

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 Dean C. Pagani
Street 175 Williams St. E Town Glastonbury, CT
Phone 860-918-5075 E-mail dean.pagani@gmail.com
Legal Representative (if any)
Address
E-mail

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

Legal Property Owner Dean C. Pagani ZONE A
Exact Location of Property Involved 175 Williams St. E
If No Street #, Indicate Assessor's Key #

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) Sec. 4-2.6 Sec. 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.

Signature of Applicant

Owner, If Not Applicant (Required)

Date March 24, 2023

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:

Proposed Project:

I am seeking approval to build a one and a half story barn style building on the residential property at 175 Williams St. E, Glastonbury, CT

Purpose:

This building will be used to support a home based photography business.

The first floor will be used as studio space. The second floor will be used as office space.

Construction:

The building will have one 9x7 swing out double door that would allow for the use of the building as a one vehicle garage(by future owners).

The building will have electric power and will be insulated.

The building will consist of approximately 432 square feet on the first level and approximately 260 square feet on the second level.

It will have a 12' shed dormer on the east facing side.

The building will have a cement floor and be constructed of wood (see photo included).

Zoning Application: *Sec. 4.5.6 + Sec. 7.1-a.3.a*

Sec. 4.5 Residence Zone A - Residential square foot variance.

Sec. 4.6 - Home business use.

Sec. 7 - Accessory structure.

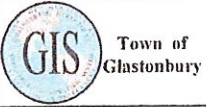
Attached:

Photo

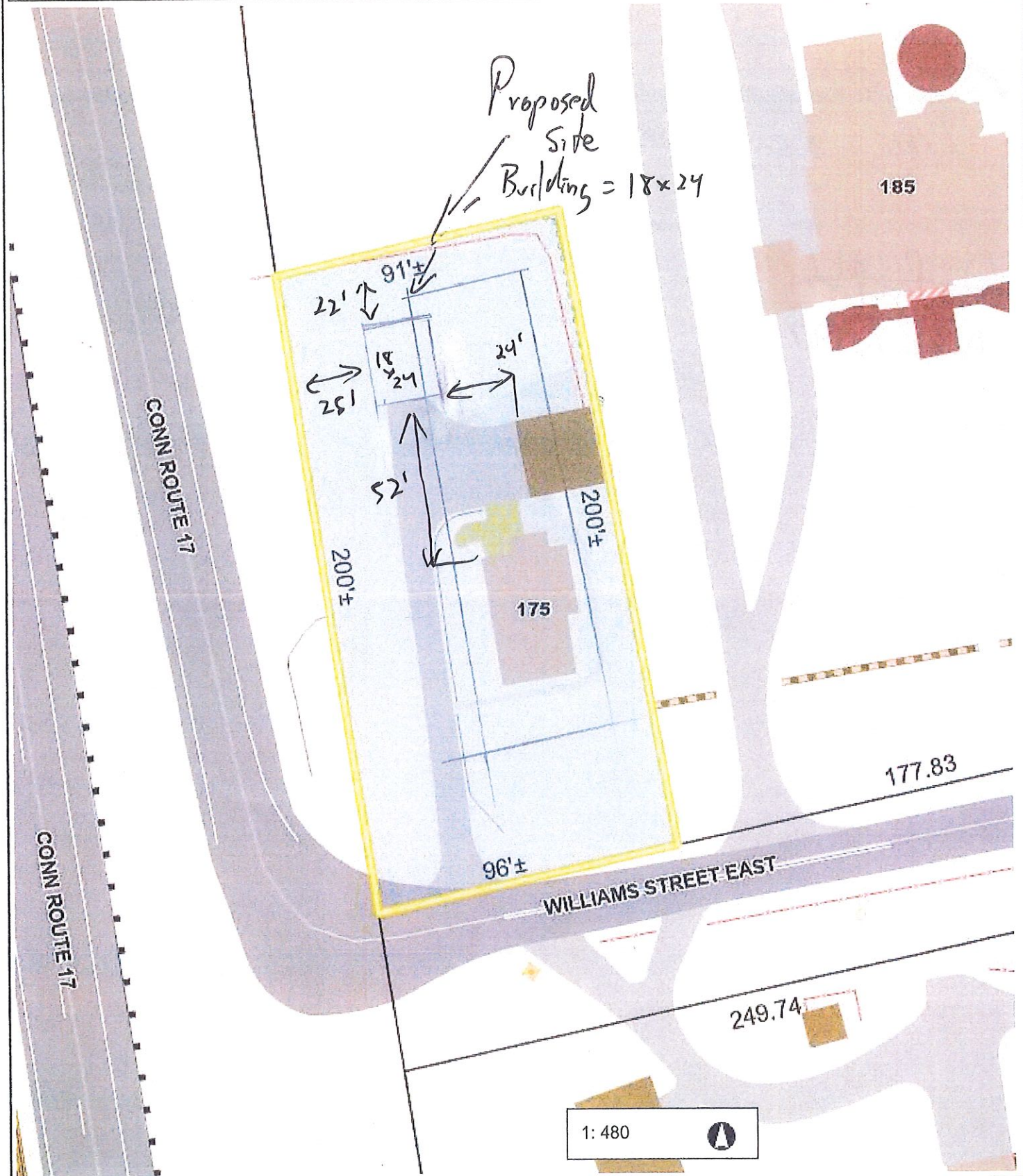
Contractor price quote

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

Distance to Property Lines Other Buildings



175 Williams St East



80 0 40 80 Feet

NAD_1983_StatePlane_Connecticut_FIPS_0600_Feet

© Town of Glastonbury GIS

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.



18' x 24' One & A Half Story Barn Model

Half Story Barn

Half Story Barn

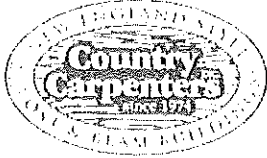
Half Story Barn

Story Barn

SALES CONTRACT

2/25/2023

(For Buildings Built By Country Carpenters Inc.)



SELLER: Country Carpenters, Inc.
CT. REG. # 523020 326 Gilead Street
MA. REG. # 130254 Hebron, CT 06248
RI. REG. # 21868 (860) 228-2276
REV OCT 17

PURCHASER

(Hereinafter)
("PURCHASER")

BUILDING INFORMATION

NAME: Dean Pagani
STREET: 175 Williams St. East
CITY/ST/ZIP: Glastonbury, CT 06033
PHONE: 860-918-5075

TYPE: One & A Half Story Barn
SIZE: 18'x24'
DEL TO: 175 Williams Street East
Glastonbury CT 06033

This agreement incorporates the following addendum pages:

- A) Attached Notice of Cancellation
- B) Attached Kit Specification Sheet

PAYMENT SCHEDULE

EST. START DATE*:	DEPOSIT AT TIME OF SIGNING:	\$7,461.18
	AMOUNT DUE ON COMMENCEMENT OF CUTTING:	\$35,647.88
	(DUE 30 DAYS PRIOR TO DELIVERY)	
EST. COMPLETION DATE*:	ROOF OR SIDING COMPLETE 1:	\$16,580.41
	ROOF OR SIDING COMPLETE 2:	\$16,580.41
* Weather, permits, foundation installed and backfilled and materials permitting.	BALANCE DUE UPON COMPLETION:	\$6,632.16
	TOTAL PURCHASE PRICE:	\$82,902.04

GENERAL CONDITIONS

- 1.) YOU, THE PURCHASER(S), MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE ATTACHED "NOTICE OF CANCELLATION" FOR AN EXPLANATION OF THIS RIGHT.
- 2.) THE PURCHASER(S) ACKNOWLEDGE THAT "NOTICE OF CANCELLATION" FORMS ATTACHED HERETO HAVE BEEN GIVEN THE PURCHASER(S) AND THAT THE SELLER HAS TOLD THE PURCHASER(S) OF THE RIGHT TO CANCEL THIS TRANSACTION.

Signature:
