

Ten Copies of this Application are Required
(10 hard copies of everything you're submitting - colored)
**ZONING BOARD OF APPEALS
APPLICATION**

REFERRED TO TP&Z _____

Applicant BRETDRIDGE BUILDERS, LLC.
Street 36 BUSH HILL ROAD Town MANCHESTER
Phone 8606707757 E-mail BRETDRIDGE@YAHOO.COM
Legal Representative (if any) Ø
Address _____
E-mail BRETDRIDGE@YAHOO.COM

Date Filed & Fee Paid _____
Date Hearing Scheduled _____
Sign Deposit Paid on _____
Sign Taken on _____
Photo of Sign Rec'd on _____

Legal Property Owner DR JEFFREY LAUT & MRS ANNE McDAUL LAUT
Exact Location of Property Involved 108 FERRY LANE Street # _____
If No Street #, Indicate Assessor's Key # _____ Street # _____

<input type="checkbox"/> Residential
<input type="checkbox"/> Commercial


Under the provisions of Section 8-7, Connecticut General Statutes, the undersigned hereby appeals:

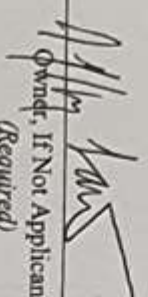
- For relief (a variance) from the restrictions imposed in Section(s) _____ of the Glastonbury Zoning Regulations.
- For a **special exception** as provided in Section(s) 8.2b/14p of the Glastonbury Zoning Regulations.
- From an adverse ruling by _____ the Building Official, Glastonbury.
- For the approval required by the State of Connecticut agency named below.

Describe in detail (in the space provided on page 2 or on a separate sheet) a description of the project. State why this violates the Section (s) of the Glastonbury Zoning Regulations cited above. If requesting a **variance**, be specific in describing the aspect of the project which does not meet the requirement, and the amount of relief (variance) you are requesting. Include the nature of the hardship which compels this request.

If requesting a **special exception**, be specific in the description of the project. Include the special exception conditions the project will meet, as specified in the Regulation.

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.


JOHN E. BRETTON SR OWNER
BRETDRIDGE BUILDERS LLC
Date 12/7/2022



Owner, If Not Applicant
(Required)
Date 12.7.22

SEE PERTINENT INFORMATION ON NEXT PAGE

Zone Building Regulations

From: Jeffrey Laut (doclaut@gmail.com)

To: bretonridge@yahoo.com

Date: Friday, December 2, 2022 at 05:24 PM EST

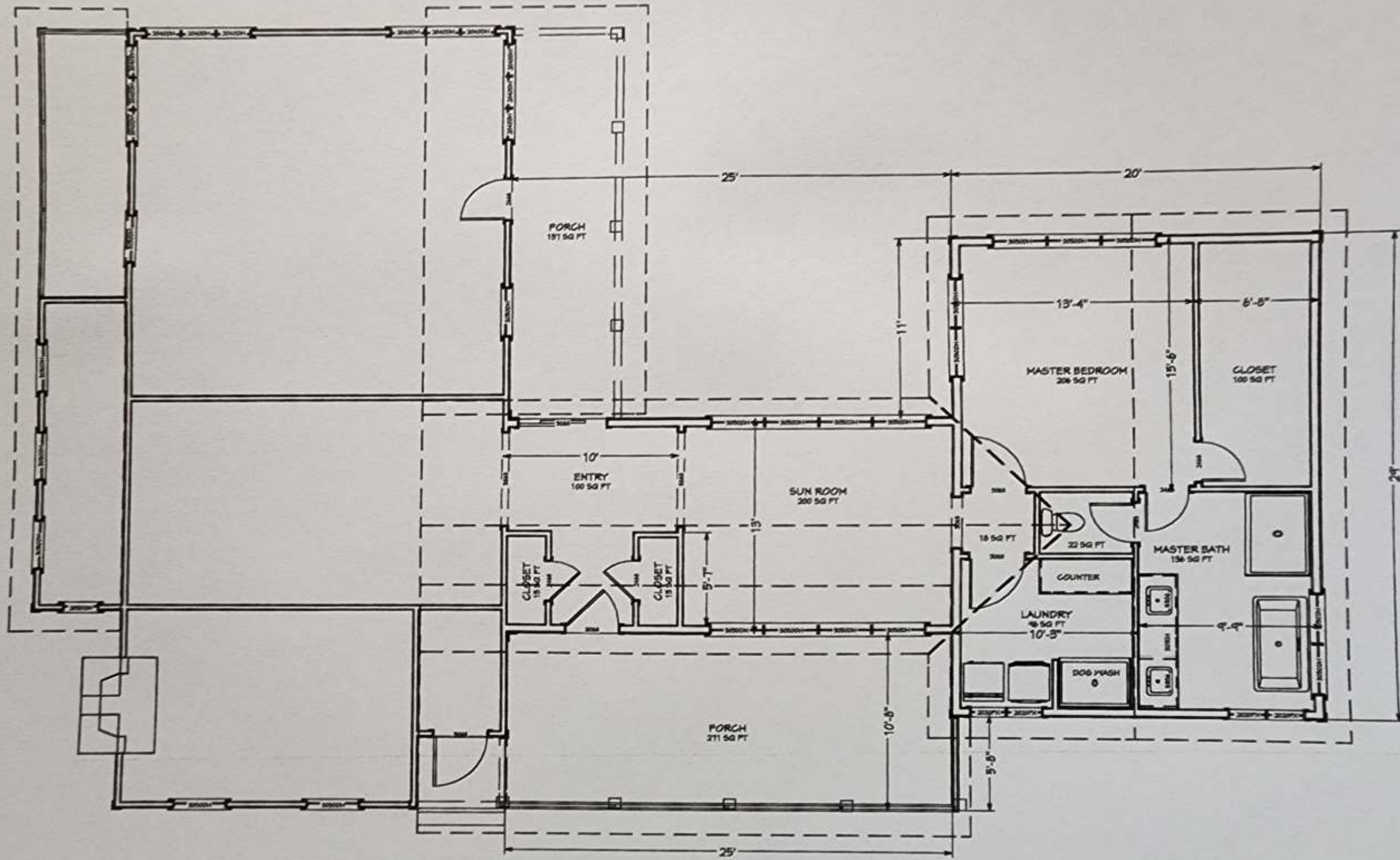
John:

Below is an excerpt from the ZBR that was utilized on an identical issue on Tryon Street that basically says its ok to add an extension as long as the "the line is not nearer the lot line than the existing building". It is in section 8.2b on page 141.

8.2 Nonconforming Buildings Or Structures a. Any nonconforming building or structure lawfully existing as of the effective date of these Regulations or any amendment thereof shall be permitted to continue notwithstanding any other provisions of these Regulations or any amendment hereof.

b. Extension of Enlargement: No extension or enlargement of any nonconforming building or structure which increases the nonconformity of such building or structure shall be made, except that **a nonconforming building or structure containing a permitted use may be extended or enlarged within the applicable yard requirements** or, with the approval of the Zoning Board of Appeals after considering the criteria of Section 13.9 of these Regulations **within as line which is not nearer to the lot lines than the existing building**, provided such extension or enlargement provides for a permitted use containing no more dwelling units than the existing building.

c. Restoration: Any nonconforming building or structure which has been destroyed or damaged by fire, explosion, act of God, or public enemy may be restored to the same dimensions, floor area, cubic volume, density, bulk and site location existing immediately prior to such damage or destruction, provided such restoration is commenced within six (6) months after such damage or destruction





↑
↑
proposed addition

BACK ELEVATION



108 FERRY LANE

BACK ELEVATION

proposed addition

proposed addition



108 FERRY LANE

Proposed addition



FRONT ELEVATION

← 108 FERRY LANE →



SITE LOCATION MAP
SCALE: 1"=100'

SOIL DATA

SOIL PT	
DATE	10-11-12
DEPTH	0'
U.S.	MS
WESTLAND	MS
LOAM	MS
CLAY	MS
GRAVEL	MS
COARSE SAND	MS
FINE SAND	MS
SILT	MS
CLAY	MS
GRAVEL	MS
COARSE SAND	MS
FINE SAND	MS
SILT	MS
CLAY	MS

