

Ten Copies of this Application are Required

(Ten copies of everything you're submitting required)

ZONING BOARD OF APPEALS APPLICATION

REFERRED TO TP&Z _____

Applicant RICHARD & TAE Lechner

Street 57 KNOBHILL RD Town GLASTONBURY

Phone 860 212 7323-mail RICH.L.DDS@gmail.com

Legal Representative (if any) _____

Address _____

E-mail _____

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

Legal Property Owner SELF

Exact Location of Property Involved 57 Knobhill Rd

Street #

Street

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

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) 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.

Richard Lechner
Applicant

Owner, If Not Applicant (Required)

2-14-23
Date

Date

SEE PERTINENT INFORMATION ON NEXT PAGE

NEW BRITAIN DENTAL ARTS,LLC

35 PEARL STREET, SUITE 204

NEW BRITAIN , CONNECTICUT 06051

TELEPHONE:(860)229-8689

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Town of Glastonbury

Building Inspection/Zoning Enforcement

Request for Voluntary Compliance

Date: November 28, 2022

To: Richard & Tae Lechner
57 Knob Hill Road
Glastonbury, CT 06033-3707

Re: 57 Knob Hill Road – Zoning violation – Installation of a shed on property without a permit.

Dear Mr. & Mrs. Lechner,

It has come to the attention of the Town of Glastonbury that the above-named property is out of compliance with one or more regulatory codes, municipal ordinances, or regulations which require your timely attention.

It is your responsibility to contact the appropriate Town Department(s) to discuss and determine the most effective approach to rectify any unpermitted conditions.

Prompt attention to this matter will preempt formal action permissible by law and help prevent costs associated with enforcement of any violation(s) and related litigation.

At your earliest convenience, please contact the individual(s) from the Department(s) checked below to respond to this request. Glastonbury Town staff are available to assist you and appreciate your cooperation.

Thank you,

Lincoln White
Building Official
Zoning Enforcement Officer
Building Inspection Dept. - Town of Glastonbury
Main line 860-652-7521
Desk 860-652-7524

| Regulation / Code / Ordinance | Staff Member | Phone | Email |
|--------------------------------|----------------|--------------|-----------------------------------|
| X CT Public Health Code | Wendy Mis | 860-652-7537 | wendy.mis@glastonbury-ct.gov |
| X Zoning Regulation | Lincoln White | 860-652-7524 | lincoln.white@glastonbury-ct.gov |
| X CT State Building Code | Lincoln White | 860-652-7524 | lincoln.white@glastonbury-ct.gov |
| CT State Fire Code | Chris Siwy | 860-652-7526 | chris.siwy@glastonbury-ct.gov |
| Conservation / Inland Wetlands | Suzanne Simone | 860-652-7514 | suzanne.simone@glastonbury-ct.gov |

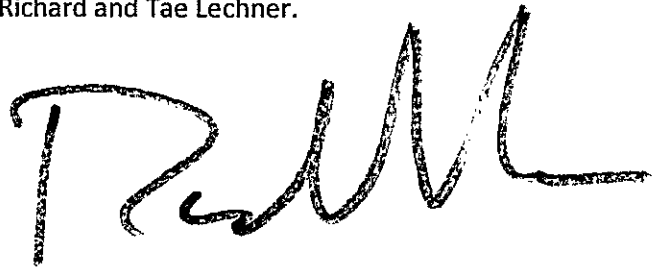
Information

From: Richard <rich1dds@gmail.com>
Sent: Wednesday, February 15, 2023 2:56 PM
To: Information
Subject: Shed3

Hello , when I ordered the shed from Klotter I was told the dimensions were 15 foot height 14 wide 24 long. They also told me they handled the permits for me! When I called them after receiving your letter, they told me the permits they were referring to for the transportation permits.

