

ZONING BOARD OF APPEALS
APPLICATION

REFERRED TO TP&Z _____

Applicant HARRY BASSILAKIS

Street 277 Chimney Sweep Town GLASTONBURY

Phone 860-633-0086 E-mail HBASSILAKIS@gmail.com

Legal Representative (if any) _____

Address _____

E-mail _____

Date Filed & Fee Paid 6/14/23

Date Hearing Scheduled 7/10/23

Sign Deposit Paid on 6/14/23

Sign Taken on _____

Photo of Sign Rec'd on _____

Legal Property Owner JANET BASSILAKIS

Exact Location of Property Involved 277 Chimney Sweep Hill Rd
Street # _____ Street _____

If No Street #, Indicate Assessor's Key # 277

ZONE RR

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) 7.16.2.b.1. of the Glastonbury Zoning Regulations.
- For a special exception as provided in Section(s) 7.16.2.b.1. 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.

HARRY BASSILAKIS
Applicant

Janet M. Bassilakis
Owner, If Not Applicant
(Required)

6/12/23
Date

6-12-23
Date

SEE PERTINENT INFORMATION ON NEXT PAGE

(2)

Items:

1. Number of garage doors.
2. Size of proposed garage square footage.

It is our desire to build a detached 26' x 36' three door garage. Currently the existing house has a two door garage located under the house. It is my understanding that a variance is required for the extra doors as there will now be a total of five.

The house square footage, including the third floor is 3769 square feet. My house is built of post and beam construction and does not have an attic. The first floor is 1698 square feet. The second floor is 1218 square feet, and the third floor is 853 square feet.

The maximum garage floor area of 25% of the houses 3769 square foot total is 942.25 square feet. The proposed garage has a total of 936 square feet. If the third floor square footage is not allowable in this calculation then I would need a variance for this, if the proposed garage is considered a customary accessory structure and not a private automobile parking garage, as called out in section 7. 3a

Thank you

Harry Bassilakis

Include TEN (10) 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.

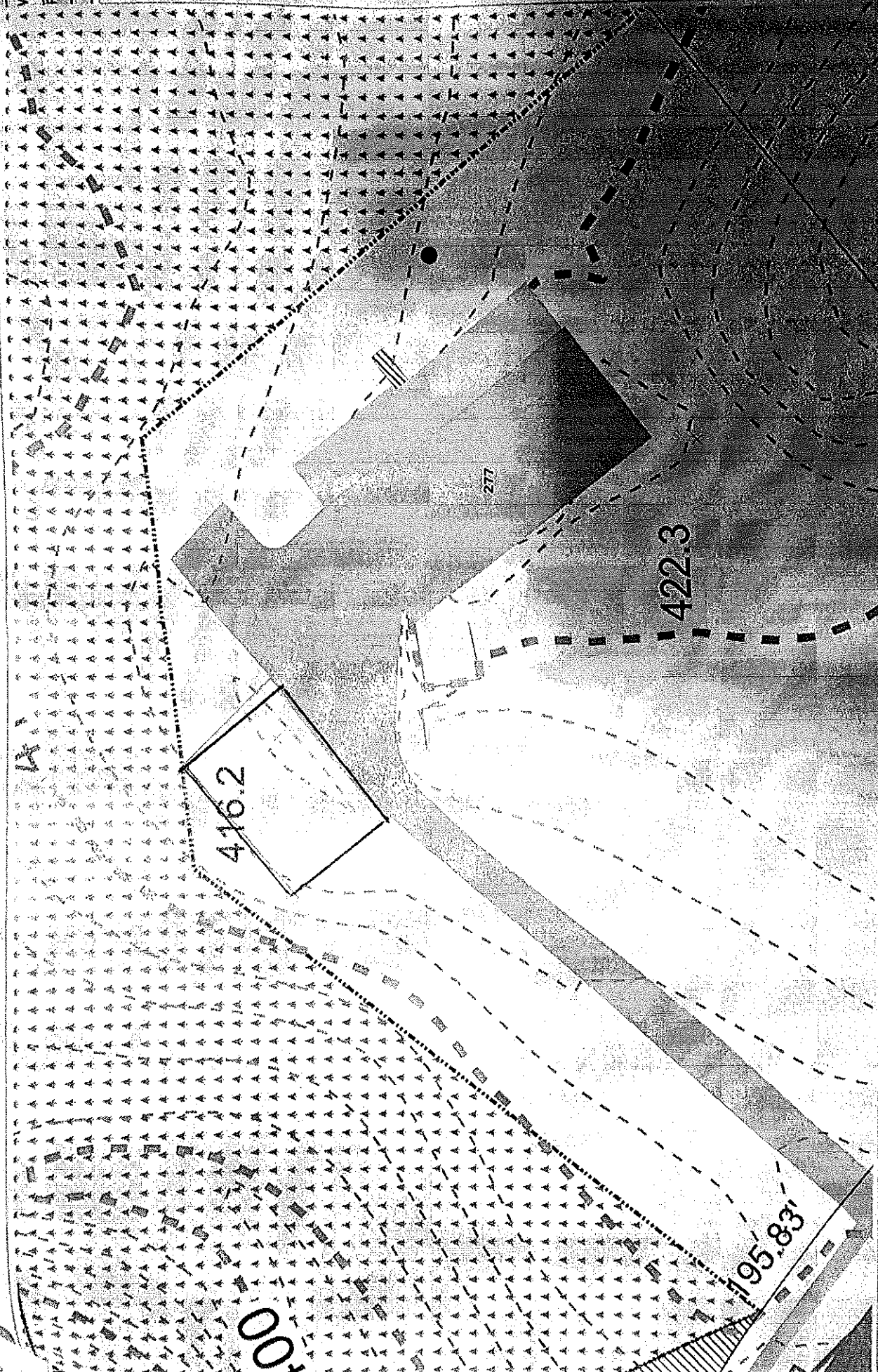
FILING FEE OF \$185.00 tendered herewith. Applicants whose cases come under Section 14-55, 14-322, Connecticut General Statutes will be charged an additional fee to pay the cost of publication and the expenses of the public hearing.

