

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

Applicant Cornelius (Neil) Cahill  
Street 265 Main St. Town So. Glastonbury  
Phone 860-930-4108 E-mail njcahill999@gmail.com  
Legal Representative (if any) \_\_\_\_\_  
Address \_\_\_\_\_  
E-mail \_\_\_\_\_

REFERRED TO TP&Z \_\_\_\_\_  
Date Filed & Fee Paid 2/15/23  
Date Hearing Scheduled 3/6/23  
Sign Deposit Paid on \_\_\_\_\_  
Sign Taken on \_\_\_\_\_  
Photo of Sign Rec'd on \_\_\_\_\_

Legal Property Owner Cornelius and Johanna Cahill  
Exact Location of Property Involved 265 Main St.  
Street # Street  
If No Street #, Indicate Assessor's Key # \_\_\_\_\_

ZONE RR  
 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) RR 42.7 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.

[Signature]  
Applicant  
1/30/22  
Date

[Signature]  
Owner, If Not Applicant  
(Required)  
1/30/22  
Date

SEE PERTINENT INFORMATION ON NEXT PAGE

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**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 request is to build a 16x24 garage with 20ft height on property of 265 Main St. This would be considered a stand alone 3rd garage on the property.

Due to the property layout, the request for a variance is due to the inability to build this garage anywhere except within 25ft of the neighbors property line.

Hardships relate to the fact that the front of the home is occupied by the septic tank and septic fields, so nothing can be built in this area. The back of the residence has sloping of the terrain on the back part of the property which makes the build difficult. The location of where the garage is being requested to be built is the only remaining location available.

The home is setback behind one neighbor and the other neighbors home is on the other side from where the garage will be built, so there ~~will be~~ no obstructed view for the neighbors. Behind the residence is conservation land which does not impact neighbors on any one behind the residence.

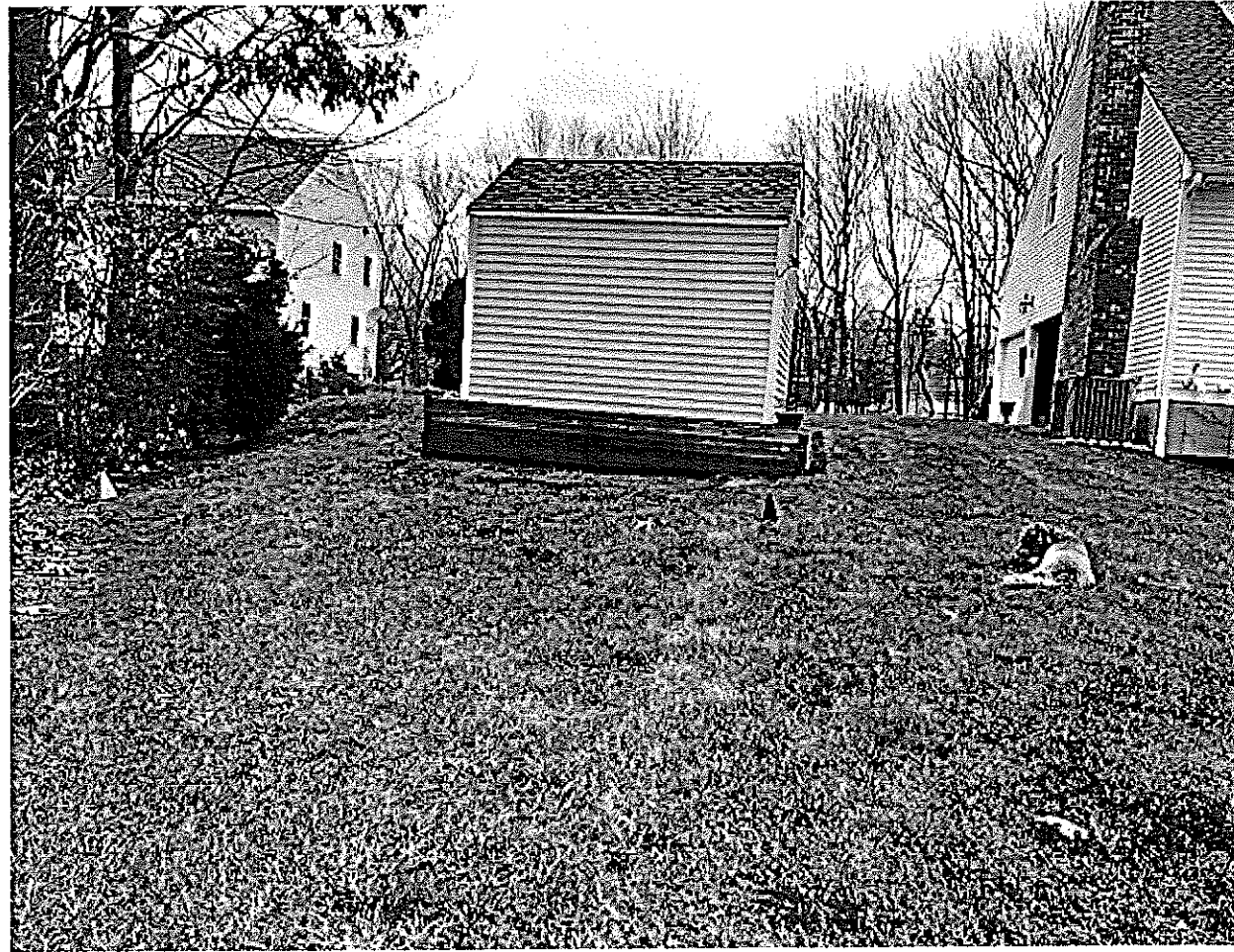
The survey and photos will help provide further vision of the variance and hardship request.

