

ZONING BOARD OF APPEALS
APPLICATION

REFERRED TO TP&Z _____

Applicant Jeffrey White

Street 292 Leigh Gate Rd. Town Glastonbury

Phone (860) 424-7292 E-mail JeffreyJWhite@icloud.com

Legal Representative (if any) N/A

Address N/A

E-mail N/A

Date Filed & Fee Paid _____

Date Hearing Scheduled _____

Sign Deposit Paid on _____

Sign Taken on _____

Photo of Sign Rec'd on _____

Legal Property Owner Jeffrey and Tamra White

Exact Location of Property Involved 292 Leigh Gate Rd.
Street # Street

If No Street #, Indicate Assessor's Key # _____

ZONE AA

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) 4.4.7 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.


Applicant

Owner, If Not Applicant
(Required)

1/12/2023
Date

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:

Please see attached

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

In connection with a proposed addition to our home, we are requesting town approval for a **relatively minor side setback breach**. The corner to the proposed addition extends past the required 20 ft. setback line by ~3.5 ft at the maximum point. The square footage impact is quite minimal calculated at only 18.5 sq. ft with only a small corner of the proposed structure falling over the setback line - not the entire side of the room. The point of the breach primarily faces a **wooded area which abuts our property**. As a result, there is no consequential encroachment to our abutting neighbor's property. Further, our neighbor has no objection to our plan or this request which has been documented per separate attachment.

We've enjoyed living in our Glastonbury home for the past 27 years; now, with my wife and adult son. We considered moving to another home which could provide more room, mutual privacy and adequate accommodations for aging in place along with our son who will be living with us for the foreseeable future. However, my wife and I have been unable to find anything that was both suitable and affordable.

We've been working on our home renovation project for several years including extensive work with another architectural firm prior to engaging Jack Kemper. With Jack's help, we believe we've finally developed a renovation/addition plan that adequately addresses our family's needs while solving for several site hardship challenges including;

- (1) the "pie-shaped" geometry of our Non-Conforming lot having only 95 feet of frontage at the **building line versus the 110 feet minimum required**.
- (2) location of existing in-ground pool which limits how far back the addition can go, and
- (3) **topography of the back yard which goes up hill**.

The design plan contemplates renovation and expansion of the existing kitchen, renovation of 2 existing bathrooms, adding a first-floor family room and screen porch and second story master bedroom/home office suite.

I am pleased to provide any additional documentation you may require. Thank you for your consideration.

Sincerely,

Jeff and Tamra White

GIS Town of Glastonbury GIS Parcel Report

Report Generated 12/30/2022 10:29:51 PM

Owner of Record

GIS ID: 39600292
Owner: WHITE JEFFREY J+TAMRA M
Co-Owner:
Address: 292 LEIGH GATE RD
City, State ZIP: GLASTONBURY, CT 06033-4178

Account Number: 39600292

Property Address: 292 LEIGH GATE RD



Property highlighted in blue

Parcel Information

Map/Street/Lot E11 / 3960 / S0022 **Property ID:** 12958
Developer Lot ID: 3 **Water:** Well
Parcel Acreage: 0.74 **Sewer:** Sewer Tax Rec
Zoning Code: AA **Census:** 5205.01

Valuation Summary

Item	Appraised Value	Assessed Value
Buildings	413600	289500
Land	183900	128700
Appurtenances	24100	16900
Total	621600	435100

Owner of Record

Owner of Record	Deed / Page	Sale Date	Sale Price
WHITE JEFFREY J+TAMRA M	1048/0051	1996-11-25	300000
GLASTONBURY BUILDERS LLC	1048/0049	1996-11-25	0
GLASTONBURY BUILDERS LLC	1028/0196	1996-08-20	80000
GJLM BUILDERS LLC	0951/0238	1995-07-31	1603200

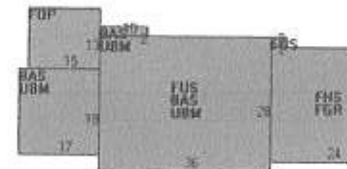


Building Information

Year Constructed : 1996
Building Type : Residential
Style : Modern Colonial
Occupancy : Single Family
Stories : 2
Building Zone : AA
Roof Type : Gable
Roof Material : Asphalt Shingl
Est. Gross S.F. : 5029
Est. Living S.F. : 2694

