well shielded from the road by trees and undergrowth. No trees or undergrowth will be removed in order to place the structure. Please see attached photographs of proposed shed location. The proposed building corners are indicated by orange driveway markers.

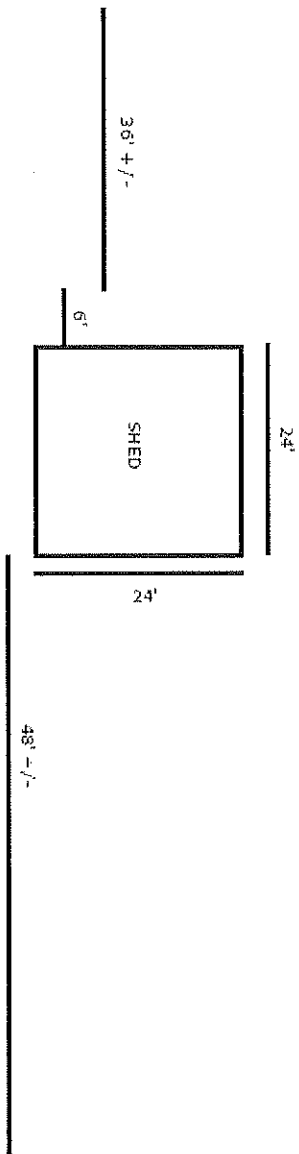
Hardships that prevents the building from being placed elsewhere on the property include:

- \* Septic system and reeserved septic space prevents structures from being placed to the south of the house
- \* Significant grade on the west side of the property would make ground preparation prohibitively expensive
- \* Wetland setback on the west side of the property

The structure is a prefabricated 24x24 shed on a prepared gravel pad. See attached floor plan / elevations. Note that the actual building will differ from the attached plans. The house already has an attached 3 car garge. The pictured overhead doors will be replaced with a standard shed door (or doors) to comply with Section 7.1.b.2.b.1 of the zoning regulations. (No more than 3 garage bays for a property with a house less than 4500 square feet)

Ten copies of this Application and all supporting documentation are required







Shed footprint looking north



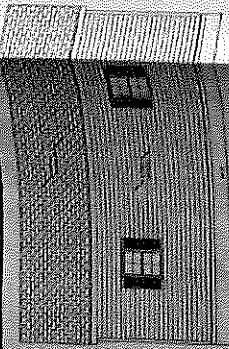
Shed footprint looking east (toward road)



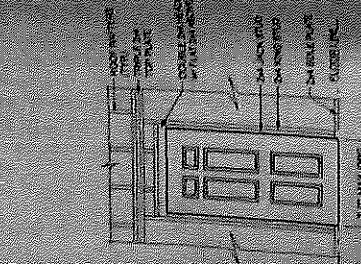
Tree cover from road



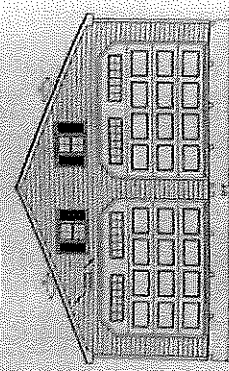




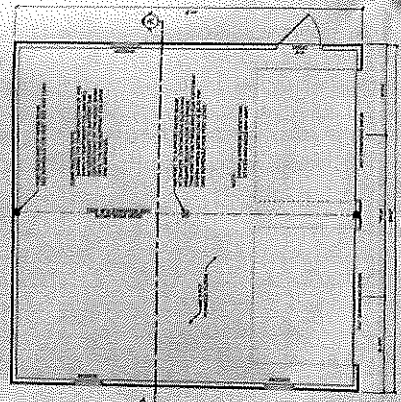
LEFT ELEVATION



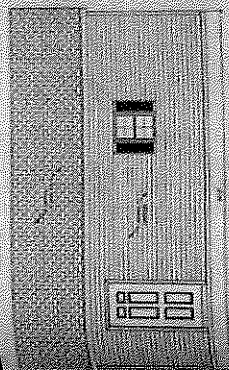
TYPE DOOR FRAMING DETAIL  
FOR DOOR AT LEFT AND RIGHT ELEVATIONS  
SCALE 1/4" = 1'-0"



