

Ten Copies of this Application are Required

ZONING BOARD OF APPEALS
APPLICATION

REFERRED TO TP&Z _____

Applicant George Fay
Street 1925 Main St. Town Glastonbury
Phone 860-558-4371 E-mail faynsors@cox.net
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 Charles and Kelly Lake
Exact Location of Property Involved 123 Matson Hill Rd.
If No Street #, Indicate Assessor's Key # _____

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) _____ of the Glastonbury Zoning Regulations.
- For a special exception as provided in Section(s) 8-2.2b 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]
Applicant

Charles Lake
Owner, If Not Applicant
(Required)

5/23/23
Date

5/24/23
Date

SEE PERTINENT INFORMATION ON NEXT PAGE



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:

Removal of existing 8'x12' single story room.
Construction of new 8'x16' two story structure in same location as ~~8'x12'~~ existing room. existing New structure will be no closer to ↑ front or side ~~en~~ setbacks. Rear of addition will 4' closer to rear set back.

Ten copies of this Application and all supporting documentation are required



Town of Glastonbury GIS Parcel Report

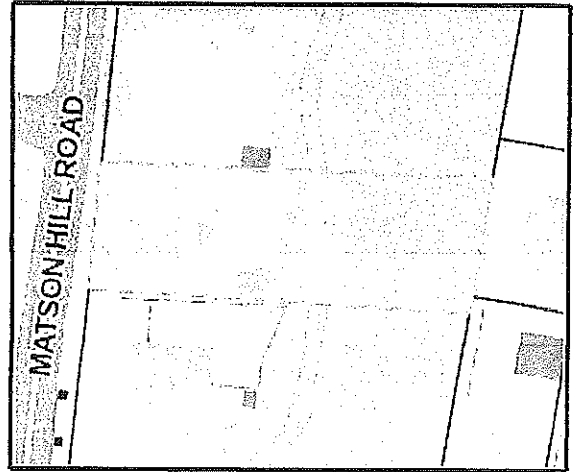
Report Generated 3/23/2023 6:15:47 AM

Owner of Record

GIS ID: 42800123
Owner: LAKE CHARLES W+KELLY A
Co-Owner:
Address: 123 MATSON HILL RD
City, State ZIP: S GLASTONBURY, CT 06073-2433

Account Number: 42800123

Property Address: 123 MATSON HILL RD



Property highlighted in blue

Parcel Information

Map/Street/Lot F12 / 4280 / E0006 **Property ID:** 5426
Developer Lot ID: 0006 **Water:** Well
Parcel Acreage: 0.30 **Sewer:** Sewer Tax Rec
Zoning Code: RR **Census:** 5205.01

Valuation Summary

Item	Appraised Value	Assessed Value
Buildings	99600	69700
Land	137900	96500
Appurtenances	500	400
Total	238000	166600



Owner of Record

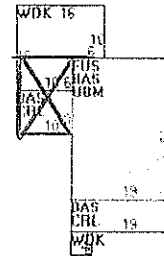
Owner of Record	Deed / Page	Sale Date	Sale Price
LAKE CHARLES W+KELLY A	2511/0321	2007-12-04	216400
CATHERMAN DAVID R	1321/0182	1999-12-21	130000
LUJE M GUILLERMO+DONNA M	0876/0329	1994-06-06	0
LUJE M GUILLERMO	0768/0155	1993-05-06	0