PERC. DATA

PERC. L	MS
PERC. S	MS
PERC. M	MS

**B 100A CODE COMPLYING
SANITARY SYSTEM DESIGN**

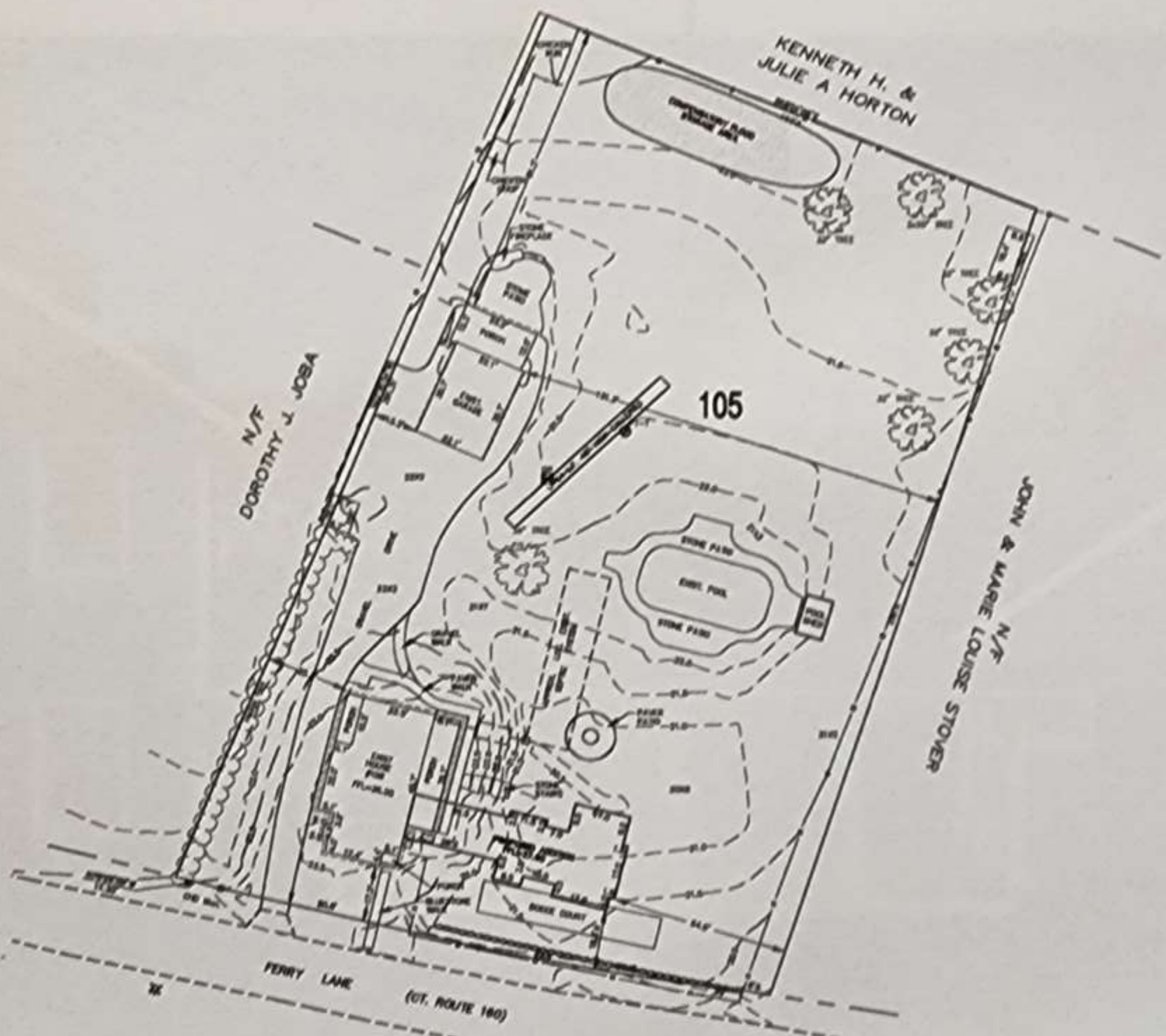
NUMBER OF BEDROOMS	= 1
POPULATION RATE	= 6.7 PER DAY
ADDITIONAL AREA REQUIRED	= 277.5 SF (20.0)
USE OF HIGH DENSITY (S.S. S.F.A.F.)	= 65.77 L.F. (1.0)
USE 1 INCH DIA.	= 64.6 L.F. (S.S. S.F.A.F.)
SEPTIC TANK CAPACITY	= 1,125 GALS. (1.0)
SEPTIC TANK CAPACITY WILL NEED TO BE INCREASED BY 50% PERCENTAGE OF A SEPTIC TANK, 10' DIA.	