DESCRIPTION IN DETAIL:

Ten copies of this Application and all supporting documentation are required

Town of Glastonbury GIS

Wetlands
Rocky Hill
Dorset
Legend



0 20 40 Feet

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Town of Glastonbury

SECTION 7 ACCESSORY USES AND STRUCTURES

7.1 Accessory Uses And Structures

Accessory uses and structures associated with residential uses located in the residence zones or on lots in non-residence zones on which permitted or non-conforming residential uses are situated shall be subject to the condition that no such use or structure shall involved the conduct of a business or sale of a project, or a service, except a home occupation, a boarding, rooming or lodging house or a roadside stand, all as hereinafter limited, and to the following conditions:

- a. Customary Accessory Uses and Structures
 1. Permitted customary accessory uses and structures. Customary accessory uses and structures are permitted in the residence zones and on lots on non-residential zones on which permitted or non-conforming residential uses are situated, and may include but are not limited to: dog house, greenhouse, tool shed or storage building, children's playhouse, tennis court, laundry room, hobby room or mechanical room, playground or recreation area, and garden.
 2. Height and location of customary accessory structures. AMENDED EFFECTIVE JULY 27, 1976.
 - a.) Except as provided in the following two paragraphs, any customary accessory structure shall conform to the same front, rear and side yard requirements as apply to a principal building for the zone in which the accessory structure is located.
 - b.) Any customary accessory structure fifteen (15) feet or less in height and located seventy-five (75) feet or more back from the street line may be located a minimum distance of five (5) feet from any rear lot line and minimum distance of five (5) feet from any side lot line.
 - c.) On corner lots, all customary accessory structures shall be located a minimum of fifty (50) feet from any street line. AMENDED EFFECTIVE AUGUST 14, 1981.
 3. Maximum floor area of customary accessory structures. AMENDED EFFECTIVE JUNE 13, 1975.
 - a.) Maximum floor area. Customary accessory structures, except pools and private automobile parking garages, shall have a combined maximum floor area not greater than twenty-five (25) percent of the floor area of the principal building on the same lot as such accessory structures. In determining the floor area of the principal building for the purpose of this section, basement and attic floor area shall not be included. AMENDED JUNE 13, 1975*. All accessory structures existing as of the date of this amendment and used specifically for the storage of farm products and/or farm equipment shall be allowed on lots with at least 80,000 square feet. The use of these structures shall be limited to those person(s) engaged in agricultural operations as defined by Section 12-91 of the Conn. General Statutes and recorded with the Town Assessor. * EFFECTIVE AUGUST 1, 1987.