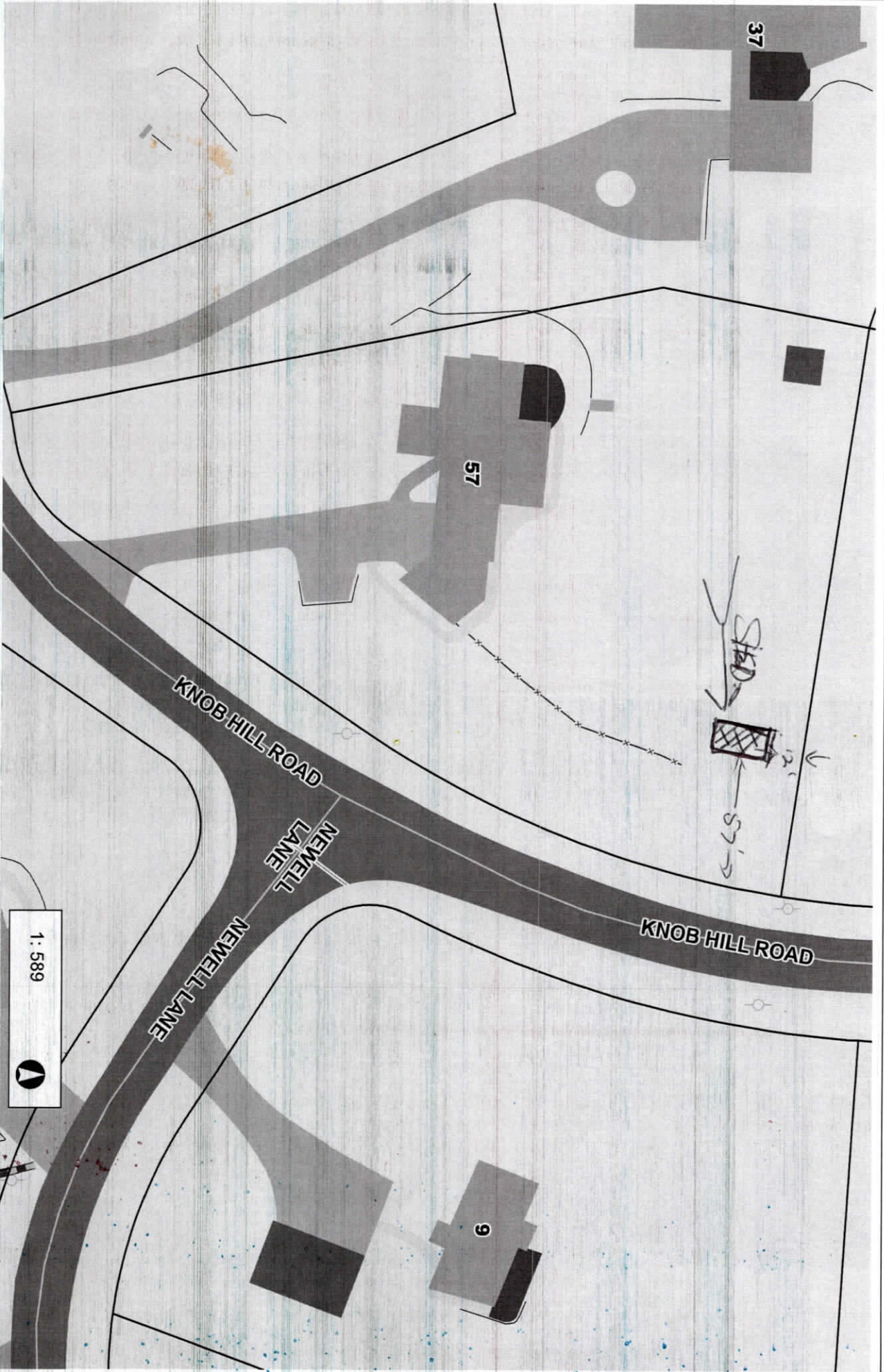
Concerning the location I had previously read section 7.1 and took away that my shed had to be 50 feet from the road in 5 feet from the neighbors sideline. I placed it 12 feet from the neighbors side yard and 57 feet from the road. I believe I ran afoul of Glastonbury's rules because my shed is actually 16 feet tall and there are different rules.

My property is one giant rock and that is why my house does not have a basement which is why I bought the shed . The hardship in moving the shed 75 feet from the road and 25 feet from the neighbor is the rock is in the way and the slope is much steeper in that area. If you would kindly offer me an exception or a variance in order to keep my present location I would really really appreciate it. Thank you, Richard and Tae Lechner.

A handwritten signature in black ink, appearing to read 'Richard and Tae Lechner'. The signature is stylized and cursive, with the first letter of the first name being a large 'R' and the last name ending in a long horizontal stroke.

