

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 Eric Schneider
Street 73 Woodbridge Rd Town Glastonbury
Phone 516-382-5015 E-mail eric.s.schneider@gmail.com
Legal Representative (if any) N/A
Address N/A
E-mail N/A

Date Filed & Fee Paid 3/14/23
Date Hearing Scheduled 4/13/23
Sign Deposit Paid on
Sign Taken on
Photo of Sign Rec'd on

Legal Property Owner Eric and Marci Schneider
Exact Location of Property Involved 73 Woodbridge 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.

Eric Schneider
Applicant
3/12/23
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:

We currently are part of a nonconforming lot. We are requesting to turn our current existing car port into a one and a half car garage and add a bonus room above the garage. The variance we are asking for is just to go over the set back line by 10 feet. The depth of the one and a half car garage would be 20 feet and 7 inches deep.

Attached to this application are the complete renderings from our architect as well as the A2 official survey which shows all property lines.

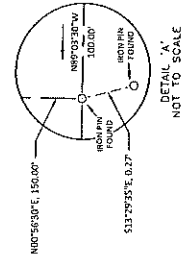
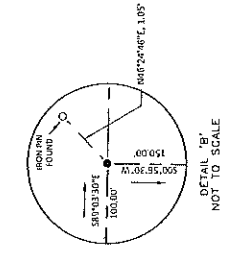
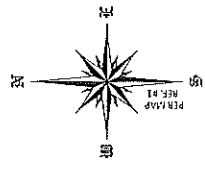
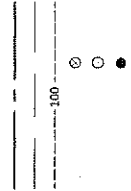
If you have any questions, please feel free to reach me via phone at 516-382-5015, or via email at eric.s.schneider@gmail.com.

Thank you.

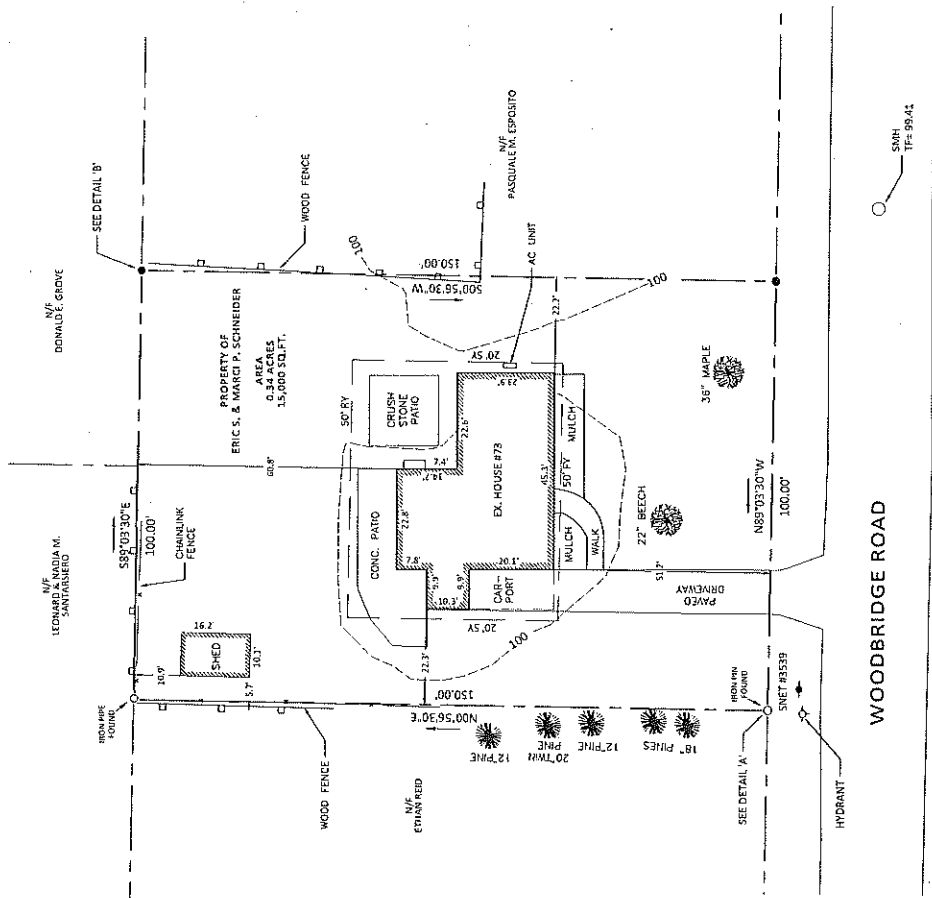
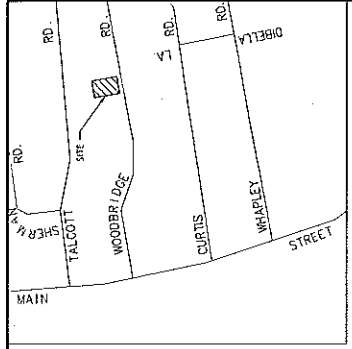
Ten collated copies of this Application and all supporting documentation are required