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





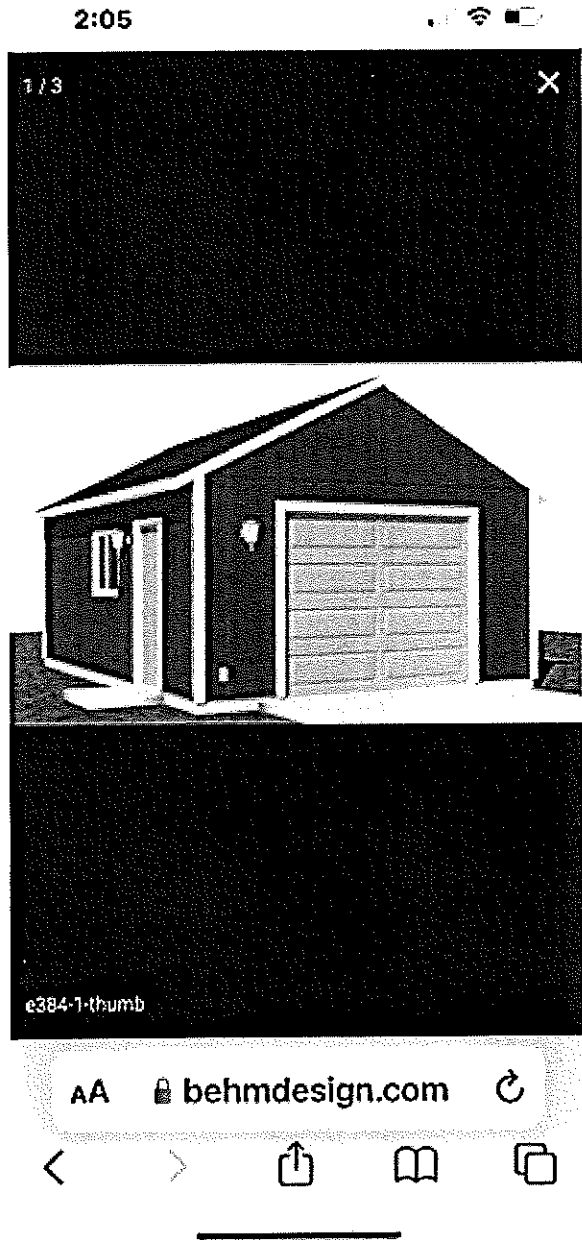








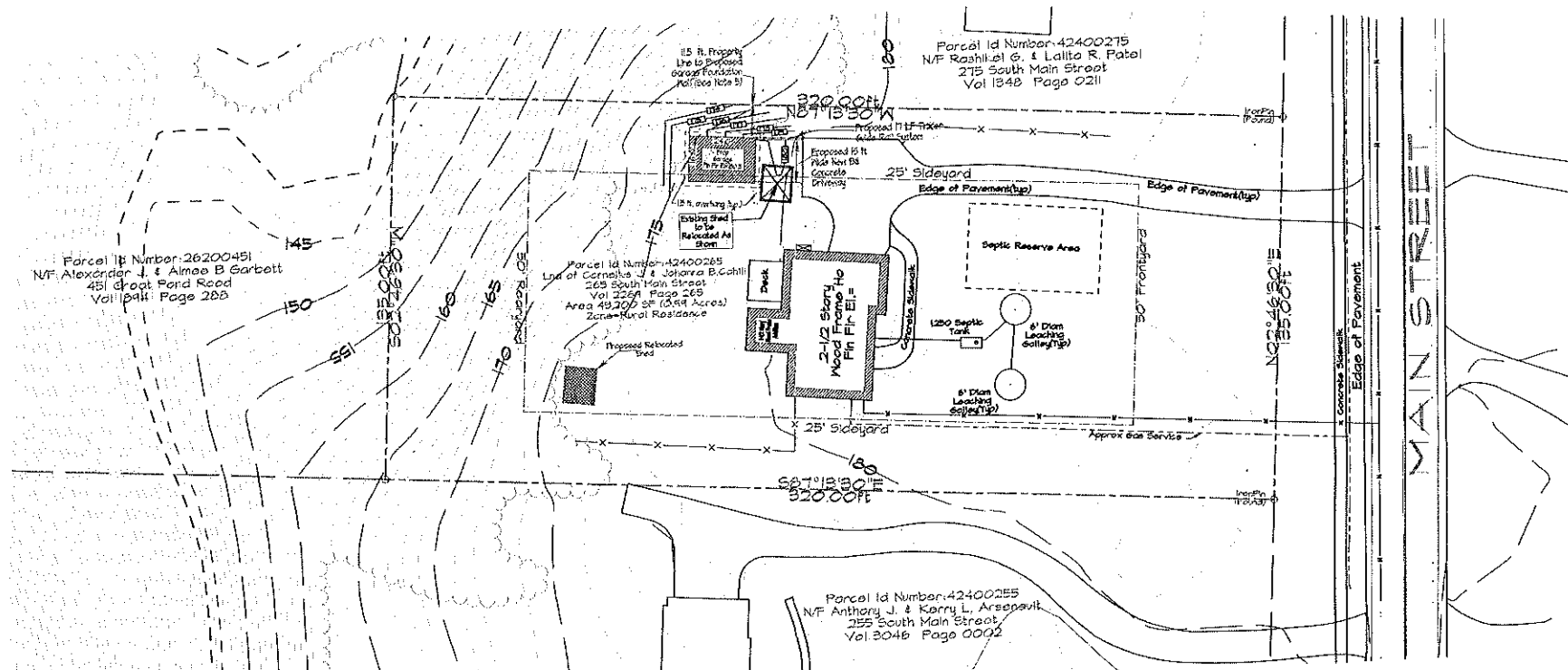




← Vision of future garage regarding  
where garage door, window, and side  
door would be located

GENERAL NOTES

1. Map References:
  - a. Lot No 6 Main Street Prepared for Steve Buck, Glastonbury, CT, Prepared by: Megson and Heagle, Rev. 5-22-00
  - b. Town of Glastonbury, CAD Furnished w/in Town GIS Mapping by Office of the Town Engineer.
  - c. Subdivision Plan, Taylor Town Subdivision, Prepared For Silvio City Capital Corporation by Megson and Heagle, CE and LS, Glastonbury, CT, Date 10-15-98, Rev 5-22-99, Scale: 1/4"=40', Map 1B-98-15, Sheet 1 of 2
2. Elevations are based on North Atlantic Vertical Datum of 1988 (NAVD88).
3. Directions are based upon North Atlantic Datum of 1988 (NAVD88-adjustment of 2011).
4. Mapping of Underground Utilities was not included in the scope of work for this survey. We encountered research and field information which allowed us to plot the locations of certain limited utility information. There may be significant additional underground utilities present on the property which are not depicted on this plan. Prior to any excavation ALWAYS contact 800 Call Before You Dig in accordance with CT General Statutes. This Plan should not be relied upon as an accurate depiction of underground utilities.