REFERENCE MADE TO SHIP YARDS

NECESSARY INFORMATION FOR SHIP YARDS PROVIDED FOR
KENNETH HORTON BLASTING, CORP. BY STONER &
PEARCE, L.P. & L.P., L.P. CLARENCE, CT. DATE: 4-18-12
SCALE: SHIP YARD 1"=100' AND 1"=50'

CONNECTIONS TO STATE DEPARTMENT DEPT. OF ENVIRONMENT
AND CLARENCE, CT. DATE: 4-18-12
SCALE: 1"=100'

THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORDS, AND
FIELD SURVEYS. IT IS NOT TO BE CONSIDERED
AS A GUARANTEE OF ACCURACY. THE USER SHALL BE
RESPONSIBLE FOR VERIFYING THE DATA AND FOR
ANY ERRORS OR OMISSIONS.



IN GENERAL, DESIGN AND CONSTRUCTION CONTROL AND RESTORATION
MEASURES SHALL CONFORM TO THE "STANDARDS FOR SOIL EROSION
AND SEDIMENT CONTROL" (SEDC) BY THE STATE OF CONNECTICUT, CODES OF ORDINANCES, AND
CONSTRUCTION AND TO THE STANDARDS FOR EROSION CONTROL
RESTORATION AREAS SHOULD BE STABILIZED IMMEDIATELY UPON
COMPLETION OF EXCAVATION. EROSION CONTROL MEASURES
SHOULD BE USED TO CONTROL AND STABILIZE EXPOSED SOIL
SURFACES. EXPOSED SURFACES SHALL BE STABILIZED
WITH APPROPRIATE AND APPROPRIATE AS SOON AS POSSIBLE.
TOPSOIL AND EXISTING SOILS FROM THE FOUNDATION AREA
SHALL BE STOCKPILED WITHIN THE AREA OF INSTABILITY IF NOT
USED FOR ON SITE REPAIRS. EXISTING SOILS MUST BE
ADEQUATELY COVERED WITH EROSION CONTROL MATERIALS (E.C. MAT)
OR OTHER EROSION CONTROL MEASURES.
ANY EXISTING STOCKPILES OF LOGS OR BUILDING MATERIALS
SHALL ALSO BE COVERED TO THE AREA OF INSTABILITY.
EROSION CONTROL MEASURES SHOULD BE DIRECTED TO ESTABLISHED
FURNING AREAS.
RESTORATION AREAS SHALL BE LOANED, SEEDED AND MULCHED WITH
STRAW PINE TO AND MAINTAINED BY A 5.0% OF THE SEASON OVER
ANY PERIOD OF TIME - WHEN THE LOT MUST BE STABILIZED WITH
STRAW OR OTHER TO PREVENT WIND AND SPRING EROSION. THE
CONTRACTOR, PLANNED WILL CHECK FOR COMPLIANCE WITH
CONTRACTOR'S AND STABILIZATION REQUIREMENTS. IF NECESSARY,
THE E.C. WILL BE REAPPLIED UNTIL THE LOT IS DEEMED STABLE.
PLEASE NOTE - THE USER/OWNER IS RESPONSIBLE FOR ALL
EROSION CONTROL AND STABILIZATION REQUIREMENTS. PLEASE REVIEW
THE APPROVED PLAN FOR EROSION CONTROL REQUIREMENTS.
FIELD VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO START OF
ANY WORK (SEE NOTE BELOW).
WARNING: THESE PLANS NOT TO BE USED FOR LOCATIONS OF
UNDERGROUND UTILITIES - CALL BEFORE YOU DIG 1-800-485-4445
TWO WEEKS BEFORE YOU DIG.

