

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 REID K O'CONNELL

Street 123 NATCHAUG DR. Town GLASTONBURY

Phone 860-967-1444 E-mail RKO123@HOTMAIL.COM

Legal Representative (if any) _____

Address _____

E-mail _____

Date Filed & Fee Paid	<u>3/13</u>
Date Hearing Scheduled	<u>4/31</u>
Sign Deposit Paid on	_____
Sign Taken on	_____
Photo of Sign Rec'd on	_____

Legal Property Owner REID K. & GAIL H O'CONNELL

Exact Location of Property Involved 123 NATCHAUG DR. GLASTONBURY
Street # Street

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

ZONE	<u>RR</u>
<input checked="" type="checkbox"/> Residential	
<input type="checkbox"/> 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) 7.1.a.3.a 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.

Reid K. O'Connell
Applicant

Owner, If Not Applicant
(Required)

MARCH 10, 2023
Date

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:

Building A "POLE BARN" WITH GAMBREL STYLE ROOF SIZE WILL BE NO LARGER THAN 30 FEET BY 42 FEET WALL TO WALL.

ZONING DICTATES A STRUCTURE NO LARGER THAN 25% OF THE MAIN HOUSE.

THE MAIN HOUSE IS 1950 SQUARE FEET
ZONING CALLS FOR 487.5 SQUARE FEET.
APPLICANT IS REQUESTING 1,260 SQUARE FEET
OR 773 SQUARE FOOT LARGER.

1950	
25%	
<hr/>	
487.5	

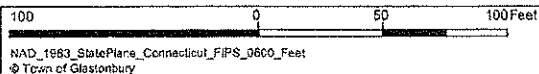
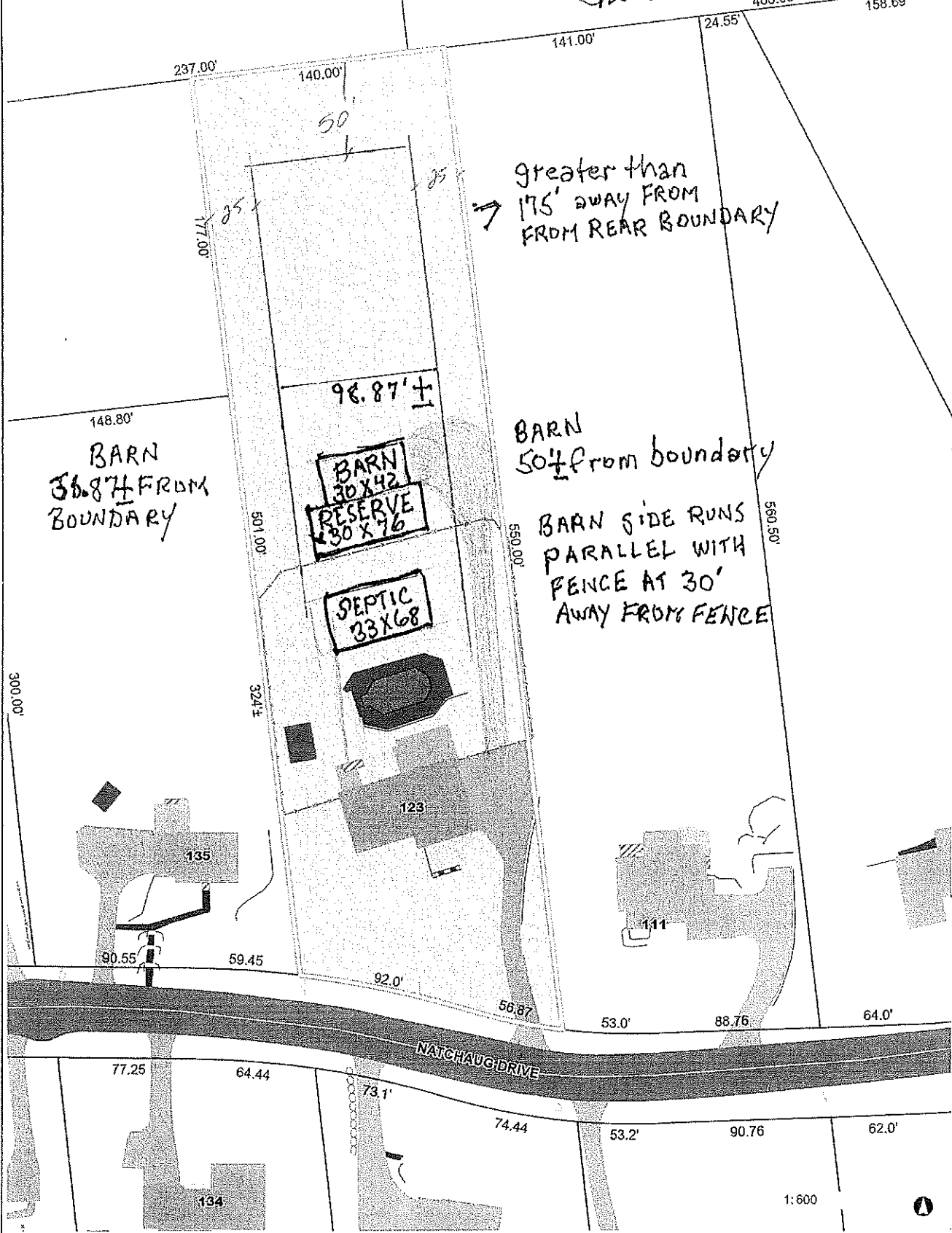
APPLICANT IS ATTACHING A PICTURE OF A GAMBREL BARN THAT IS SIMILAR TO THE POLE BARN BEING BUILT.

