

ZONING BOARD OF APPEALS APPLICATION

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

Applicant ALEKSANDR GORENBEYN
Street 27 Dorothy's Way Town S. Glastonbury
Telephone 860-655-4145
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 27 Dorothy's Way, S. Glastonbury COUNTRY Residence
Assessor's Key #
Legal Property Owner Aleksandr GORENBEYN

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) 7.1.b.2.b)1 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.

[Signature]
Applicant

Owner, If Not Applicant (Required)

10/06/2022
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 Zoning Board of Appeals Members,

I am looking for a variance in regulation 7.1.b.2.b)1 that disallows dwellings smaller than 4,500 sq ft of gross finished area to have more than 3 car garages.

For my household of 6 individuals (currently including three drivers with 2 more becoming drivers within few years), garage space is and will be at the premium. As my current property only has two car garage, I am looking to add a freestanding two car garage measured 20x24x13.5 feet. It would be located as illustrated on the drawing and would be fully compliant with regulation 7.1a.2.b) as well as other regulations governing placement, sizing, and borders. It would help to keep all my vehicles well cared for, safe and secure.

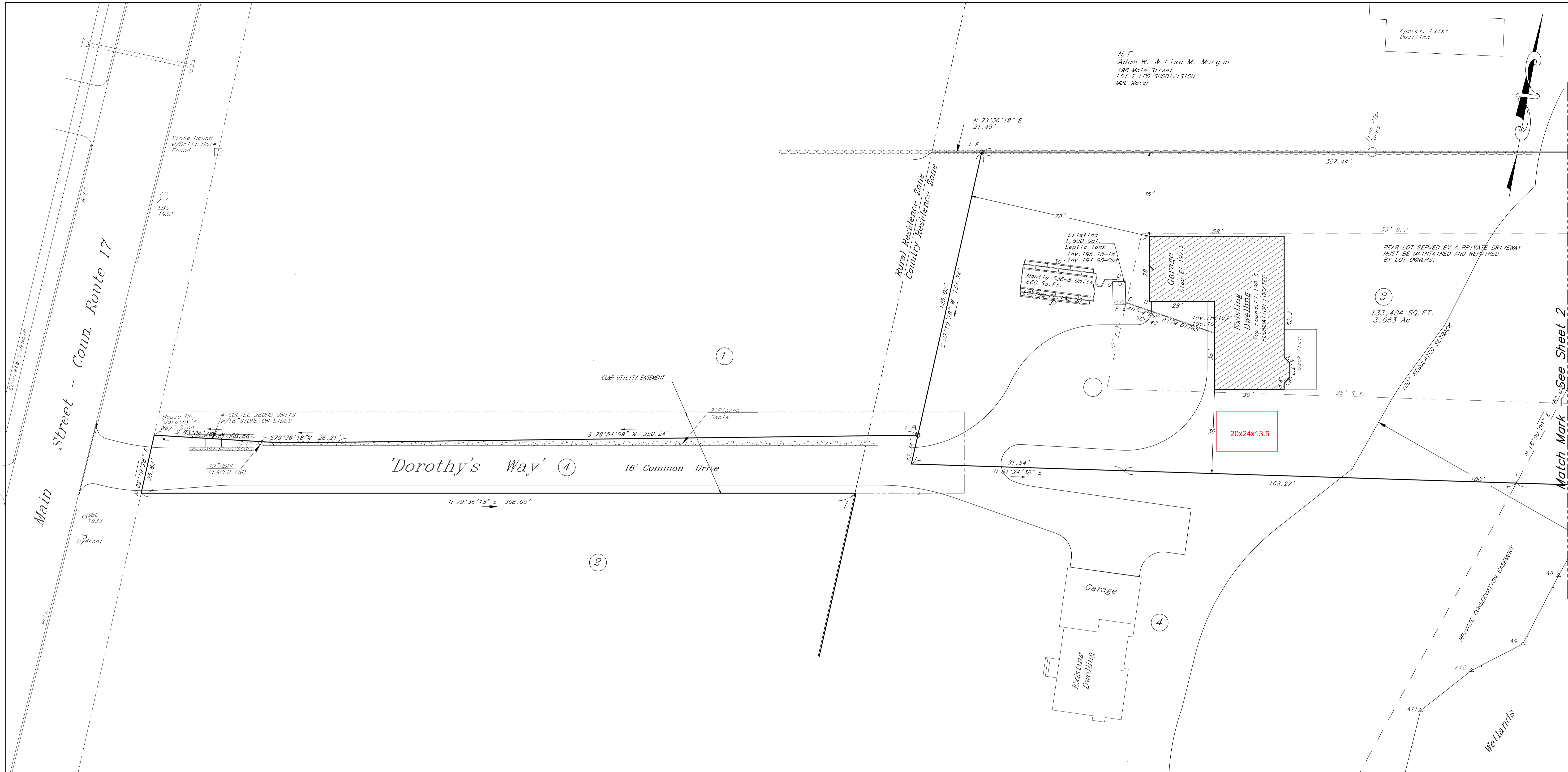
Thank you for your consideration.

Sincerely,

Aleksandr Gorenbeyn

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





N/F  
 Adam W. & Lisa M. Morgan  
 198 Main Street  
 LOT 2 LRD SUBDIVISION  
 MDC Water

Approx. Exist.  
 Dwelling

REAR LOT SERVED BY A PRIVATE DRIVEWAY  
 MUST BE MAINTAINED AND REPAIRED  
 BY LOT OWNERS.

133,404 SQ. FT.  
 3.063 AC.

20x24x13.5

Match Mark - See Sheet 2

- Legend**
- HYDRANT
  - CATCH BASIN
  - UTILITY POLE
  - OVERHEAD WIRE
  - BUILDING SETBACK LINE

This Plan is Invalid Unless It Bears The Raised Impression Seal  
 And Original Signature Of The Professional Engineer/Surveyor.

This Survey And Map Has Been Prepared In Accordance With  
 Sections 20-300b-1 Thru 20-300b-20 Of The Regulations  
 Of Connecticut State Agencies "Minimum Standards For  
 Surveys And Maps In The State Of Connecticut" as Endorsed  
 By The Connecticut Association Of Land Surveyors, Inc.  
 The Type Of Survey Performed Is Subdivision Plan.

Boundary Determination/Opinion Is Based Upon A Dependent Resurvey.  
 The Survey Conforms To Class A-2 Horiz., Class T-D Vert.  
 To The Best Of My Knowledge And Belief, This Map Is Substantially  
 Correct As Noted Hereon.  
 Certification Exclusively To Jacques Development, LLC.

Richard F. Mihok, P.E. & L.S. 6906

- NOTES**
- TYPE OF SURVEY: ZONING LOCATION SURVEY.  
 BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY.  
 CLASS OF ACCURACY: A-2 HORIZ., T-D VERT.
  - THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN INDEPENDENT RESURVEY MAY DISCLOSE.
  - LOT IS SUBJECT TO COMMON DRIVE EASEMENT AND COVENANTS, UTILITY EASEMENT  
 AND ANY OTHER SUCH RIGHTS OF RECORD AS MAY APPEAR.
  - THE WORD "CERTIFICATION" AS USED IN ANY CERTIFICATION HEREON IS UNDERSTOOD TO BE  
 AN EXPRESSION OF PROFESSIONAL OPINION BY THE ENGINEER OR SURVEYOR.  
 IT IS A DECLARATORY STATEMENT WHICH IS BASED ON HIS BEST KNOWLEDGE,  
 INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER A GUARANTY  
 NOR WARRANTY, EXPRESS OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON.
  - NO WATER SOFTENER OR OTHER WATER TREATMENT SYSTEMS  
 SHALL BE CONNECTED TO OR DISCHARGE INTO THE LEACH FIELD.

**As-Built Dimensioning**

A-C 30.6'	B-C 10.0'	TANK-IN
A-D 22.8'	B-D 16.4'	TANK-OUT
A-E 30.7'	B-E 12.0'	COVER
A-F 32.0'	B-F 14.6'	COVER
A-G 24.2'	B-G 15.1'	COVER

Zone Table	COUNTRY RESIDENCE ZONE	REQUIRED/ALLOWED	PROVIDED
MINIMUM LOT AREA		80,000 SQ. FT.	133,404 SQ. FT.
MINIMUM LOT FRONTAGE		REAR LOT	25.63 FT.
MINIMUM FRONT YARD		75 FT.	78 FT.
MINIMUM SIDE YARD		35 FT.	36 FT.
MINIMUM REAR YARD		75 FT.	738 FT.
MAXIMUM LOT COVERAGE		15%	1.23% (Structure)

Sheet 1 OF 2  
 Scale 1" = 20'  
 FOUNDATION LOCATED  
 Date 12-17-2021

Revised

**Richard F. Mihok, P.E.**  
 Consulting Engineer  
 18 LAUREL LANE  
 MARLBOROUGH, CONNECTICUT 06447  
 (860) 295-9049

Zoning Location Survey  
 As-Built Plan  
 Prepared For  
**Jacques Development, LLC.**

Revised Lot 3 'Dorothy's Place II' Subdivision  
 27 Dorothy's Way  
 Glastonbury, Connecticut



- MAP REFERENCES**
- PROPERTY OF GEORGE LORENZO, JR. & JOSEPHINE LORENZO GLASTONBURY, CONN.  
 4-2-ET MEGSON & HYPPA, C.E.
  - LRD SUBDIVISION 194 MAIN STREET GLASTONBURY, CT 06033  
 SUBDIVISION PLAN JANUARY 14, 2003 LATEST REVISION 11-11-03  
 OSC GROUP/HYPPA ASSOCIATES DAN J. D'AMELIO, L.S.
  - SUBDIVISION PLAN NYE SUBDIVISION PREPARED FOR BERNARD BARTENSTEIN  
 GLASTONBURY, CONN. SHEETS 2 & 3 OF 5 2-15-90 LATEST REVISION 9-17-90  
 REINO E. HYPPA & ASSOCIATES WILLIAM KLOCK, L.S.
  - SUBDIVISION PLAN 'DOROTHY'S PLACE II' SUBDIVISION 180 MAIN STREET  
 GLASTONBURY, CONNECTICUT PREPARED FOR JACQUES DEVELOPMENT, LLC.  
 SHEETS 1-4 OF 4 11-25-2019 REV. 04-27-2020 RICHARD F. MIHOK, P.E. & L.S.