NEW BRITAIN DENTAL ARTS,LLC
35 PEARL STREET, SUITE 204
NEW BRITAIN , CONNECTICUT 06051
TELEPHONE:(860)229-8689

Town of Glastonbury GIS

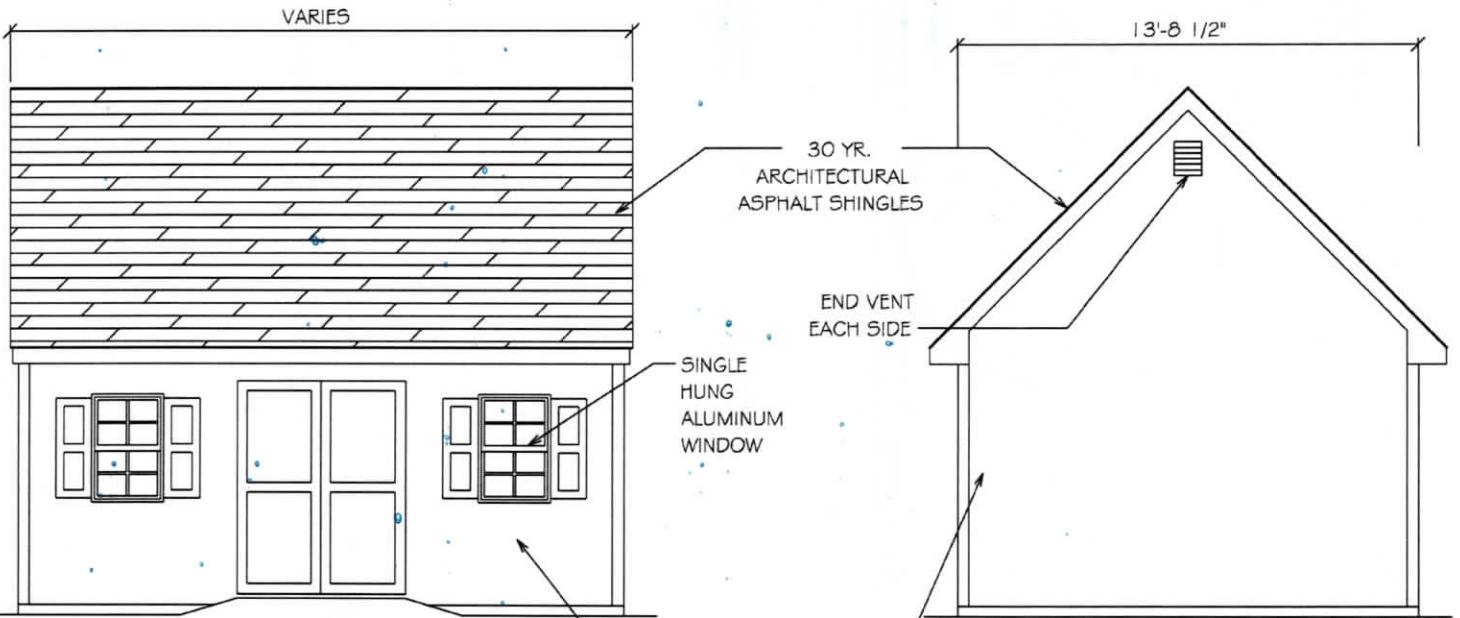


98
0 49 98 Feet
NAD_1983_StatePlane_Connecticut_FIPS_0600_Feet
© Town of Glastonbury GIS

1 : 589

This map is a user generated static output from an Internet mapping site and is for reference only. Property boundaries and other data layers that appear on this map may or may not be accurate, current, or otherwise reliable. The Town of Glastonbury and the mapping companies assume no legal responsibility for the information contained in this data.
THIS MAP DOES NOT REPRESENT A LEGAL BOUNDARY DETERMINATION.