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EX. CONTOUR
- ANGLE POINT
- IRON PIN OR PIPE FOUND
- IRON PIN SET: 5/8" REBAR



LOCATION MAP
SCALE: 1" = 500'



MAP STANDARD NOTES
1. THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THRU 20-300B-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 25, 2019.

TYPE OF SURVEY: PROPERTY SURVEY
BOUNDARY DETERMINATION: RESURVEY
HORIZONTAL ACCURACY CLASS: A-2
TOPOGRAPHIC ACCURACY CLASS: T-2
VERTICAL DATUM: ASSUMED
LAND ZONE: RESIDENCE ZONE AA

ROB HELSTROM
LAND SURVEYING LLC
52 MARK STREET
HEBRON, CONNECTICUT
(860)-259-9853

Multiple Address:
P.O. BOX 378
HEBRON, CT 06248
www.robhelstrom.com
Email: robhelstrom@robhelstrom.com

DATE: JUNE 16, 2022

PROPERTY SURVEY
- PREPARED FOR -
MARCI SCHNEIDER
73 WOOD BRIDGE ROAD
GLASTONBURY
CONNECTICUT

PROJECT NO. 2022-121
JOB NO. 2022-121
SHEET NO. 1 OF 1
DATE: JUNE 16, 2022
SCALE: 1" = 20'
FILE NO. 22-121_ILS

ALL RIGHTS RESERVED
ANY REPRODUCTION, PROFESSIONAL OR OTHER, OF THIS DRAWING OR ANY PART THEREOF WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR IS PROHIBITED. VIOLATORS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

NO LIVE SIGNATURE
NO LIVE SIGNATURE
NO LIVE SIGNATURE

NO.	DATE	DESCRIPTION

REVISIONS

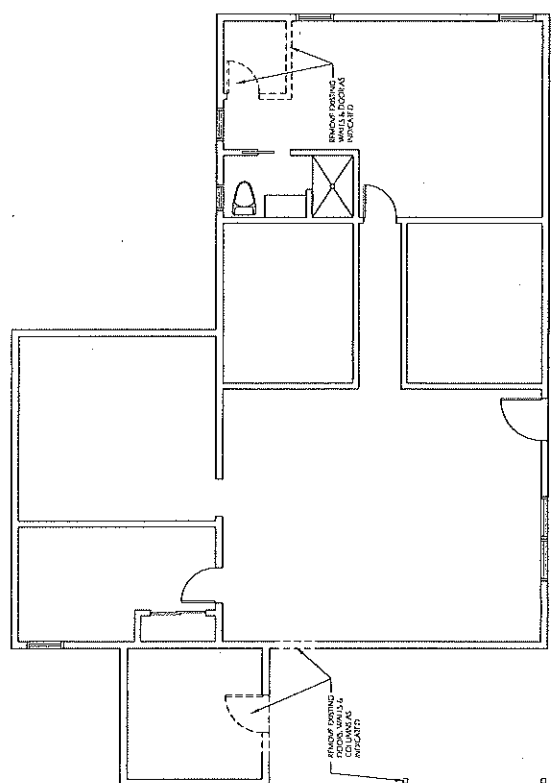
MAP REFERENCE:
1. "PROPOSED DEVELOPMENT FOR VALLEY HOMES, INC." GLASTONBURY, CONN., SCALE: 1" = 60', DATE: 3/7/93 REVISED: 4-7-93, 6-10-93, BY: JOHN J. MOZZOCHI CIVIL ENGINEER GLASTONBURY, CONN.