Building Information

Building ID 5426

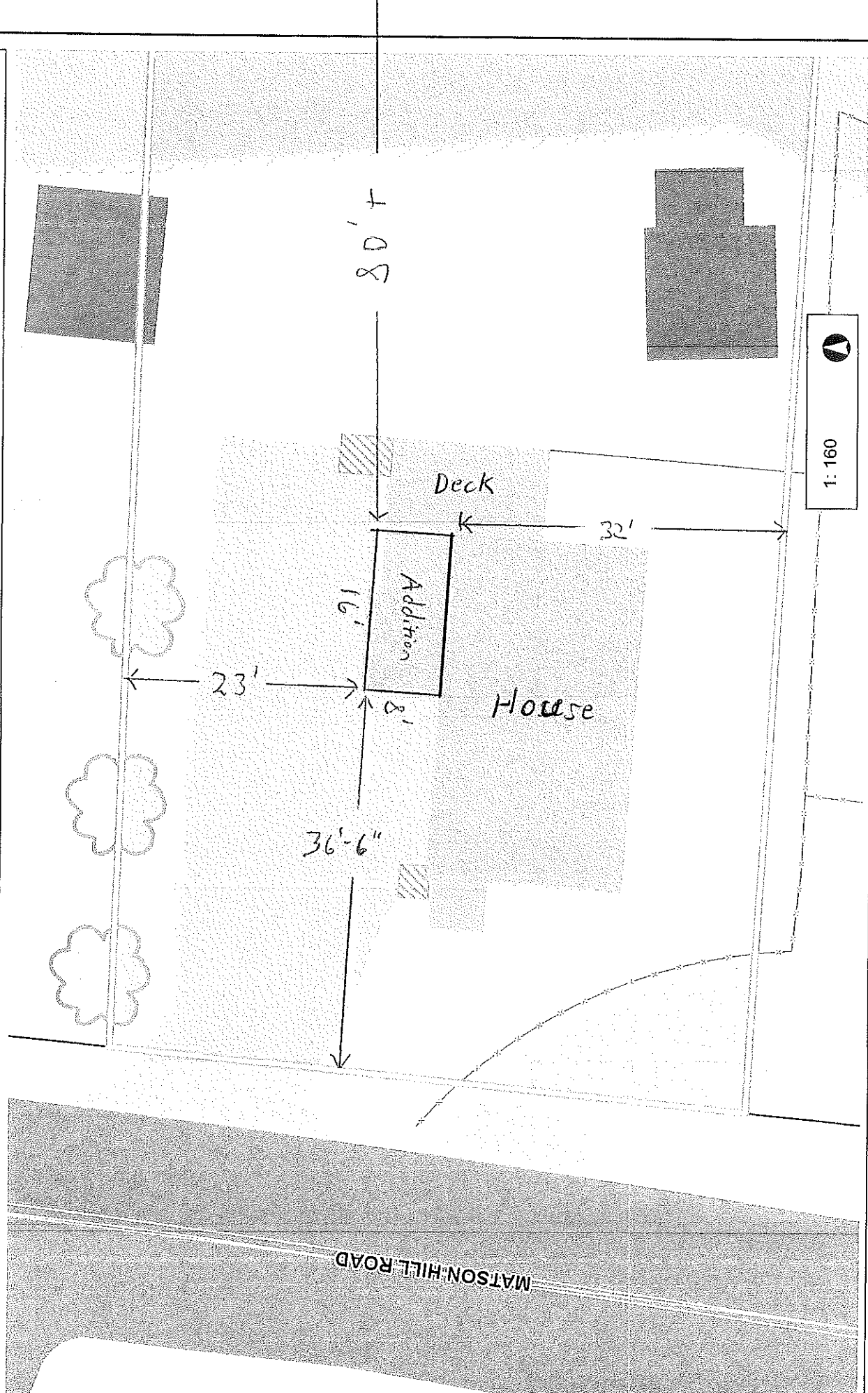
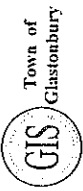
Year Constructed : 1908
Building Type : Residential
Style : Conventional
Occupancy : Single Family
Stories : 2
Building Zone : RR
Roof Type : Gable
Roof Material : Asphalt Shingl
Est. Gross S.F. : 2106
Est. Living S.F. : 1182

Number of Rooms : 5
Number of Bedrooms : 03
Number of Bathrooms : 1
Number of Half-Baths : 0
Exterior Wall : Wood Shingles
Interior Wall : Drywall
Interior Floor : Hardwood
Interior Floor #2 : No entry
Air Conditioning Type : None
Heat Type : Forced Air
Fuel Type : Oil



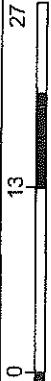
Subarea Type	Est. Gross S.F.	Est. Living S.F.	Outbuilding Type	Est. Gross S.F.	Comments
First Floor	688	688	Shed-Wood/Comp	120.00	
Crawl	194	0			
Upper Story, Finished	494	494			
Basement	494	0			
Wood Deck	236	0			

Town of Glastonbury GIS



1: 160

27 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.

