

TO: Lincoln White, Building Official/Zoning Enforcement Officer

FROM: Alter & Pearson, LLC

DATE: June 14, 2023

RE: Variances from §7.1.a.2.a and §7.1.b.2.b.2 for Proposed Private Automobile Parking Garage at 80 Chamberlain Lane, South Glastonbury, Connecticut (Michael D. Monaco, Applicant/Owner)

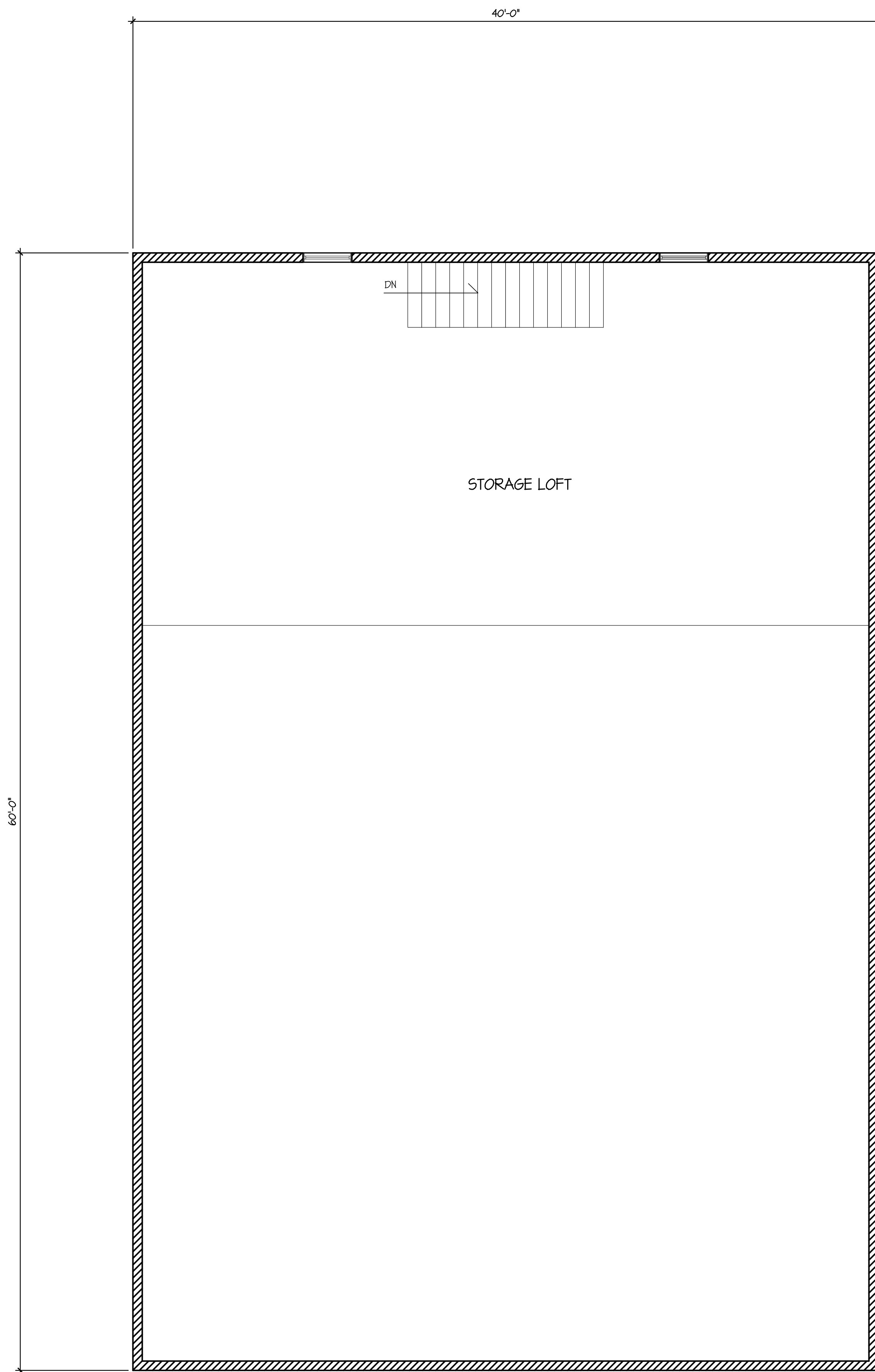
Michael D. Monaco is the property owner of 80 Chamberlain Lane, a 1.85± acre (80,372± s.f.) parcel of land situated on the easterly side of Chamberlain Lane in South Glastonbury (“Site”). The Site is in the Rural Residence (RR) Zone and contains an existing 4,538 s.f. single-family home with an attached 3-bay garage. The Site is bounded to the north and west by single-family residential uses and to the east and south by agricultural uses.