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DEMOLITION NOTES

MANAGEMENT RESPONSIBILITIES

- A. The contractor shall be responsible for the safety of all workers on the job. The contractor shall be responsible for the safety of all workers on the job. The contractor shall be responsible for the safety of all workers on the job.
- B. All work shall be performed in accordance with the applicable codes and regulations. The contractor shall be responsible for the safety of all workers on the job.
- C. The contractor shall be responsible for the safety of all workers on the job. The contractor shall be responsible for the safety of all workers on the job.
- D. The contractor shall be responsible for the safety of all workers on the job. The contractor shall be responsible for the safety of all workers on the job.
- E. The contractor shall be responsible for the safety of all workers on the job. The contractor shall be responsible for the safety of all workers on the job.
- F. The contractor shall be responsible for the safety of all workers on the job. The contractor shall be responsible for the safety of all workers on the job.
- G. The contractor shall be responsible for the safety of all workers on the job. The contractor shall be responsible for the safety of all workers on the job.



G4 FIRST FLOOR PLAN - DEMOLITION
1/4" = 1'-0"

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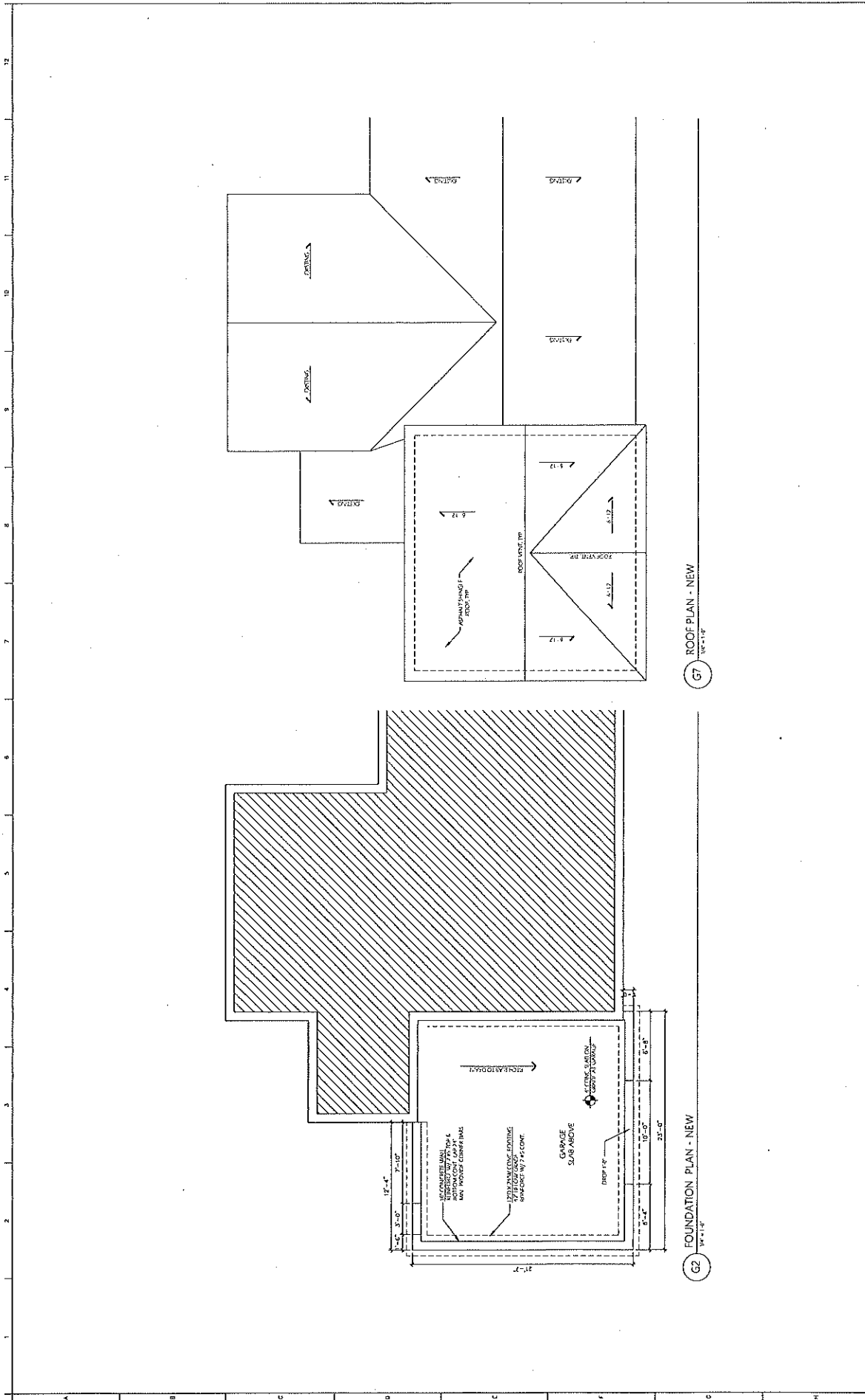
JENNIFER MORGENTHAU ARCHITECT, LLC
17 Harris Drive
Newington, CT 06111
860-436-4870

Eric Schneider
73 Woodbridge Road
Glastonbury, CT 06033

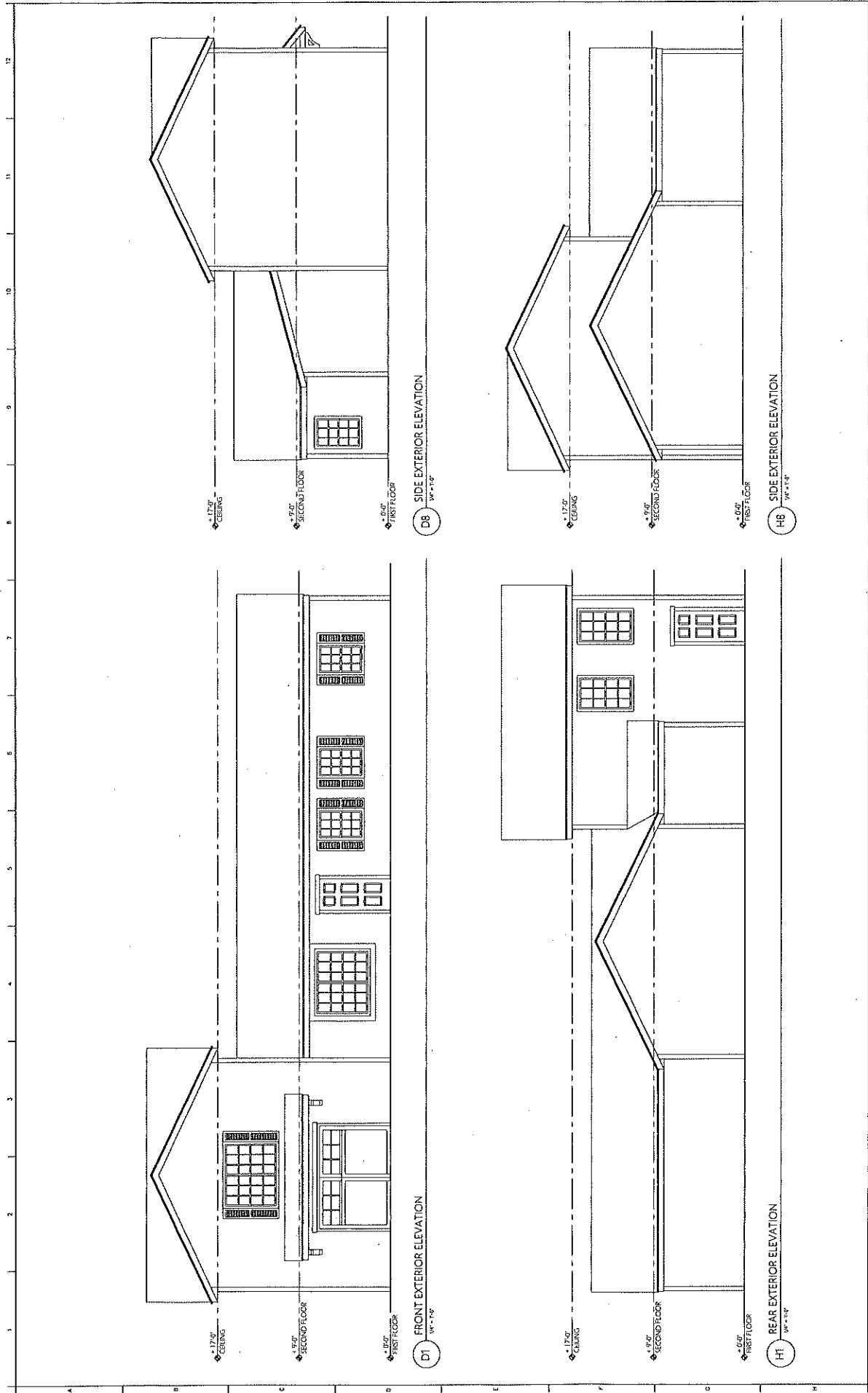
DRAWING NAME:
DEMOLITION FLOOR PLANS
JOB #:
300
DATE:
1/11/12

DATE: 3/13/12
SCALE: 1/4" = 1'-0"
DRAWN BY: JAM
CHECKED BY: JAM

SHEET:
D1.0



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	<p>DRAWING NAME: NEW FLOOR PLANS</p>		
<p>JENNIFER MORGENTHAU ARCHITECT, LLC 17 Harris Drive Newington, CT 06111 860.436.4870</p>		<p>ERIC SCHNEIDER 73 Woodbridge Road Glastonbury, CT 06033</p>	



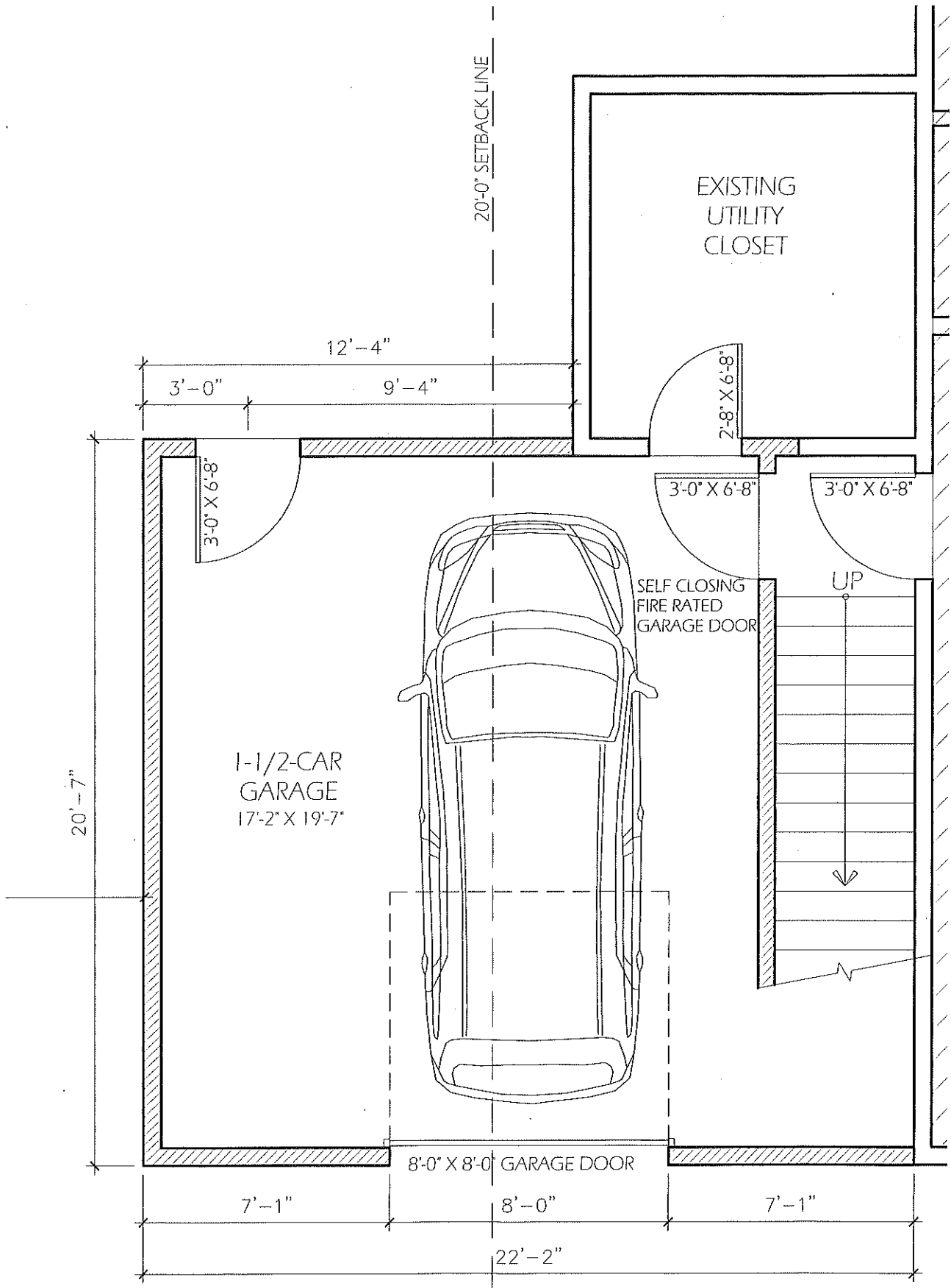
D8 SIDE EXTERIOR ELEVATION
1/4" = 1'-0"