14' WIDE ELITE SERIES

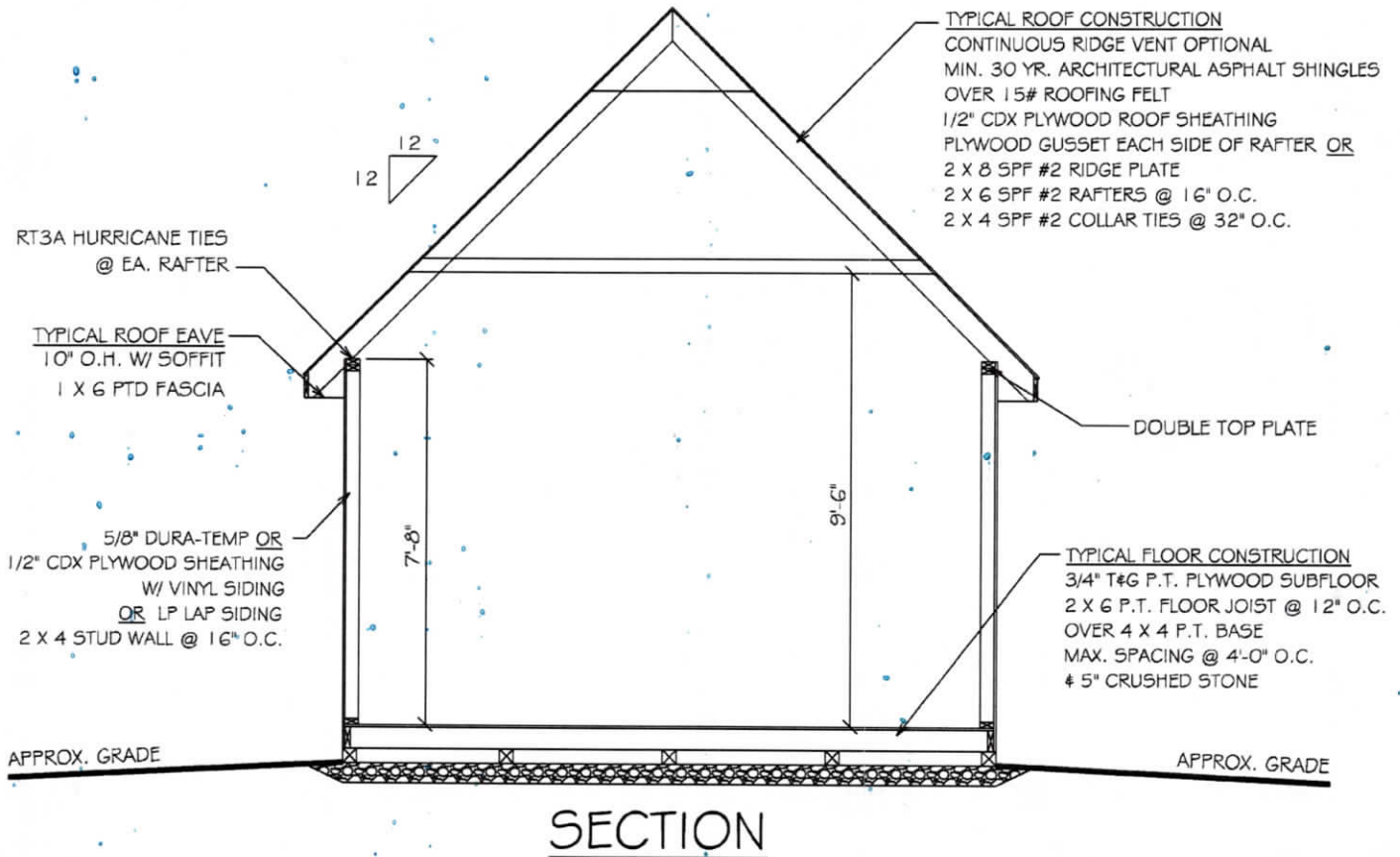


FRONT

SIDE

*SHOWN WITH STANDARD DOUBLE DOOR AND STANDARD WINDOWS

5/8" DURA-TEMP OR
1/2" CDX PLYWOOD SHEATHING
W/ VINYL SIDING
OR LP LAP SIDING
2 X 4 STUD WALL @ 16" O.C.



SECTION

BUILDER:

KLOTER FARMS
216 WEST ROAD
ELLINGTON, CT 06029
PHONE: 860-871-1048

NOTES:

Building Code - conforms to
2021 International Residential
Code table R301.5

DESIGN LOAD:

- SNOW LIVE = 50 PSF
- WIND = 100 MPH
- FLOOR LOAD = 60 PSF

DRAFTING CONCEPTS LLC
ARCHITECTURAL DRAFTING

JOHN ESH

717-442-5053

STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION

450 Columbus Boulevard ♦ Hartford Connecticut 06103

Attached is your Home Improvement Contractor registration. This registration is not transferable. The Department of Consumer Protection must be notified of any changes to your registration within thirty (30) days of such change. Questions regarding this registration can be emailed to the License Services Division at dep.licenseservices@ct.gov.

In an effort to be more efficient and Go Green, the department asks that you keep your email information with our office current to receive correspondence. You can access your account at www.elicense.ct.gov to verify, add or change your email or address.

Visit our web site at www.ct.gov/dcp to verify registrations, obtain applications and the booklet for The Connecticut Contractor for Home Improvement and New Home Construction.



HOME IMPROVEMENT CONTRACTOR

KLOTER FARMS INC
216 WEST RD
ELLINGTON, CT 06029

KLOTER FARMS INC
PO Box 440
Ellington, CT 06029

| Registration # | Effective | Expiration |
|----------------|------------|------------|
| HIC.0618767 | 12/01/2021 | 03/31/2023 |

SIGNED 

STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION
Be it known that

KLOTER FARMS INC
216 WEST RD
ELLINGTON, CT 06029

has satisfied the qualifications required by law and is hereby registered as a

HOME IMPROVEMENT CONTRACTOR

Registration # HIC.0618767

Effective: 12/01/2021
Expiration: 03/31/2023


Michelle Seagull, Commissioner