Number of Rooms : 8
Number of Bedrooms : 04
Number of Bathrooms : 2
Number of Half-Baths : 1
Exterior Wall : Clapboards
Interior Wall : Drywall
Interior Floor : Hardwood
Interior Floor #2 : Carpet
Air Conditioning Type : Central
Heat Type : Hot Water
Fuel Type : Oil

Building ID 12958



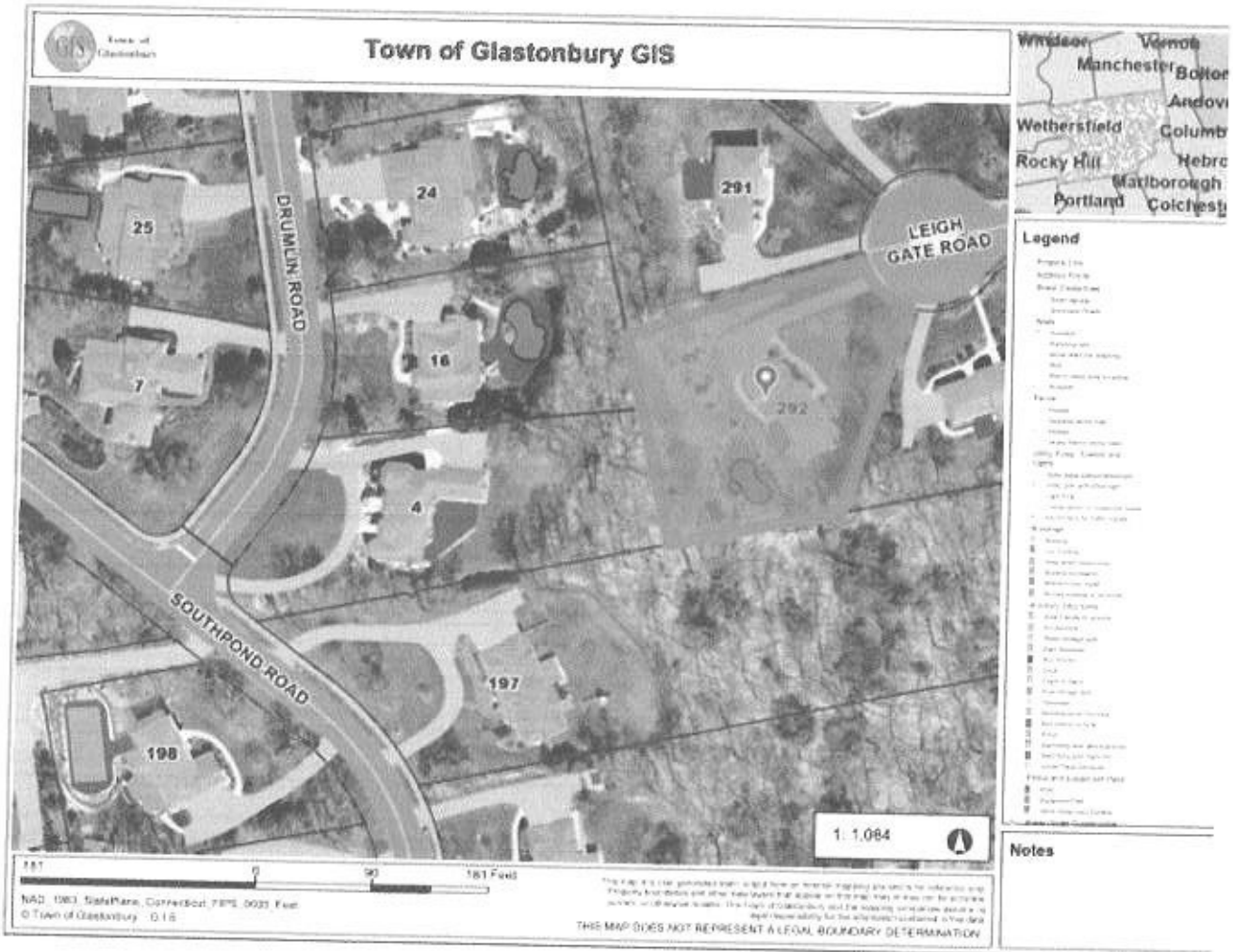
Subarea Type	Est. Gross S.F.	Est. Living S.F.	Outbuilding Type	Est. Gross S.F.	Comments
First Floor	1334	1334	Generator	1.00	
Garage	576	0	Patio-Brick	200.00	
Half Story, Finished	576	346	Patio-Pavers	330.00	
Porch, Open	195	0	Shed-Wood/Comp	96.00	
Upper Story, Finished	1014	1014	Pool IG G/C Heated	630.00	
Basement	1334	0			

This data & map is a user generated static output from an Internet mapping site and is for reference only. Data that appears on this form may or may not be accurate, current, or otherwise reliable. Any questions on the data provided above should be directed to the Town of Glastonbury Property Assessment Office 860-652-7600.

From: Jeffrey White jeffreywhite@icloud.com
 Subject: GIS Map of 292 Leigh Gate Rd
 Date: December 30, 2022 at 10:25 PM
 To: Jeffrey White jeffreywhite@icloud.com



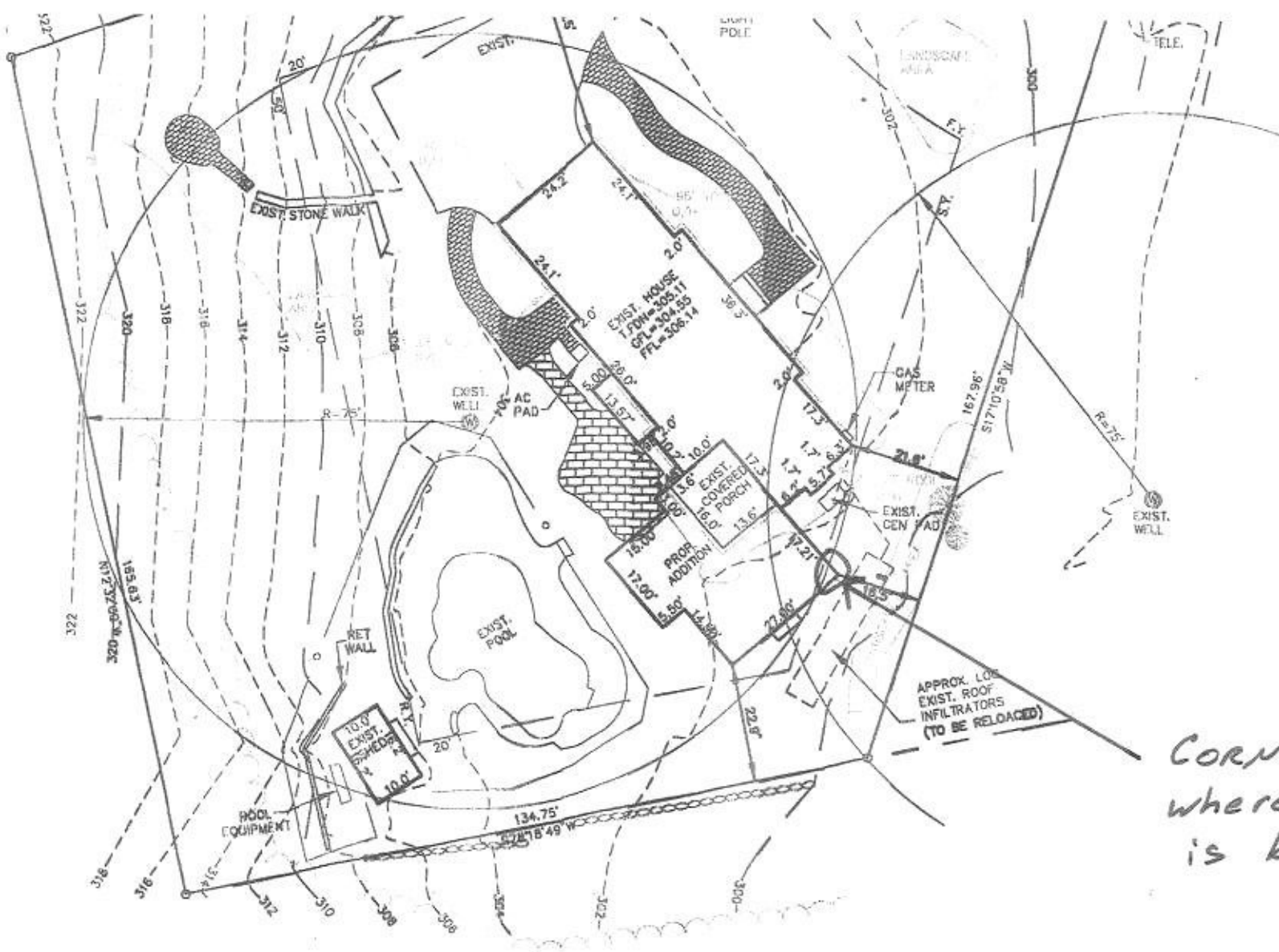
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From: David Hazen hazen.david@gmail.com
Subject: Variance - 292 Leigh Gate Rd
Date: Jan 4, 2023 at 5:01:52 PM
To: jeffreyjwhite@icloud.com

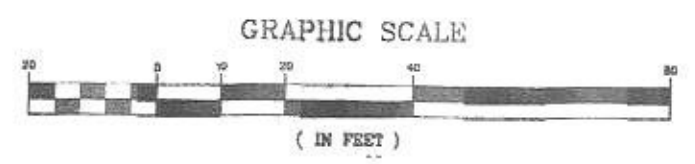
Hi Jeffrey,

Thank you for having a discussion with me regarding your proposed site plan relative to your proposed addition to your property at 292 Leigh Gate Road. My wife and I (David T. Hazen & Heather Hazen) are the owners of the adjacent property (286 Leigh Gate Road) on the side where your proposed addition will be located. We have reviewed the proposed site plan and will not have any objection to your variance request as you go through the formal process. The site plan we reviewed is pictured below.



APPROX. LOC. EXIST. ROOF INFILTRATORS (TO BE RELOADED)

CORNER of structure where setback line is breached





NORTHEAST ELEVATION
1/8" = 1'0"



NORTHWEST ELEVATION
1/8" = 1'0"

Date
1-12-20
Sheet

Kemper Associates Architects, LLC
100 Farmington Avenue, 8th Fl., Farmington, Connecticut 06032
(860) 632-1100 Fax (860) 632-7100

PROPOSED RENOVATIONS TO
THE WHITE RESIDENCE
242 LEIGH GATE ROAD
GLASTONBURY, CONNECTICUT

BY JOHN KEMPER ARCHITECTURE, ARCHITECTURE, INC.
CONTRACT NO. 2019-001. CONTRACT DATE: 12/15/19.
THIS DRAWING IS A PART OF A SET OF ARCHITECTURAL DRAWINGS.
IT IS THE RESPONSIBILITY OF THE ARCHITECT TO OBTAIN ALL NECESSARY
PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED
IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION
SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE ARCHITECT.
DATE: 1/12/20

Drawn by
JK

Scale 1/8" = 1'0"



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION
1/4"=1'-0"

Scale
1"=10'-0"

Kemper Associates Architects, LLC
100 Washington Avenue, 8th Floor, Westport, Connecticut, 06880
(860) 426-7133 Fax (860) 426-7130

PROPOSED RENOVATIONS TO
THE WHITE RESIDENCE
242 LEIGH GATE ROAD
GLASTONBURY, CONNECTICUT

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PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION
SYSTEMS WITHOUT PERMISSION IN WRITING FROM
KEMPER ASSOCIATES ARCHITECTS, LLC.