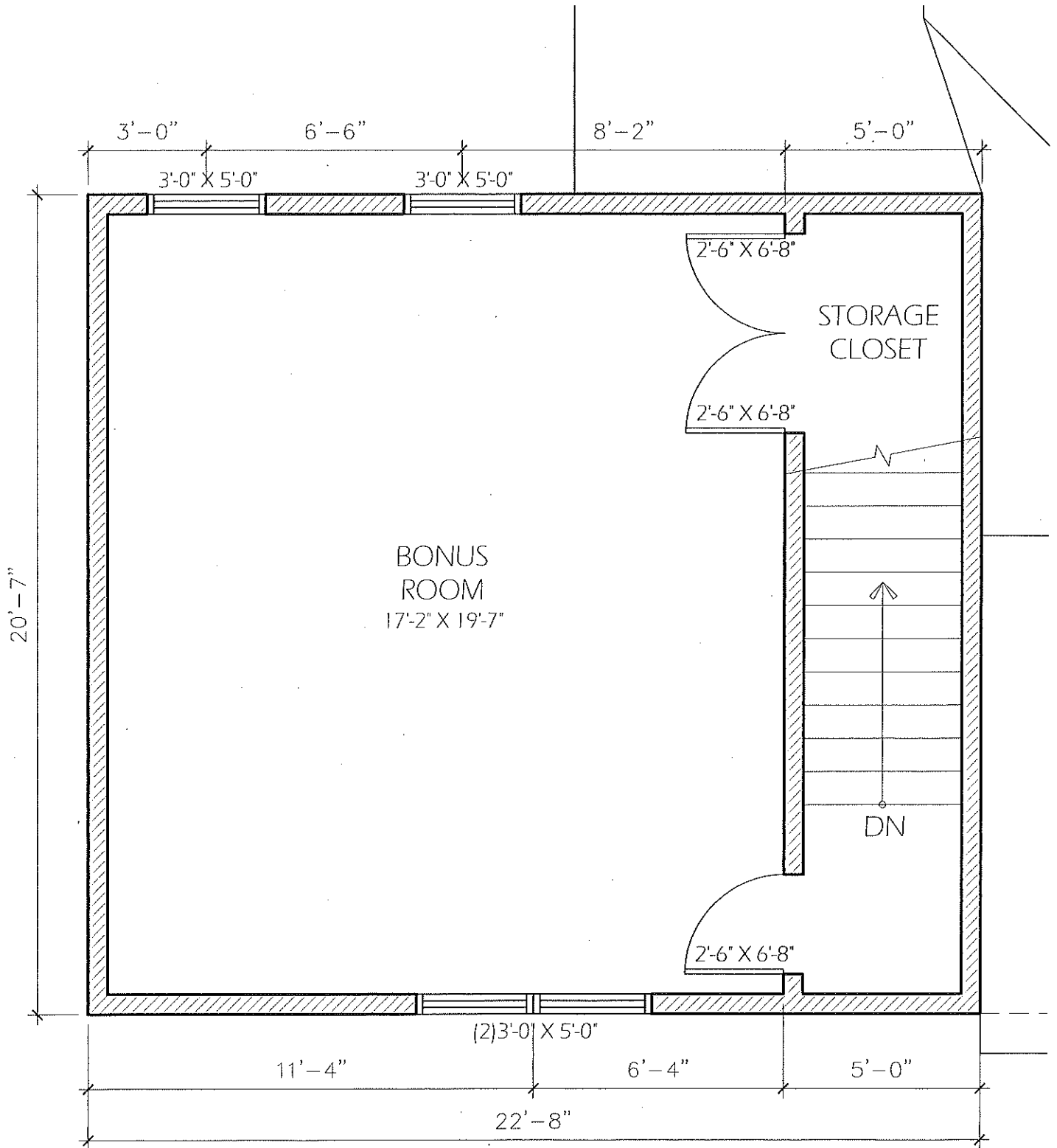
DT FRONT EXTERIOR ELEVATION
1/4" = 1'-0"