Existing Basement

Stairs ←

New Crawl Space

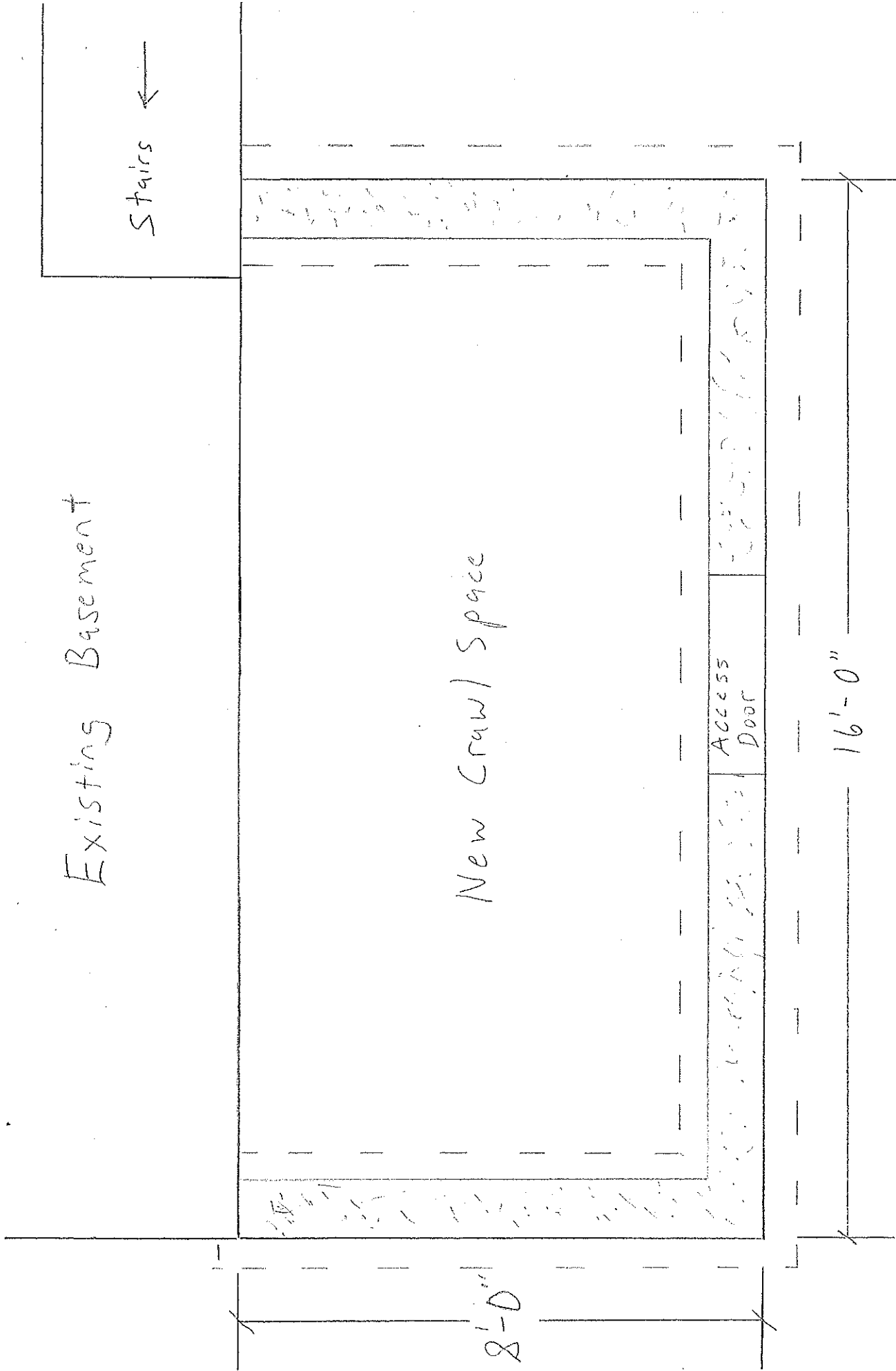