Drawn by
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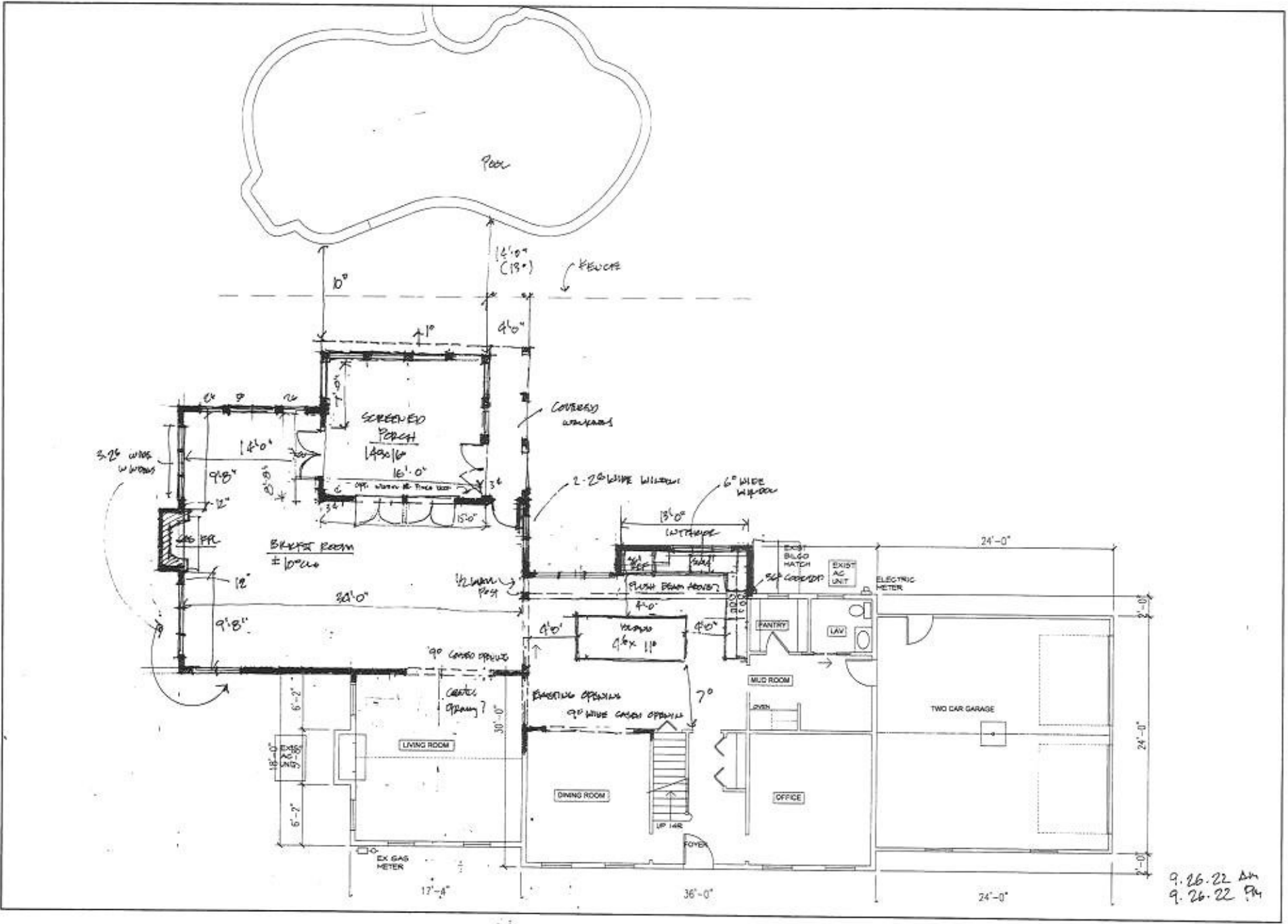
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RENOVATIONS TO THE
THE WHITE RESIDENCE
 242 LEIGH GATE ROAD
 GLASTONBURY, CONNECTICUT