FRONT ELEVATION



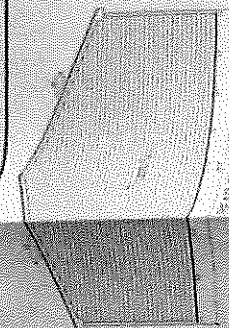
FLOOR PLAN



RIGHT ELEVATION

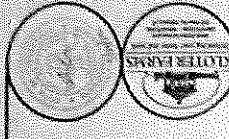
ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2018 INTERNATIONAL RESIDENTIAL CODE AND THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

ROUND INCH (RAD)	BATTERS	RIDGE BEAM	POST SIZE	LOAD EACH END OF RIDGE BEAM	POST SIZE	LOAD CENTER OF RIDGE BEAM
12" x 12" x 12"	12" x 12" x 12"	12" x 12" x 12"	12" x 12" x 12"	12" x 12" x 12"	12" x 12" x 12"	12" x 12" x 12"
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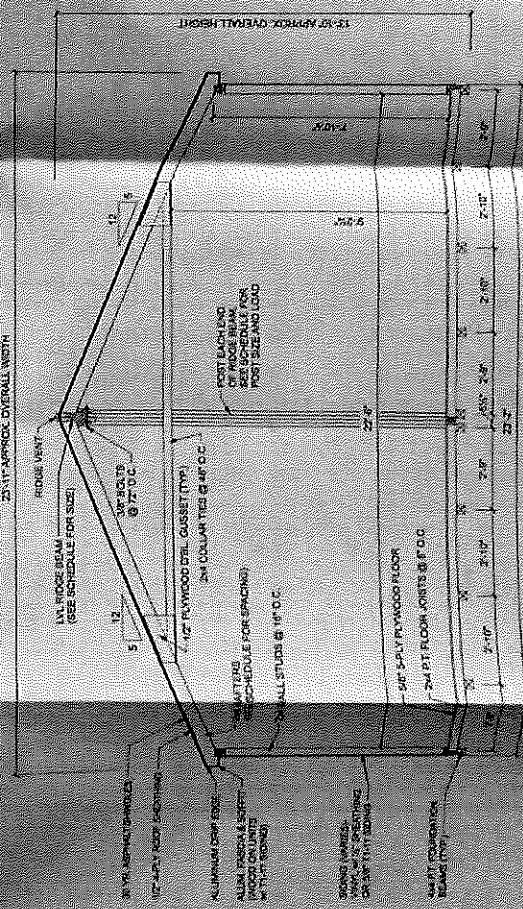
REAR ELEVATION

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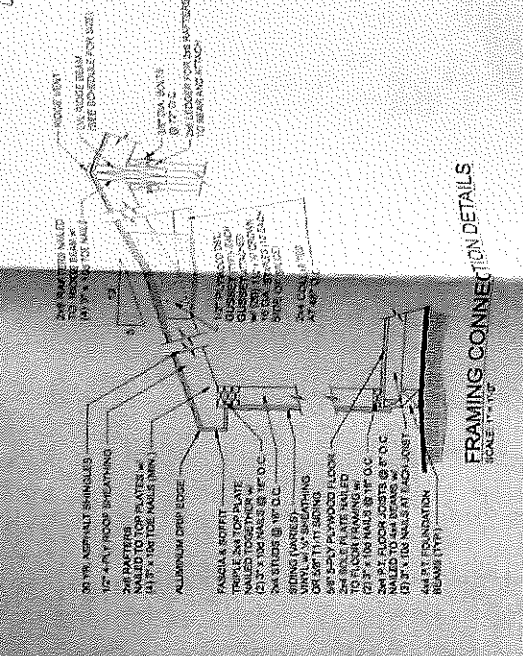


MITCHELL S. WEAVER, P.E.  
STRUCTURAL ENGINEER  
1000 W. 10TH ST.  
MUSKOGEE, OK 74401

24" x 24" DOUBLE WIDE  
RIDGE BEAM  
SEE SCHEDULE FOR SIZE



SECTION "A-A"  
SCALE 1/4" = 1'-0"



FRAMING CONNECTION DETAILS  
SCALE 1/4" = 1'-0"

S-1

DATE: MAY 22, 2023  
DRAWN BY: [Name]