Mr. Monaco is proposing to construct a detached, 40’ x 60’, private automobile parking garage (“garage”) in the northeast corner of the Site. The existing paved driveway will be extended to provide access to the proposed garage, at a width of 15 feet. Two garage bays are proposed on the west elevation of the garage, and an oversized bay is proposed on the south elevation. A car lift will be contained within the garage, to allow elevated storage of vehicles. The proposed garage is one-story and contains an interior storage loft and bathroom. The height of the garage is 21’10” and the architect incorporated a barn aesthetic into his design to be contextual with the adjacent agricultural uses in South Glastonbury. *Please see the attached architectural plans prepared Fellner Architects for additional information.*

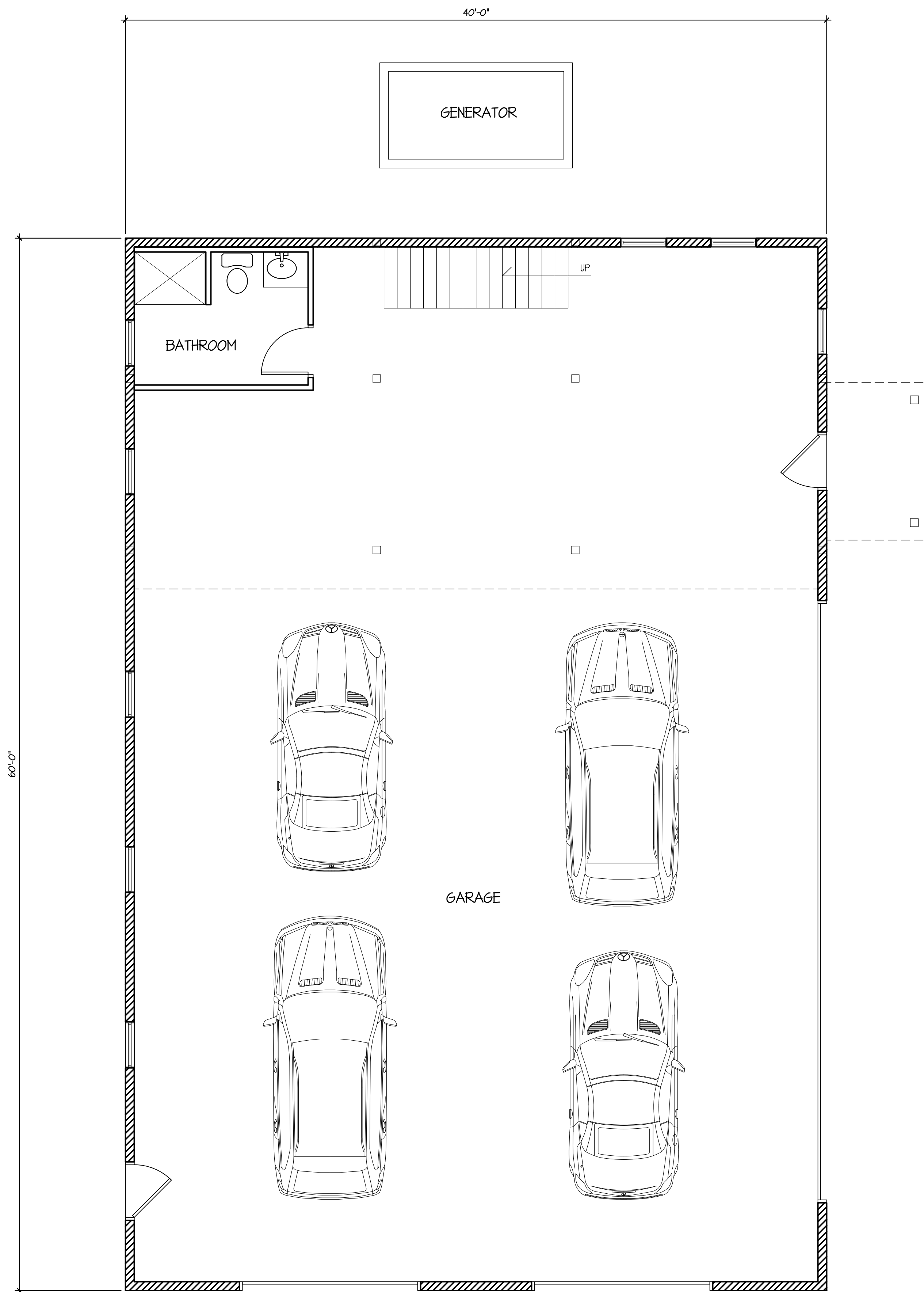
While the Site is generally flat around the house and septic system (elevation 366), the slope rises dramatically towards the southwest corner of the Site (elevation 386). Additionally the easterly and southwesterly portions of the Site contain both ledge outcrops and ledge within twelve inches of the surface. Due to both the existing topography and presence of ledge in the easterly/southeasterly portion of the Site, Mr. Monaco is requesting variances to permit the garage to be located within the side yard and rear yard as shown on the submitted plan. *Please see the plan prepared by Dutton Associates, LLC for additional information.* The Applicant is requesting the following:

- relief from §7.1.a.2.a to allow the construction of a private automobile parking garage within 6.1 feet of the northerly side yard when, 25 feet is required as the accessory structure is more than 15 feet tall;
- relief from §7.1.a.2.a to allow the construction of a private automobile parking garage within 39.8 feet of the rear yard when, 50 feet is required, as the accessory structure is more than 15 feet tall; and
- relief from §7.1.b.2.b.2 to allow for a total of 6 garage bays on Site when 4 bays are permitted when a dwelling contains more than 4,500 s.f. of gross finished floor area.

The hardship originates in the zoning regulation and arises directly out of the application of the regulation to the circumstances or conditions beyond the control of the Applicant. The existence of the ledge outcrops and ledge within 12 inches of the surface together with the steep topography in the southwest corner of the limit to area in which a garage can be constructed and push it into the rear and side yard as shown on the plan. Finally, the proposal satisfies all requirements of §13.9 of the Regulations and the Applicant will offer evidence of compliance at the public hearing.



2 SECOND FLOOR PLAN
 A-1.0 SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN
 A-1.0 SCALE: 1/4"=1'-0"

REVISIONS:

FELLNER ARCHITECTS
 382 TOWN STREET
 EAST HADDAM, CONNECTICUT 06423
 TEL (860) 873-8230

MONACO GARAGE
 80 CHAMBERLAIN LANE, S. GLASTONBURY, CT 06073

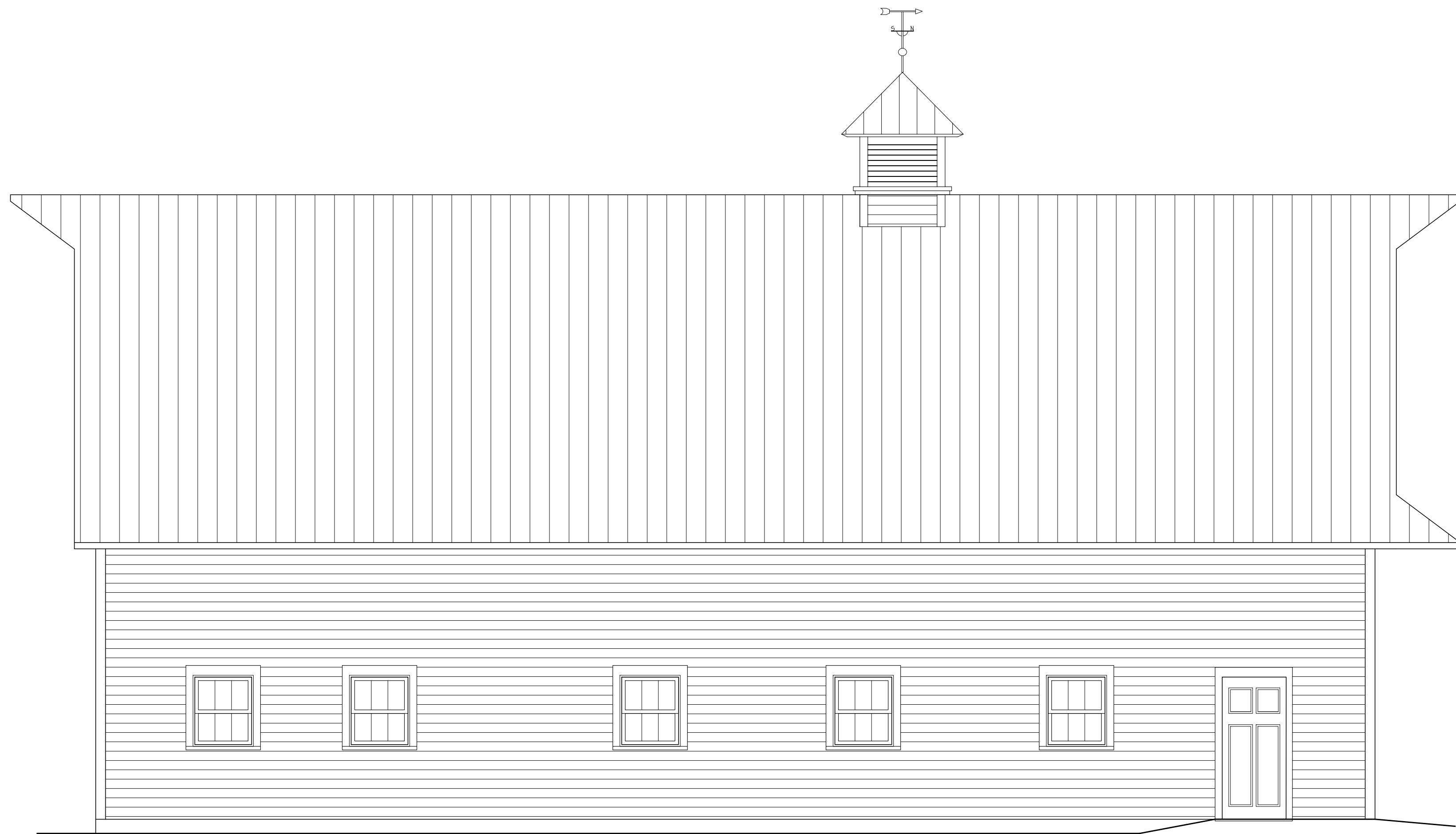
FLOOR PLANS

PROJECT NAME:

SHEET NAME:

JOB NO.: 25-10
 DRAWN BY: CFMCD
 SCALE: AS NOTED
 DATE: 5-8-23

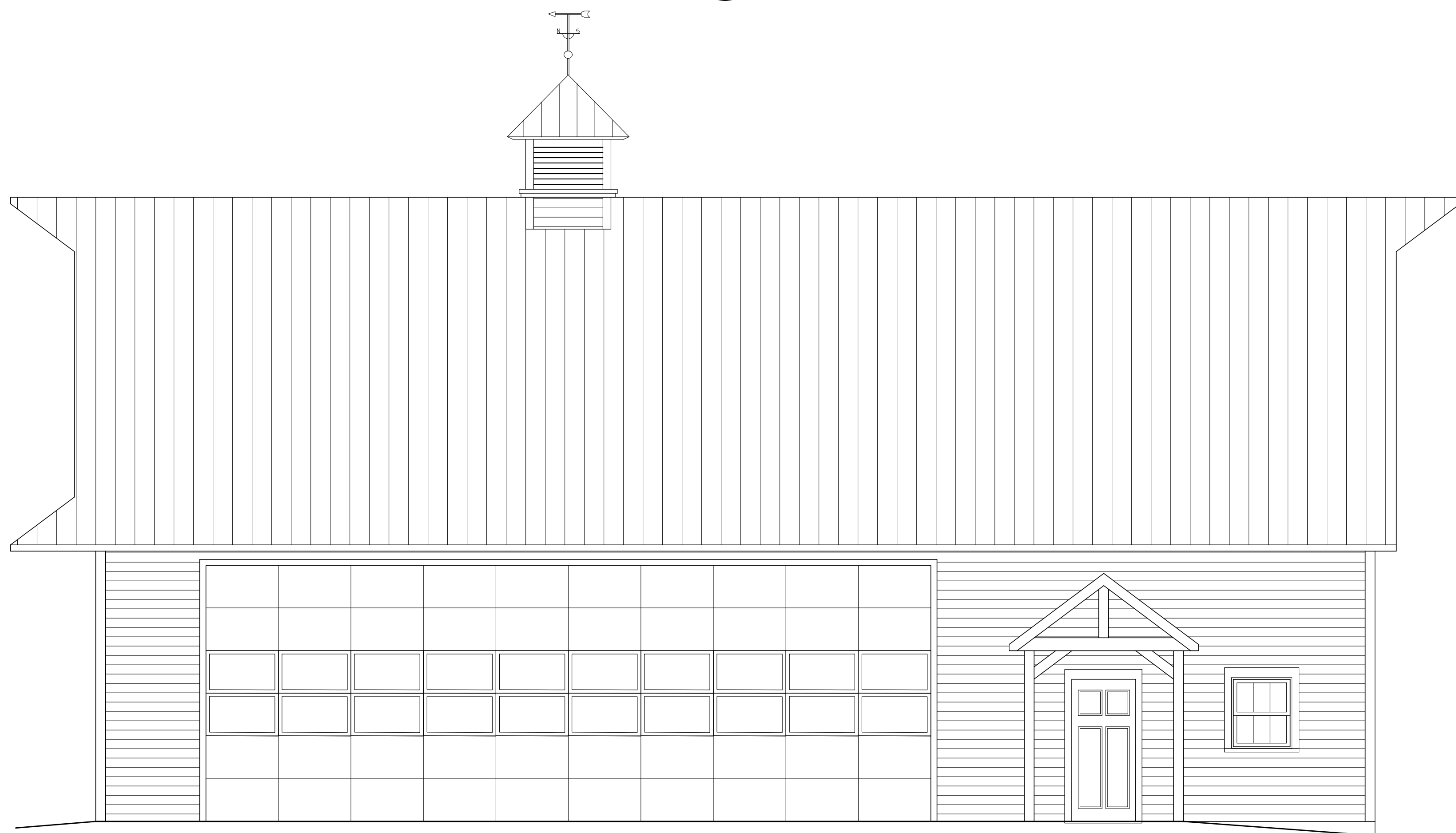
SHEET NO.: A-1.0



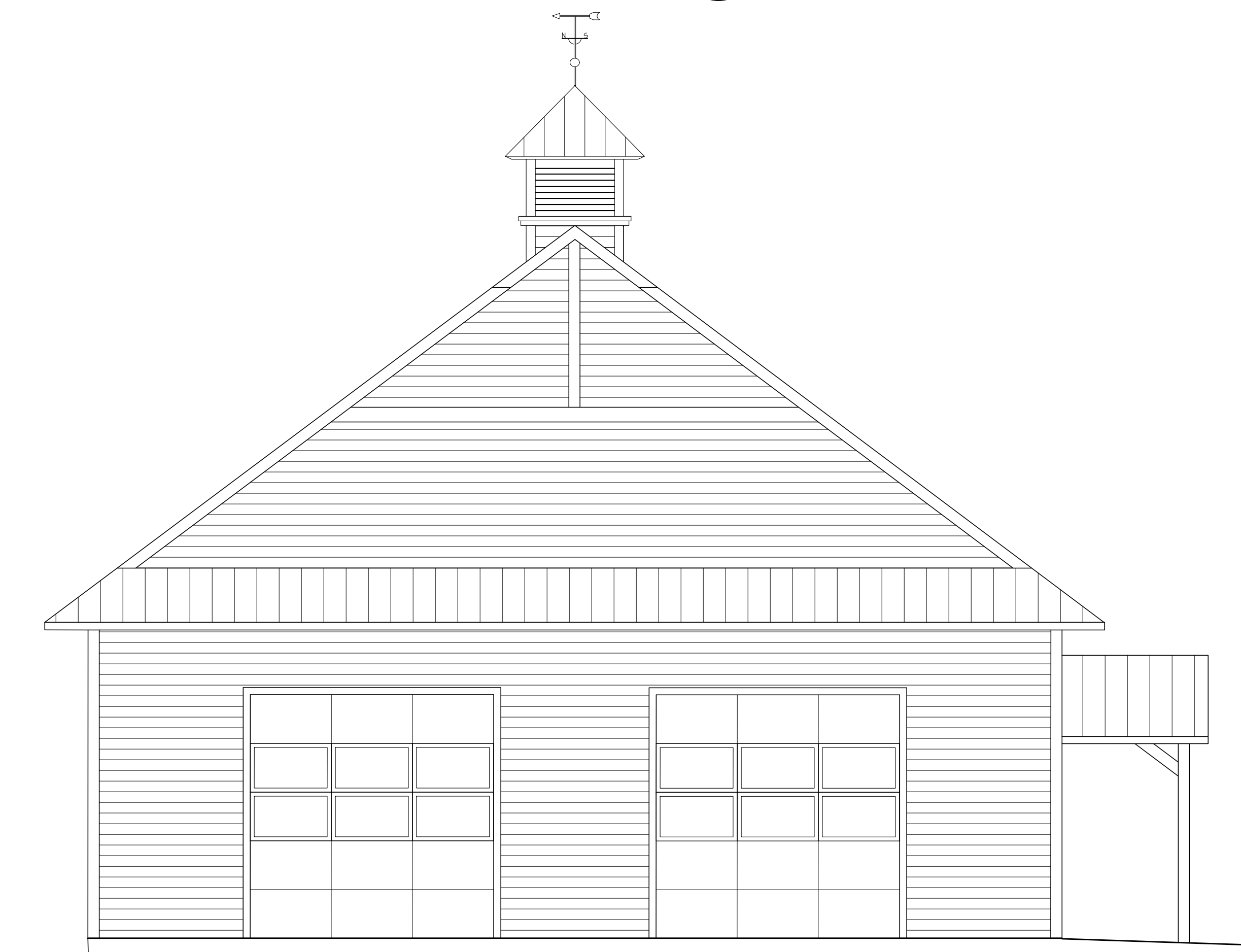
3 NORTH ELEVATION
A-1.0 SCALE: 1/4"=1'-0"



4 EAST ELEVATION
A-1.0 SCALE: 1/4"=1'-0"



2 SOUTH ELEVATION
A-1.0 SCALE: 1/4"=1'-0"



1 WEST ELEVATION
A-1.0 SCALE: 1/4"=1'-0"

REVISIONS:

F
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ELEVATIONS

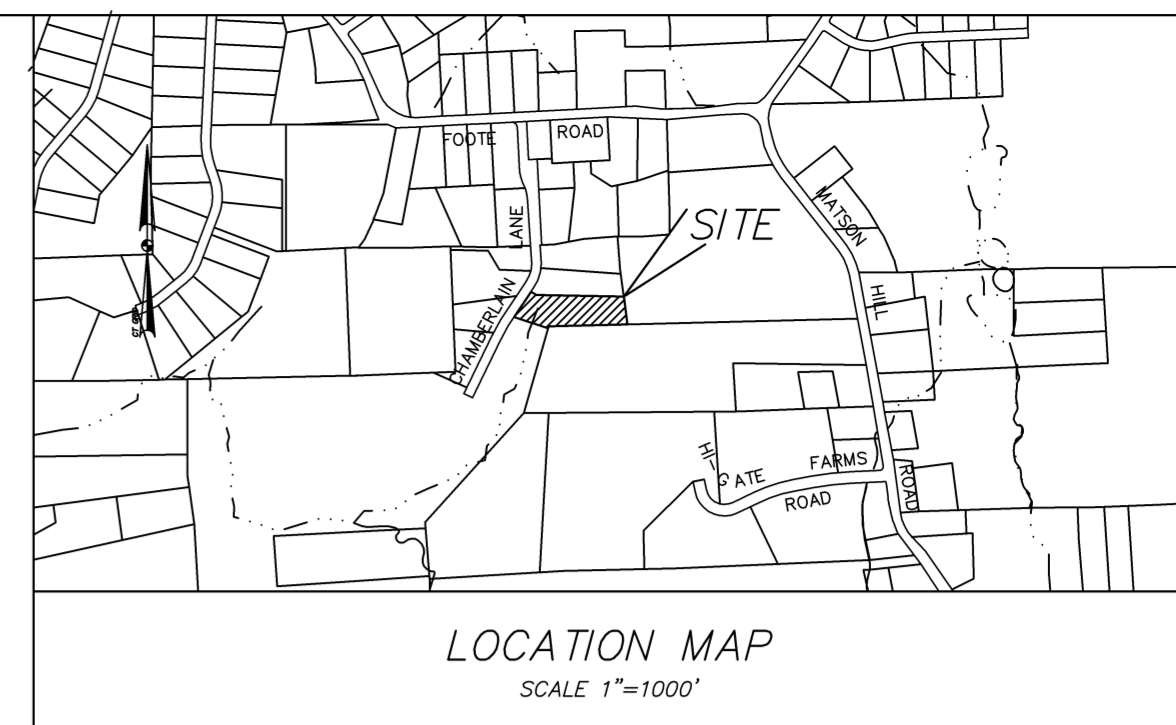
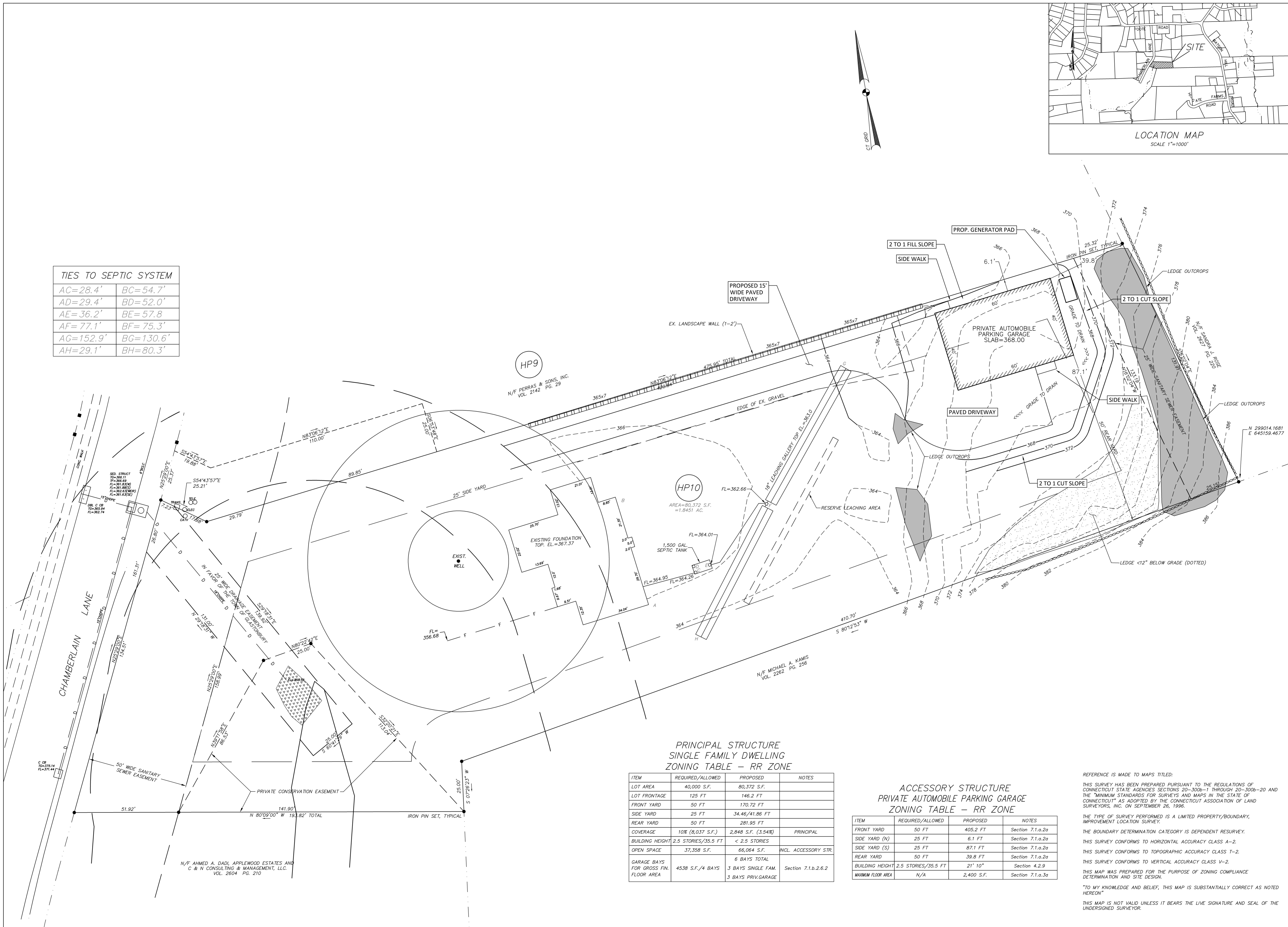
PROJECT NAME:

SHEET NAME:

JOB NO.: 25-10
DRAWN BY: GF/MCD
SCALE: AS NOTED
DATE: 5/8/22

SHEET NO.: A-2.0

TIES TO SEPTIC SYSTEM	
AC=28.4'	BC=54.7'
AD=29.4'	BD=52.0'
AE=36.2'	BE=57.8'
AF=77.1'	BF=75.3'
AG=152.9'	BG=130.6'
AH=29.1'	BH=80.3'



DUTTON ASSOCIATES, LLC
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 GASTONBURY, CONNECTICUT 06033
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MARK A. REYNOLDS, P.E. #19789

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IMPROVEMENT LOCATION SURVEY
 LOT HP 10 80 CHAMBERLAIN LANE
 PREPARED FOR
 MICHAEL MONACO
 GASTONBURY, CONNECTICUT

PRINCIPAL STRUCTURE
 SINGLE FAMILY DWELLING
 ZONING TABLE - RR ZONE

ITEM	REQUIRED/ALLOWED	PROPOSED	NOTES
LOT AREA	40,000 S.F.	80,372 S.F.	
LOT FRONTAGE	125 FT	146.2 FT	
FRONT YARD	50 FT	170.72 FT	
SIDE YARD	25 FT	34.46/41.86 FT	
REAR YARD	50 FT	281.95 FT	
COVERAGE	10% (8,037 S.F.)	2,848 S.F. (3.54%)	PRINCIPAL
BUILDING HEIGHT	2.5 STORIES/35.5 FT	< 2.5 STORIES	
OPEN SPACE	37,358 S.F.	66,064 S.F.	INCL. ACCESSORY STR.
GARAGE BAYS		6 BAYS TOTAL	
FLOOR AREA	4538 S.F./4 BAYS	3 BAYS SINGLE FAM. 3 BAYS PRIV. GARAGE	Section 7.1.b.2.6.2

ACCESSORY STRUCTURE
 PRIVATE AUTOMOBILE PARKING GARAGE
 ZONING TABLE - RR ZONE

ITEM	REQUIRED/ALLOWED	PROPOSED	NOTES
FRONT YARD	50 FT	405.2 FT	Section 7.1.a.2a
SIDE YARD (N)	25 FT	6.1 FT	Section 7.1.a.2a
SIDE YARD (S)	25 FT	87.1 FT	Section 7.1.a.2a
REAR YARD	50 FT	39.8 FT	Section 7.1.a.2a
BUILDING HEIGHT	2.5 STORIES/35.5 FT	21' 10"	Section 4.2.9
MAXIMUM FLOOR AREA	N/A	2,400 S.F.	Section 7.1.a.3a

REFERENCE IS MADE TO MAPS TITLED:
 THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
 THE TYPE OF SURVEY PERFORMED IS A LIMITED PROPERTY/BOUNDARY, IMPROVEMENT LOCATION SURVEY.
 THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY.
 THIS SURVEY CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
 THIS SURVEY CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-2.
 THIS SURVEY CONFORMS TO VERTICAL ACCURACY CLASS V-2.
 THIS MAP WAS PREPARED FOR THE PURPOSE OF ZONING COMPLIANCE DETERMINATION AND SITE DESIGN.
 "TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON"
 THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED SURVEYOR.

REVISIONS:

NO.	DATE	DESCRIPTION

DATE: 06-12-23
 SCALE: 1" = 20'
 SHEET 1 of 2
 23-124
 FILE: 11058-AB.DWG