5. Garage can only be sited as shown if it does not exceed 15'0" in height as defined within the Glastonbury zoning regulations. Additionally, it may only be a Single Car Garage. Both of these conditions can be overcome if a Variance to the Town's Zoning Regulations is sought and approved by the Glastonbury Zoning Board of Appeals.



CERTIFICATION:

THIS PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, MINIMAL STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

THE TYPE OF SURVEY, IMPROVEMENT LOCATION SURVEY, BOUNDARY DETERMINATION CATEGORY, DEPENDENT RESURVEY, HORIZONTAL ACCURACY, CONFORMS TO CLASS A-2, TOPOGRAPHIC SURVEY INFORMATION, CONFORMS TO CLASS T-2, VERTICAL ACCURACY, CONFORMS TO CLASS V-3.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

CHARLES P. SHEEHAN, P.L.S. NO. 10640

REVISIONS		
NO.	DESCRIPTION	BY/DT

Property of Cornelius J. & Johanna B. Cahill		
Town Parcel Id: 42400265 265 South Main Street South Glastonbury, CT		
Prepared By Date: 07/11/11	Zoning Variance Plan For Detached Garage	Project No. 59 Sheet No. 02
Checked By Date: 07/11/11		Author: J.P. Sheehan Date: 10/28
Approved By Date: 07/11/11		