Access Door

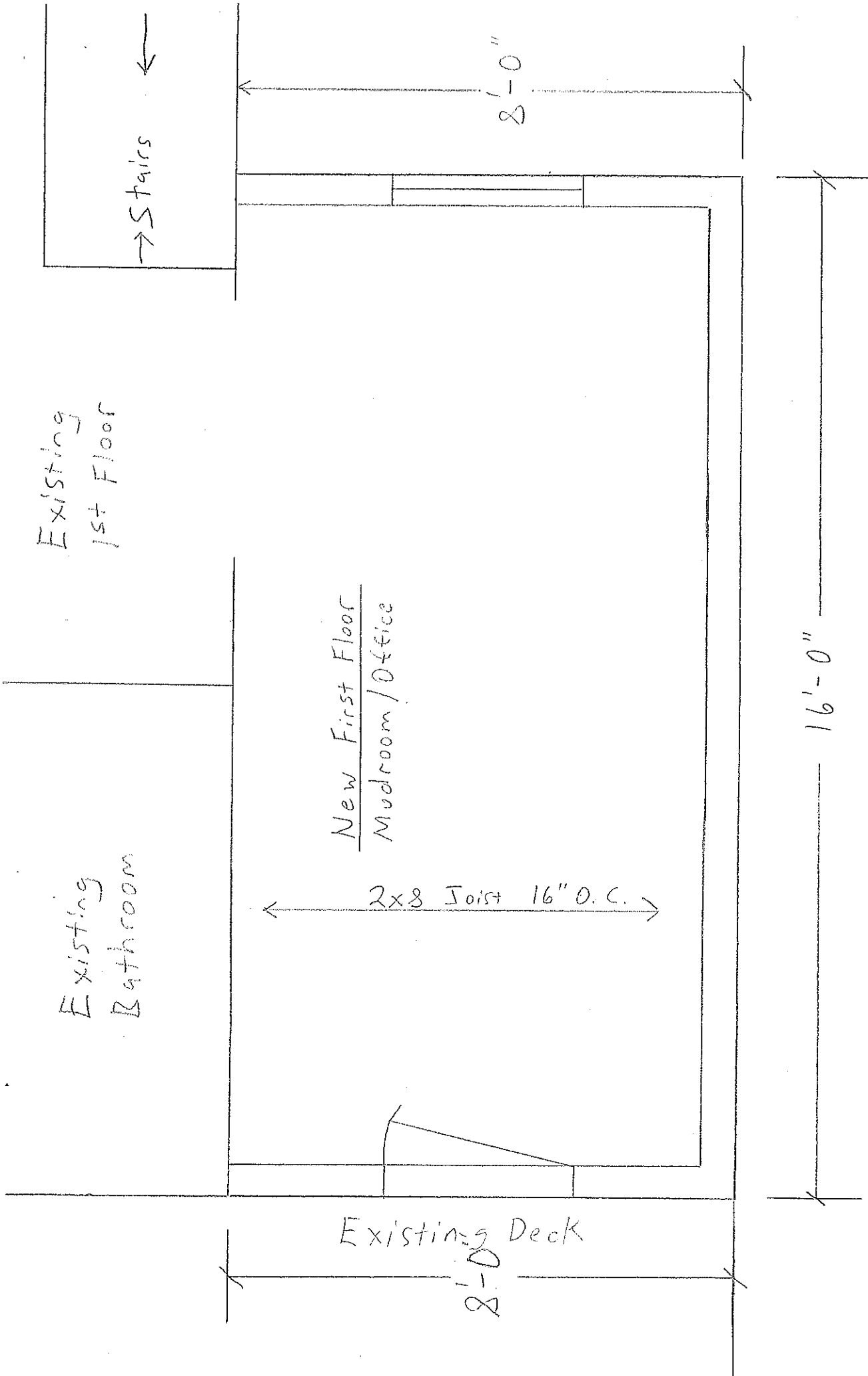
16'-0"

