

ZONING BOARD OF APPEALS APPLICATION

REFERRED TO TP&Z

Applicant Corrine Crocker-Luby
Street 82 Naubuc Avenue, PO Box 1025 Town Glastonbury
Telephone 860-659-1865
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 14-18 Parker Terrace Ext. TCMU
Assessor's Key # (If No Street # Indicated)
Legal Property Owner Corrine Crocker-Luby + William Luby

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) 14.18.2 (USE) & 14.18.4.i.1 & 3.8 of the Glastonbury Zoning Regulations.
2. For a special exception as provided in Section 14.18.2 (USE) & 14.18.4.i.1 & 3.8 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.

Handwritten signature of Corrine Crocker-Luby

Corrine Crocker-Luby
Applicant
Owner, If Not Applicant (Required)

December 6, 2022
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:

~Obtain a use variance (section 14.18.2) for a special event venue at this address (SP) category mixed use development definition is vague according to TPZ, which is the hardship

~Obtain a variance (section 14.18.4.i) to allow a mixed use development that will have both a special events venue along with 3 dwellings, where it states a maximum of 2 dwellings is permitted. There are 3 existing dwellings on the site.

~Add an 8' height fence at this address (section 3.8) - on both north & west sides

~A variance request (section 14.18.4.i.1) to gain 500 additional square feet of floor area than allowed (5,000 square feet allowed). My site plan states, I will demolish 34.5% of existing building (less than 50%). The demolition purpose is to rebuild a solid structure on the additional foundation, and would like to go up to 5,500 square feet. Hardship: The existing stairs are too steep, therefore I will build new staircases up to current building codes for the purposes of safety. The new stairs will take up 388 square feet of floor space. Looking to gain back more floor space within the house after stairs are built.

Please see attached narrative for more information & explanation of my request.

Ten copies of this Application and all supporting documentation are required