

Ten Copies of this Application are Required

(10 hard copies of everything you're submitting - collated)

ZONING BOARD OF APPEALS APPLICATION

REFERRED TO TP&Z _____

Applicant Michael Guidicelli

Street 15 North Main Street Town Marlborough

Phone 860-371-7103 E-mail michael@regionscommercial.com

Legal Representative (if any) Richard R. Megson - Megson, Heagle & Friend, LLC

Address 81 Rankin Rd, Glastonbury, CT 06033

E-mail rrm@megsonandheagle.com

Date Filed & Fee Paid _____

Date Hearing Scheduled _____

Sign Deposit Paid on _____

Sign Taken on _____

Photo of Sign Rec'd on _____

Legal Property Owner Michael Guidicelli

Exact Location of Property Involved 541 Dufford Landing

If No Street #, Indicate Assessor's Key # Rural Residence Zone

ZONE _____

Residential

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) 4.2.6 Front Yard of the Glastonbury Zoning Regulations.
For a special exception as provided in Section(s) 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.

Michael Guidicelli

Applicant

1/18/2023

Date

Owner, If Not Applicant (Required)

Date

SEE PERTINENT INFORMATION ON NEXT PAGE

Include TEN (10) collated 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.

*Sign Deposit fee of \$10.00 *cash* taken at time of sign pick up*

DESCRIPTION IN DETAIL:

The applicant is requesting relief (a variance) from restrictions imposed in section 4.2.6 of the Glastonbury Building-Zone Regulations, Rural Residence Zone, front yard requirement of 50'. The requested relief is ten feet, for a 40' front yard along the frontage of Tryon Street.

A subdivision plan was approved and filed into public record in 2006 creating the property known as 541 Tryon Street with the front, rear, and side yard dimensions as shown on the attached map. A lot line modification plan between 541 Tryon Street and 32 Duffords Landing was prepared and filed into public record in 2020 with the same front, rear, and side yard dimensions. A third map is now being prepared for a building permit application for an addition to the existing house.

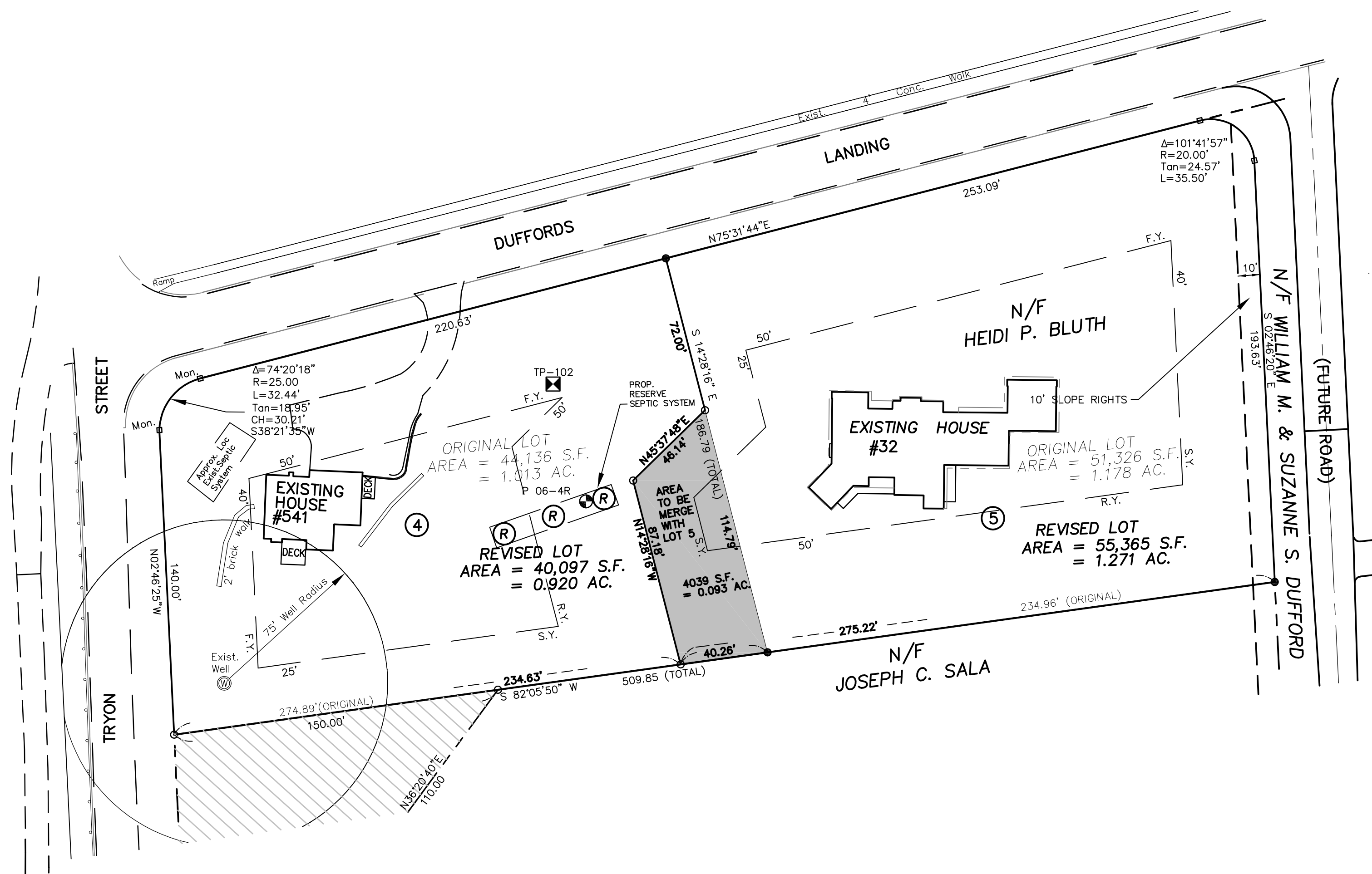
The proposal is to request a variance of ten feet to the front yard for allowing a 40' front yard setback along the frontage of Tryon Street for the property known as 541 Tryon Street. The variance will allow all of the existing setbacks to remain the same as on the attached map, and allow the proposed building permit map to match two existing maps already filed into public record.

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

SOIL DATA

TEST PIT #102
 DATE: 3-22-06
 GROUND WATER: NONE
 MOTTLING: NONE
 MATERIAL:
 0.0 - 0.2' TOPSOIL
 0.2 - 3.8' VERY FINE SANDY LOAM
 3.8 - 7.8' FINE SAND SOME GRAVEL

PERC. #06-4R
 DATE: 4-3-06
 DEPTH: 3.8'
 RATE: 1.9 MIN./IN.



REFERENCE MADE TO MAP TITLED:
 "SUBDIVISION PLAN RIVER ROAD SUBDIVISION PHASE II PREPARED FOR DOUGLAS & BETHANNE COUTURE & WILLIAM DUFFORD GLASTONBURY, CONN." BY MEGSON & HEAGLE C.E.&L.S., LLC GLASTONBURY, CONN. DATE: 10-7-05 REV. 12-7-06 SCALE: 1"=40' MAP NO. 141-05-15 SHEET 1 OF 1

"LOT 5 DUFFORDS LANDING PREPARED FOR MARIC ASSOCIATES GLASTONBURY, CONN." BY MEGSON & HEAGLE C.E.&L.S., LLC GLASTONBURY, CONN. DATE: 12-11-06 REV. 11-08-07 SCALE: 1"=20' MAP NO. 173-06-1 SHEET 1 OF 1

NO ZONING VIOLATIONS

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.
 TYPE OF SURVEY: LIMITED PROPERTY/ BOUNDARY SURVEY
 BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY/ ORIGINAL SURVEY
 CLASS OF ACCURACY: A-2

JOHN L. HEAGLE P.E. & L.S. # 9396

BUILDER/OWNER
 BETHANNE DUFFORD COUTURE
 593 TRYON STREET
 SOUTH GLASTONBURY, CONN. 06073
 (860)778-4460

LEGEND

- PROP. MONUMENT
- IRON PIN SET
- PROPOSED IRON PIN
- EXIST. CONSERVATION EASEMENT

LOT LINE MODIFICATION PLAN
HO # 541 TRYON STREET
 PREPARED FOR
BETHANNE DUFFORD COUTURE
 SOUTH GLASTONBURY, CONN.

MEGSON, HEAGLE & FRIEND
 CIVIL ENGINEERS & LAND SURVEYORS, LLC
 81 RANKIN ROAD
 GLASTONBURY, CONN. 06033
 PHONE (860)-659-0587

CK. BY:	JLH
DRW. BY:	RSS
DATE	9-24-20
SCALE:	1"=40'
SHEET	1 OF 1
MAP NO.	56-20-11LM