8'-0"

Foundation Plan

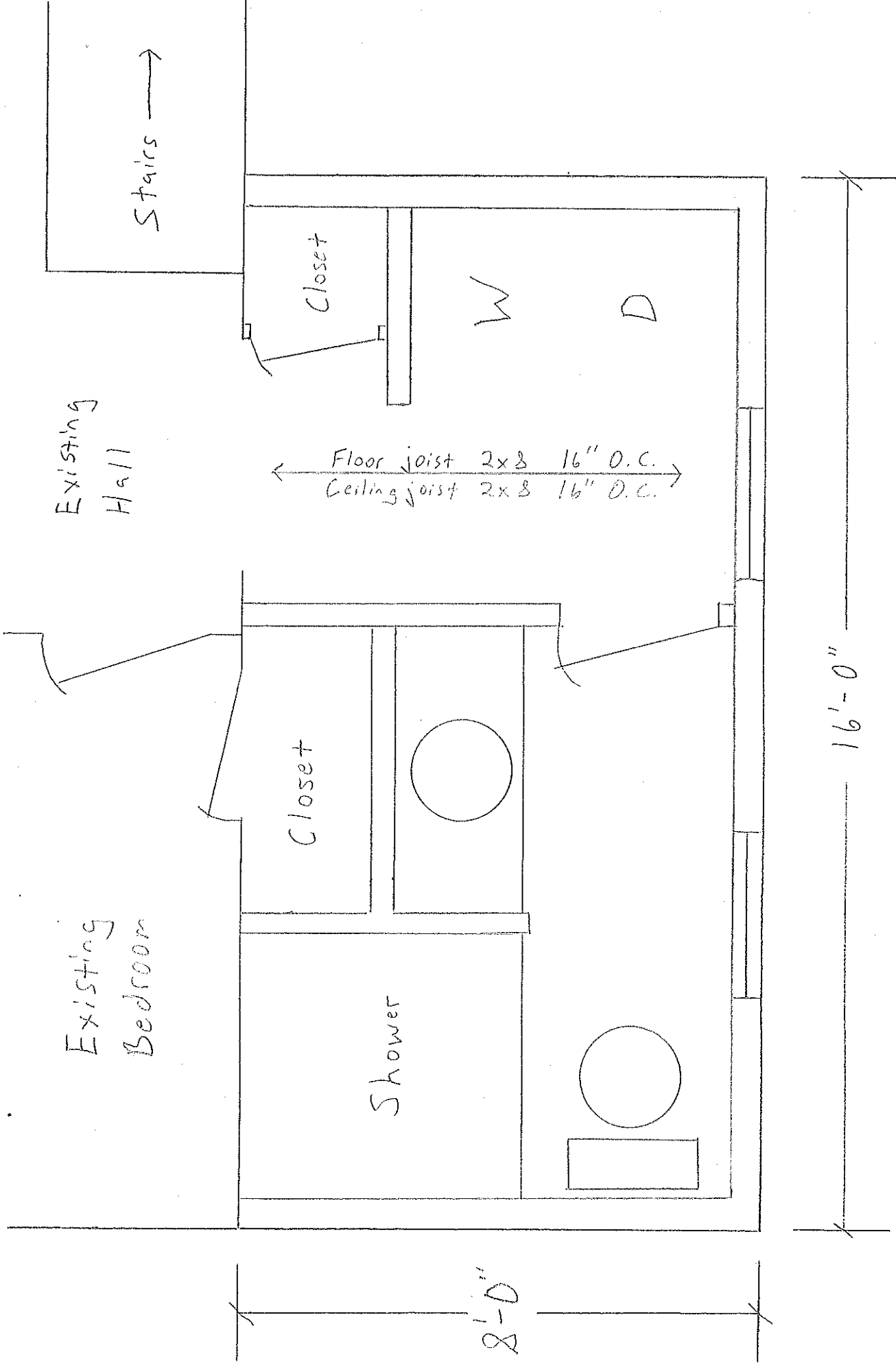
$\frac{1}{2}'' = 1'-0''$