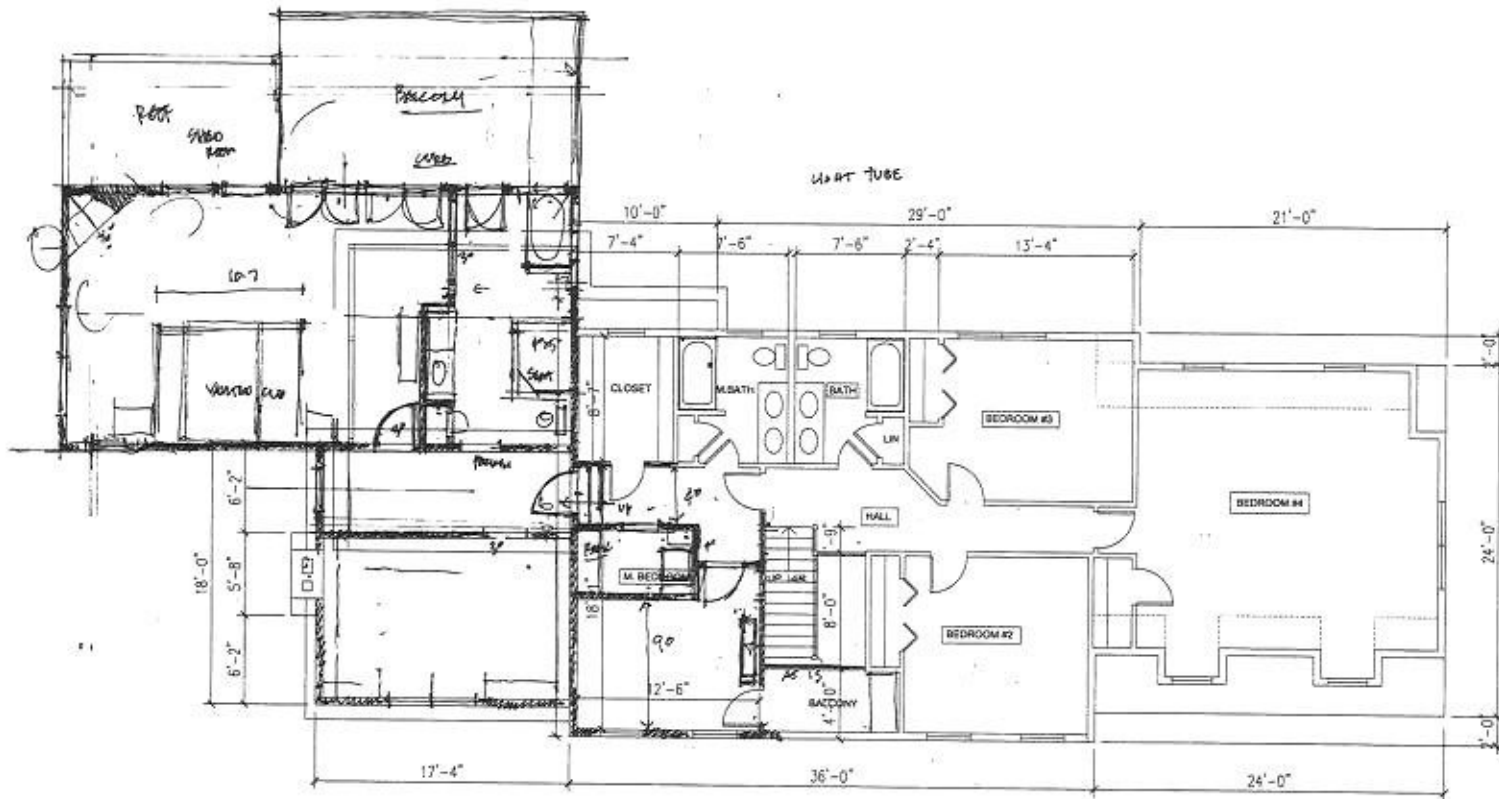
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Contract No.

Sheet No.
A-2
 OF 4



9.26.22 AM
 9.26.22 PM



Handwritten initials/signature

Date: 8-10-22
 Scale: 1/8" = 1'-0"
 1/8" = 1'-0"

Kemper Associates Architects LLC
 100 Centimeter Street • 06408 • Farmington, Connecticut 06424
 860.254.1100

RENOVATIONS TO THE
THE WHITE RESIDENCE
 292 LEIGH GATE ROAD
 GLASTONBURY, CONNECTICUT

0.000 ARCHITECTS ARCHITECTS, LLC
 100 CENTIMETER STREET, FARMINGTON, CT 06424
 860.254.1100
 0.000 ARCHITECTS ARCHITECTS, LLC
 100 CENTIMETER STREET, FARMINGTON, CT 06424
 860.254.1100

Checked By

Sheet No.
A-2
 OF 4