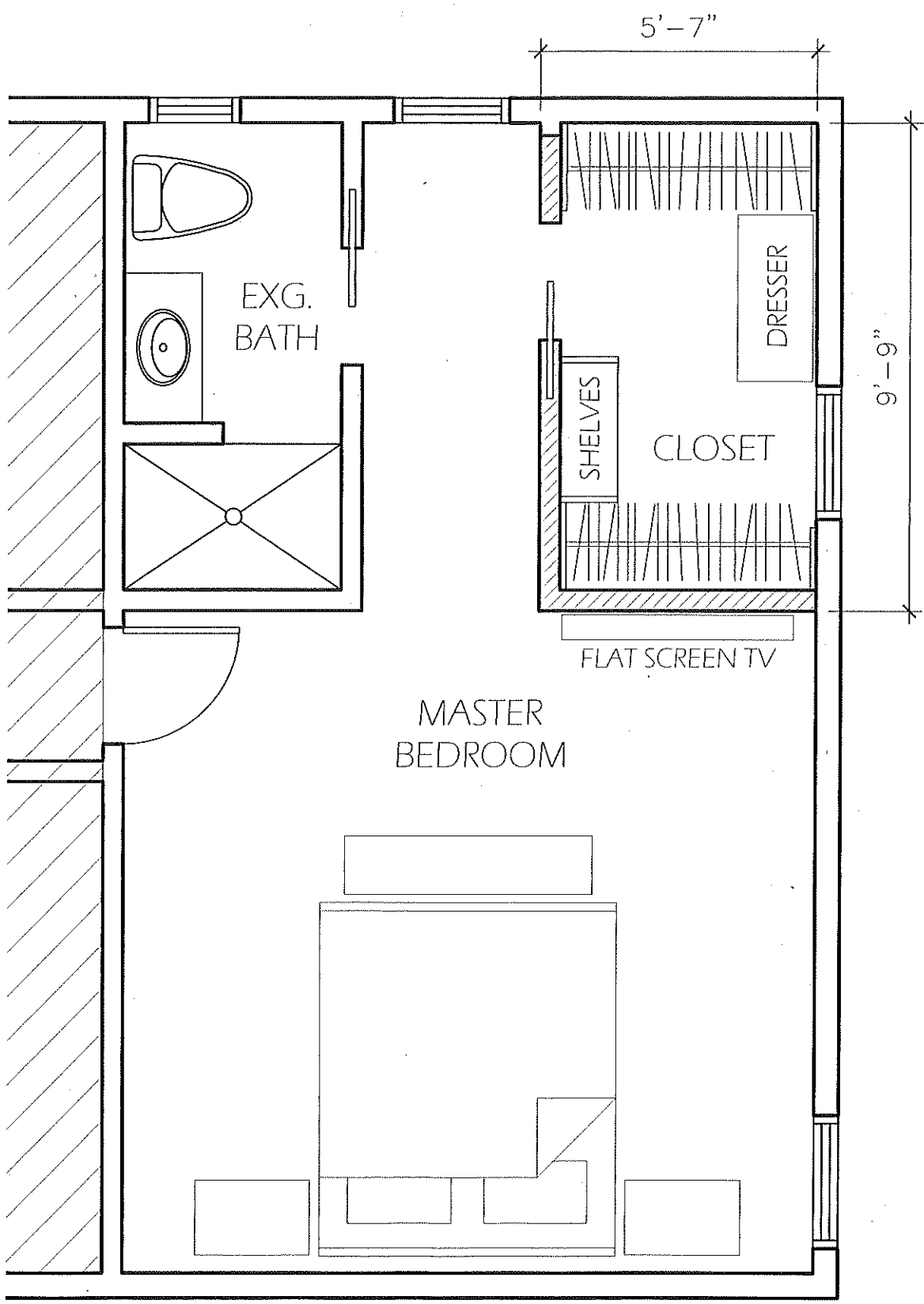
H8 SIDE EXTERIOR ELEVATION
1/4" = 1'-0"

