

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 Joseph & Kathleen Sala

Street 46 Duffords Landing Town South Glastonbury

Phone 860-559-5350 E-mail kate_sala@outlook.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 Joseph & Kathleen Sala

Exact Location of Property Involved 46 Duffords Landing

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

ZONE _____
[X] Residential
[] Commercial

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

- [X] For relief (a variance) from the restrictions imposed in Section(s) Section 7.1.b.2.f 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.

JCSala Applicant

Owner, If Not Applicant (Required)

1/26/23 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:

Dear Members of the Zoning Board of Appeals:

We previously submitted an application for the consideration of a variance for the purpose of building a pool behind our home, in the "front yard." This variance was granted on August 1st, 2022, on the grounds that the area defined by the Town as the "front yard" facing Tryon Street is actually the backyard of the home.

On these same grounds, we would like to request a variance for the purpose of building a pool house behind our home in the "front yard." This would be in violation of Section 7.1.b.2.f. of the Glastonbury Building-Zone regulations which state, "The pool and bath house, if any, should be located in the rear yard..."

As discussed in regards to our previous application, neither the home nor the proposed pool/pool house would be visible from the street. Furthermore, due to the topography of the area, what is called the "front yard" could never be used to access Tryon Street.

We thank you for your time and consideration.

Joe & Kate Sala

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