11. Signs associated with customary home occupation shall be limited to one identification sign per dwelling unit, such sign not to exceed for than two (2) square feet in area.
12. The Building Official may, at his discretion, for good cause such as a non-customary use, potential excessive noise, storage of materials or parking, refers any question concerning a customary home occupation to the Town Plan and Zoning Commission for its review and recommendations. The Town Plan and Zoning Commission shall have thirty (30) days from its receipt of the application from the Building Official within which to forward its report of findings and recommendations to the Building Official. Said report of the Town Plan and Zoning Commission shall be advisory only, and the failure of the Town Plan and Zoning Commission to submit its report within the prescribed thirty (30) day period shall not prevent the Building Official from reaching a decision on the application for the customary home occupation after the prescribed thirty (30) day time period has expired.

b.) Attached or detached garages and/or carports shall be a permitted use in accordance with the following standards:

1. Dwellings containing less than 4,500 sq. ft. of gross finished floor area (excluding basements) may have a maximum of 3 garages and/or carport bays, except that the Zoning Board of Appeals may, as a special exception, grant approval for 1 additional garage and/or carport.

2. Dwellings containing more than 4,500 sq. ft. of gross finished floor area (excluding basements) may have a maximum of 4 garage and/or carport bays.
AMENDED EFFECTIVE 6/12/2002

3. A maximum of one commercial vehicle may be parked on the lot, provided such commercial vehicle shall have a maximum capacity of one and one-half (1 1/2) tons, shall be owned by the owner or permanent resident of the property which it is to be parked and shall be parked in the garage, barn or the rear yard of the property.

c.) Parking or storage of a boat, trailer or mobile home. A maximum of one (1) such vehicle may be parked or stored outside on the lot, provided such vehicle is parked in the rear yard and is owned or leased by the owner or permanent resident of the property on which such vehicle is parked. No such boat, trailer or mobile home shall be occupied for living, sleeping or cooking purposes or for carrying on business except as provided in Section 6.10 of these Regulations.

d.) Guest House. A guest house shall require a special exception from the Zoning Board of Appeals in accordance with the provisions of Section 13 of these Regulations.

e.) Boarding, rooming or lodging house. There shall be a combined total maximum of two (2) boarders, roomers or lodgers, whichever the case may be, except that more than two (2) such boarders, roomers or lodgers or any combination thereof may be permitted as a special permit from the Town Plan and Zoning Commission in accordance with the provisions of Section 12 of these Regulations.

f.) Bathing or swimming pool and bath house. The pool and bath house, if any, shall be located in the rear yard, a minimum of fifteen (15) feet from any side or rear property line. In the case of a corner lot, the side yard abutting the street shall require a minimum yard depth of fifty (50) feet in CR Zone and forty (40) feet in RR, AAA, AA, and A

b. Special Accessory Uses and Structures

1. Permitted special accessory uses and structures. Special accessory uses and structures are permitted in the residence zones and on lots in non-residence zones on which permitted non-conforming residential uses are situated as set forth in Section 4 of these Regulations and shall be subject to such additional conditions as are set forth herein. Special accessory uses and structures shall include: customary home occupation, garage or carport and the parking of a commercial vehicle, the parking or storage of a boat, trailer or mobile home, guest house, bathing or swimming pool and bath house, roadside stand, the stabling of horses (and) the keeping and housing of livestock or poultry for domestic purposes on, and traditional professional medical/dental care facility. EFFECTIVE OCTOBER 11, 1992.
2. Conditions for special accessory uses and structures. In addition, the requirements for height, location and maximum land area for customary accessory uses and structures, special accessory uses and structures shall be subject to the following conditions:
 - a.) Customary home occupation. A customary home occupation shall be subject to the following provisions:
 1. A customary home occupation shall be carried on entirely within the dwelling unit or within a completely enclosed permitted accessory building on the same lot as the dwelling unit.
 2. A customary home occupation shall be carried on by the inhabitants of such dwelling unit and shall involve the employment on the premises of only any member of the immediate family residing in such dwelling unit plus one person, full or part time, not residing in such dwelling unit.
 3. A customary home occupation shall be clearly incidental and secondary to the use of such dwelling unit and lot for residential purposes.
 4. A customary home occupation shall not change the residential character of such dwelling unit and lot.
 5. A customary home occupation, whether contained in a dwelling unit or in an accessory building, shall occupy and area not to exceed twenty-five percent (25%) of the gross floor area of such dwelling unit.
 6. A customary home occupation shall not offer, display or advertise any commodity or service for sale or rental on the premises.
 7. A customary home occupation shall not store any materials or products on the premises outside of the dwelling unit or the permitted accessory building in which it is located.
 8. A customary home occupation shall not create any objectionable noise, odor, vibrations or unsightly conditions.
 9. A customary home occupation shall not create a health or safety hazard.
 10. A customary home occupation shall not create interference with radio and television reception in the vicinity.