



## STAFF REPORT

## OFFICE OF COMMUNITY DEVELOPMENT

<b>Application #:</b> 4305	<b>Submission Date:</b> December 6, 2022
<b>Meeting Date:</b> December 13, 2022	<b>Date of Receipt:</b> December 13, 2022
<b>Agenda Item:</b> Regular Meeting Item #5	<b>Application Type:</b> Use Variance Referral to Zoning Board of Appeals

**Applicant/Owner:** Corrine Crocker-Luby

**Proposal:**  
Use Variances from Section 14.8.2 and 14.8.4.(i)

**Proposal Address:**  
14-18 Parker Terrace Extension

**Existing Land Use:**  
3-Family House

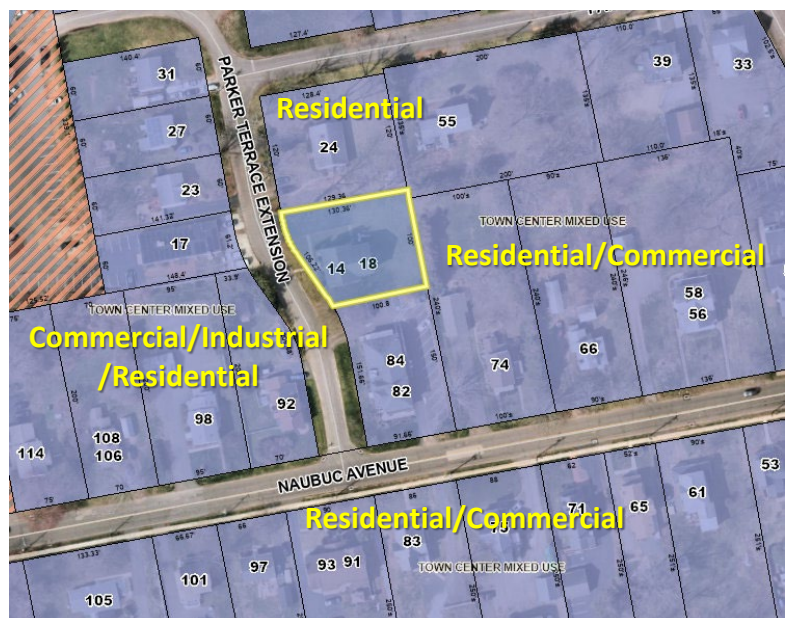
**Prior Reviews/ Permits:**  
N/A

**Attached for Review:**

- Site plans
- Draft motion

### Executive Summary

- The applicant is seeking use variances from the following Sections of the Glastonbury Building-Zone Regulations:
  - Section 4.18.2—Permitted Uses in the Town Center Mixed Use (TCMU) Zone;
  - Section 4.18.4.(i) – Development Standards for a mixed used development in the TCMU Zone
- The variance requests, both requested for 14-18 Parker Terrace Extension, are as follows:
  - To permit special events in the Town Center Mixed Use Zone where such use is not permitted.
  - To permit a mixed use development with 3 residential dwelling units where a maximum of 2 residential dwelling units are permitted.
- Section 13.2.b of the Building– Zone Regulations states: “No application for a variance from the use provisions of these Regulations (as distinguished from the area, frontage, yard, coverage, height, etc. provisions hereof) shall be voted upon until a report with recommendations thereon has been received from the Town Plan and Zoning Commission....”



Site location and surrounding land uses

## **Site Description**

The .27 acre site is located on the east side of Parker Terrace Extension. The site has a 2 ½ -story, three-family house constructed in 1800. The house is located at the southwest corner of the lot and access to the site is through a curb cut at the northwest corner of the site. The house is legal non-conforming with regard to front yard setback and a portion of the existing concrete walkway for the site is located in the Town right-of-way. Parking for the site is located along the northern property line. The site is located in the Curtisville National Historic District.



## ***Street View of 14 – 18 Parker Terrace Extension***

### **Proposal**

The applicant is requesting to demolish the rear portion of the existing building and redevelop the site with a mixed-use, events venue, with three apartments on the upper floor. The plans submitted are conceptual and the proposal will require a Section 12 Special Permit with Design Review at which time all plans shall be in strict compliance with Section 12 of the Building-Zone Regulations.

### **Planning and Zoning Analysis**

When making a referral to the ZBA for a use variance, the Commission can look to the intent of the Zone for guidance. Section 4.18.1 of the Building-Zone Regulations states that the purpose and intent of the TCMU Zone is as follows:

*“To authorize and encourage continued residential and modest commercial uses by maintaining the existing building scale and residential neighborhood characteristics, and preserving historic structures in the Curtisville National Historic District. A primary objective of this zone is to utilize/reuse existing structures for residential, commercial use(s), or a mix of residential and commercial use(s) while maintaining the overall existing appearance of the area. Further, maintenance of the existing streetscape by orienting parking to the side and/or rear of structures is an important standard. When combining parcels for development purposes, the scale of new structures will be an important design detail. Pedestrian and bicycle circulation improvements, including safer access to the Town Center, are also encouraged.”*

TOWN PLAN AND ZONING COMMISSION

SECTION 13.2.b REFERRAL TO ZONING  
BOARD OF APPEALS

APPLICANT/OWNER: CORRINE CROKER-  
LUBY  
82 NAUBUC AVENUE, P.O. BOX 1025  
GLASTONBURY, CT 06033

FOR: 14 -18 PARKER TERRACE EXTENSION

MOVED, that the Town Plan and Zoning Commission provides a favorable referral to the Zoning Board of Appeals concerning - requests of Corrine Crocker-Luby for use variances from the Glastonbury Building – Zone Regulations Section 4.18.2 Permitted to allow a special event venue and Section 4.18.4.(i) to allow a mixed-use development with 3 dwelling units – 14 – 18 Parker Terrace Extension - Town Center Mixed Use Zone

APPROVED: TOWN PLAN & ZONING COMMISSION  
DECEMBER 13, 2022

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ROBERT J. ZANLUNGO JR., CHAIRMAN