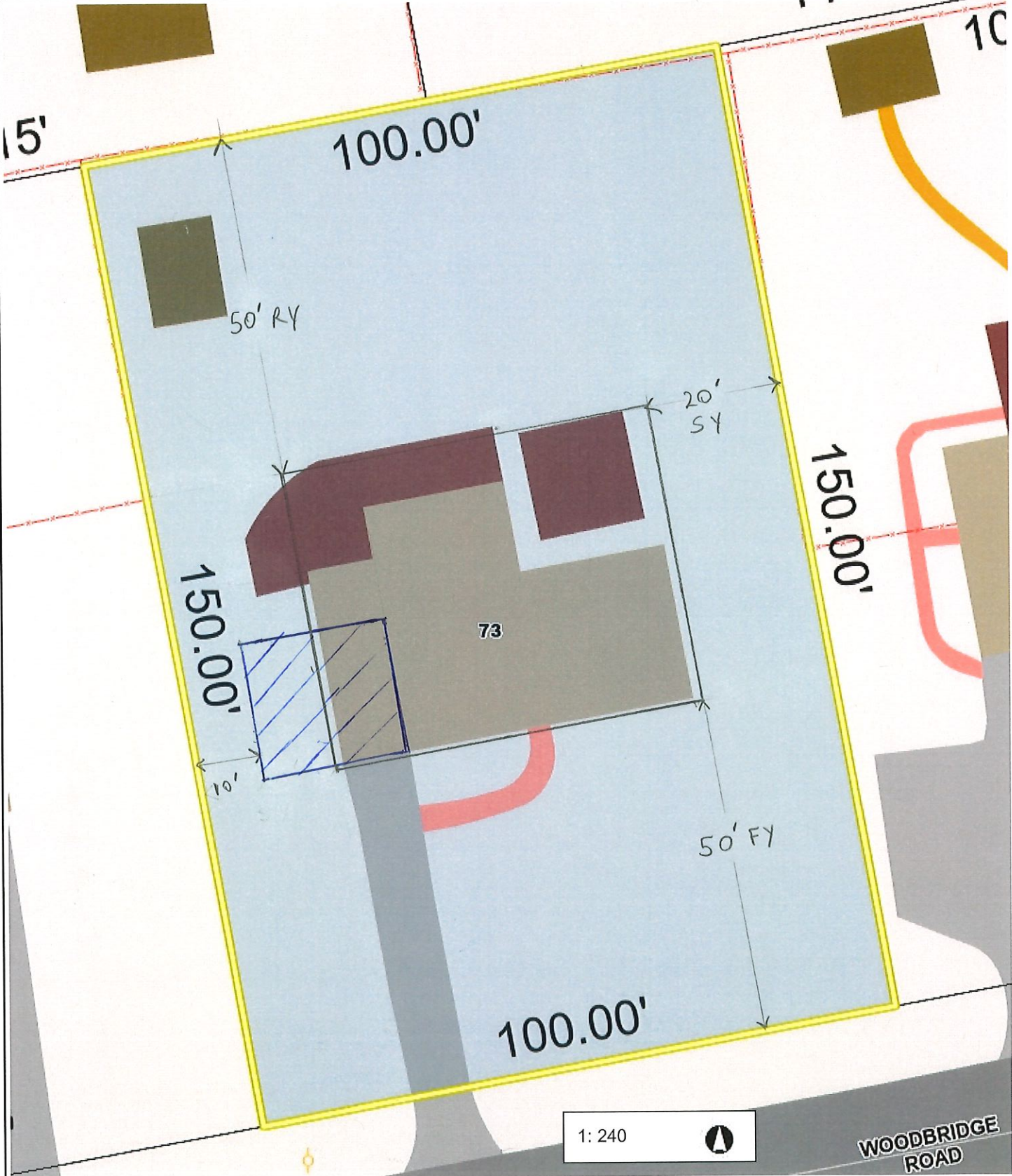
HT REAR EXTERIOR ELEVATION
1/4" = 1'-0"

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WOODBRIDGE ROAD