A LETTER IS ATTACHED EXPLAINING THE USES OF THE POLE BARN AND THE HARDSHIPS.

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

3/2023

REID K. O'CONNELL
123 NATCHAUG DRIVE
GLASTONBURY, CT 06033



NAD_1983_StatePlane_Connecticut_FIPS_0600_Feet
 Town of Glastonbury

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.

From: Reid and Gail O'Connell
123 Natchaug Drive
Glastonbury, CT 06033
860 633 0335
860 967 1444

3/10/2023

Dear Town of Glastonbury,

We are writing this letter to request approval for a zoning variance to build a gambrel barn garage size 30' x 42'.

Many years ago the Town of Glastonbury mandated that any residential in ground oil tanks be removed. I removed our under ground tank along with the supervision by the Town Fire Marshal. My only alternative was to put new tanks in our garage.

As a result, we lost space for one vehicle

and the second space was limited to a small car. The space was so limited that I had to store the car with the convertible top down so I could climb over the driver's side door to get in the car to drive it out. Now, we are in our mid seventies. This is a hardship. We need space for our 5 cars, 1 trailer, 1 boat and trailer, 2 lawn tractors, lawn equipment, garden tools, supplies and room to do service work. We pay taxes on all cars and trailers stored in Glastonbury. The variance we are requesting to increase size will not be enough, but it will go a long way to mitigate our space issues. Our lot size is 1.74 acres. This will not materially affect any of our neighbors as the structure would be more than 25 feet away from any boundaries and at least 300 feet away from any buildings or structures including our house. The barn would be mostly

surrounded by woods. The barn would be on the downside of our property similar to other houses built behind street front houses with driveways going to the back yards. The driveway will not cross any septic areas. These backyard houses can be found all over Glastonbury including Minnechaug Drive. In fact, we believe that a smaller structure behind our house will look out of place. A gambrel barn would fit in this location quite nicely. Historically, barns have been the "largest building on the property." Unlike a shed, a barn garage adds value to a property especially if the main house does not have a useful garage to store vehicles. Not having a garage, can be a "deal breaker" in the sale of a property and "reduces value."

Not granting the variance, would be unfair to us as property owners because it would

perpetuate a long standing hardship that was created by the removal of an underground oil storage tank.

With the facts above, we respectfully request your approval for the variance to the zoning for a larger gambrel barn garage.

Thank you

Reid and Gail O'Connell