SOIL TYPE: 108 - HADLEY SILT LOAM
(ALLUVAL)

ZONE: FLOOD ZONE
1% ANNUAL CHANCE FLOOD ELEV. = 26.0
0.2% ANNUAL CHANCE FLOOD ELEV. = 31.0

LEGEND

EXIST. CONTOUR	---
EXIST. SPOT ELEVATION	26.0
EXIST. STORAGE POND	---
EXIST. SOIL AND FENCE	---
SHOWN NAT. BUILT/WT. FENCE	---
PROPOSED CONTOUR	(---)
PROPOSED SPOT ELEVATION	---
PROPOSED STORAGE POND	---
PROPOSED SOIL AND FENCE	---
PROPOSED NAT. BUILT/WT. FENCE	---

PROGRESS PLOT

FOR EBBY LANE





Town of Glastonbury GIS Parcel Report

Report Generated 12/8/2022 3:54:29 PM

Owner of Record

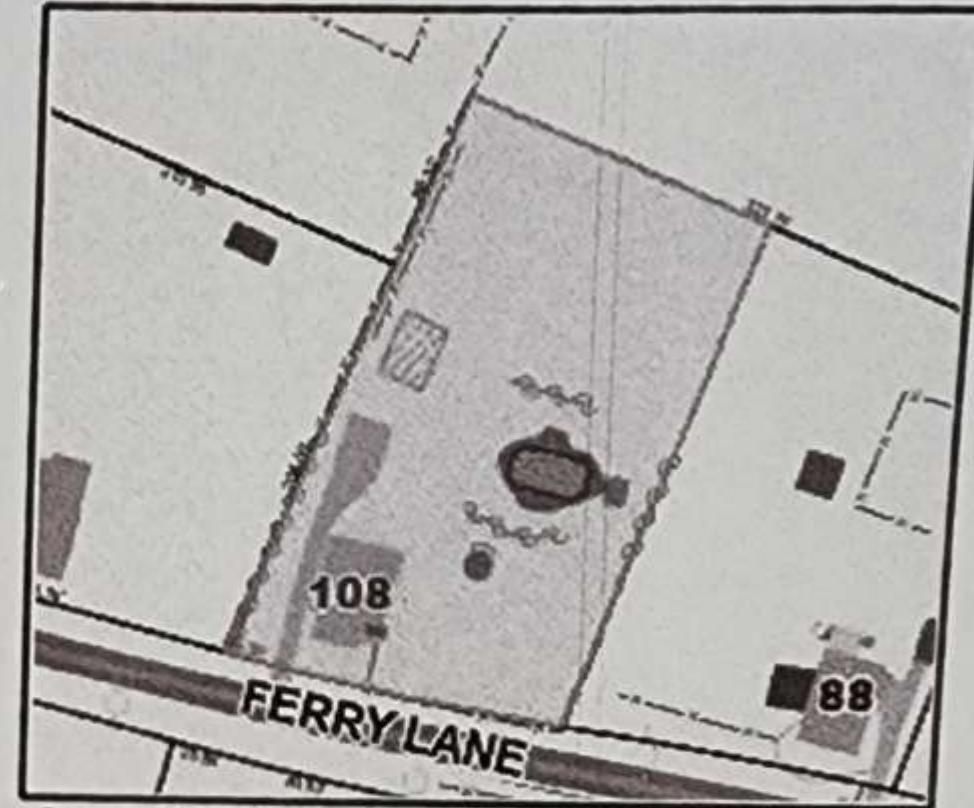
GIS ID: 22800108
Owner: LAUT JEFFREY M+
Co-Owner: MCDANIEL-LAUT AIMEE
Address: 108 FERRY LN
City, State ZIP: S GLASTONBURY, CT 06073-2009

Account Number: 22800108

Property Address: 108 FERRY LN

Parcel Information

Map/Street/Lot C11 / 2280 / N0005 **Property ID:** 2864
Developer Lot ID:
Parcel Acreage: 1.10 **Water:** Public-MDC
Zoning Code: RR **Sewer:** Septic
Census: 5204



Property highlighted in blue

Valuation Summary

Item	Appraised Value	Assessed Value
Buildings	262700	183900
Land	175500	122900
Appurtenances	50900	35600
Total	489100	342400

Owner of Record

LAUT JEFFREY M+
 BOUTTE MARTINE M
 FIOCCHI L CARL JR+JEAN B

Deed / Page Sale Date Sale Price

2718/0147	2009-12-04	471000
2240/0001	2005-09-08	450000
0221/0312	1977-06-03	40000