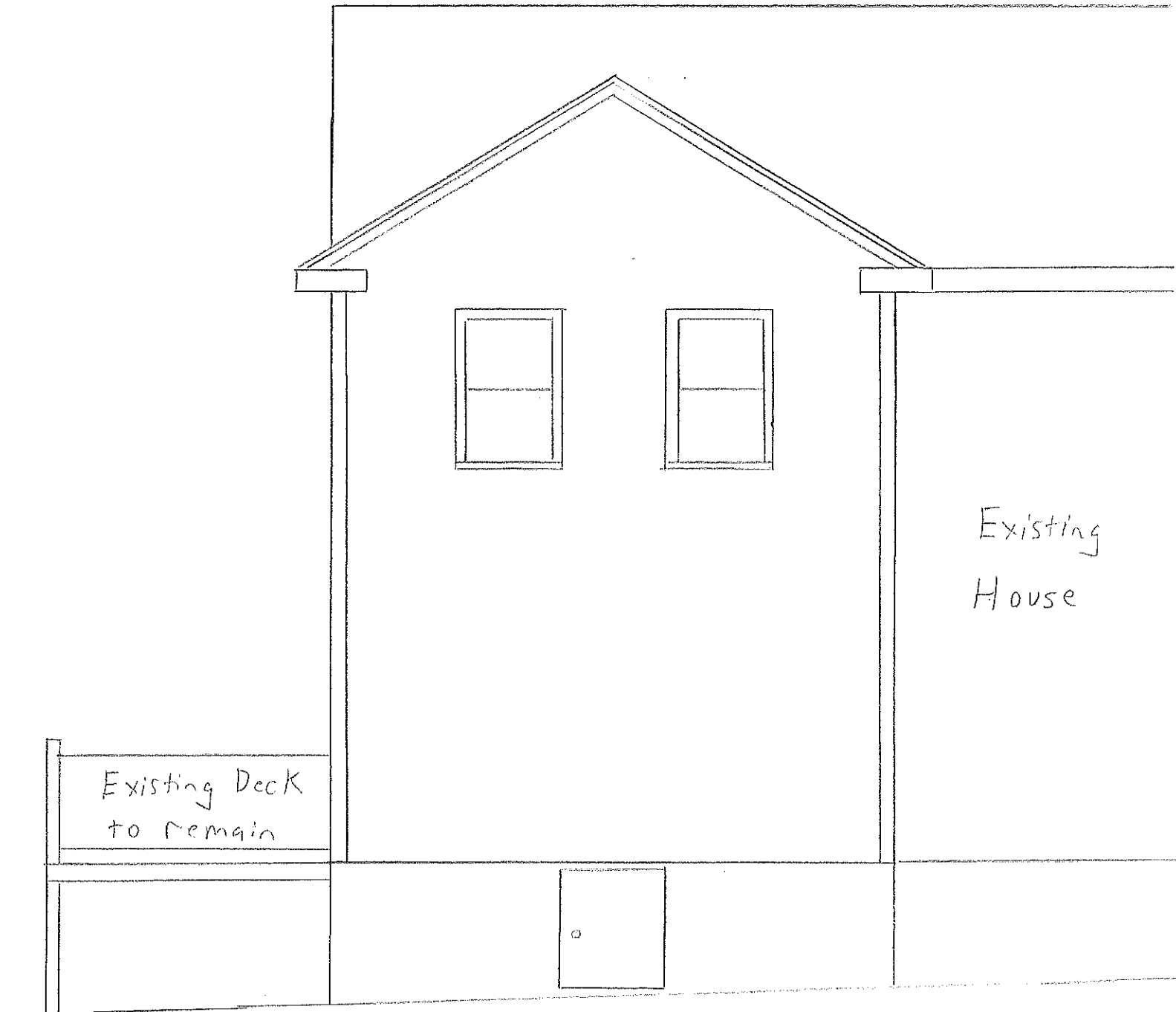
First Floor Plan

$$\frac{1}{2}'' = 1'-0''$$

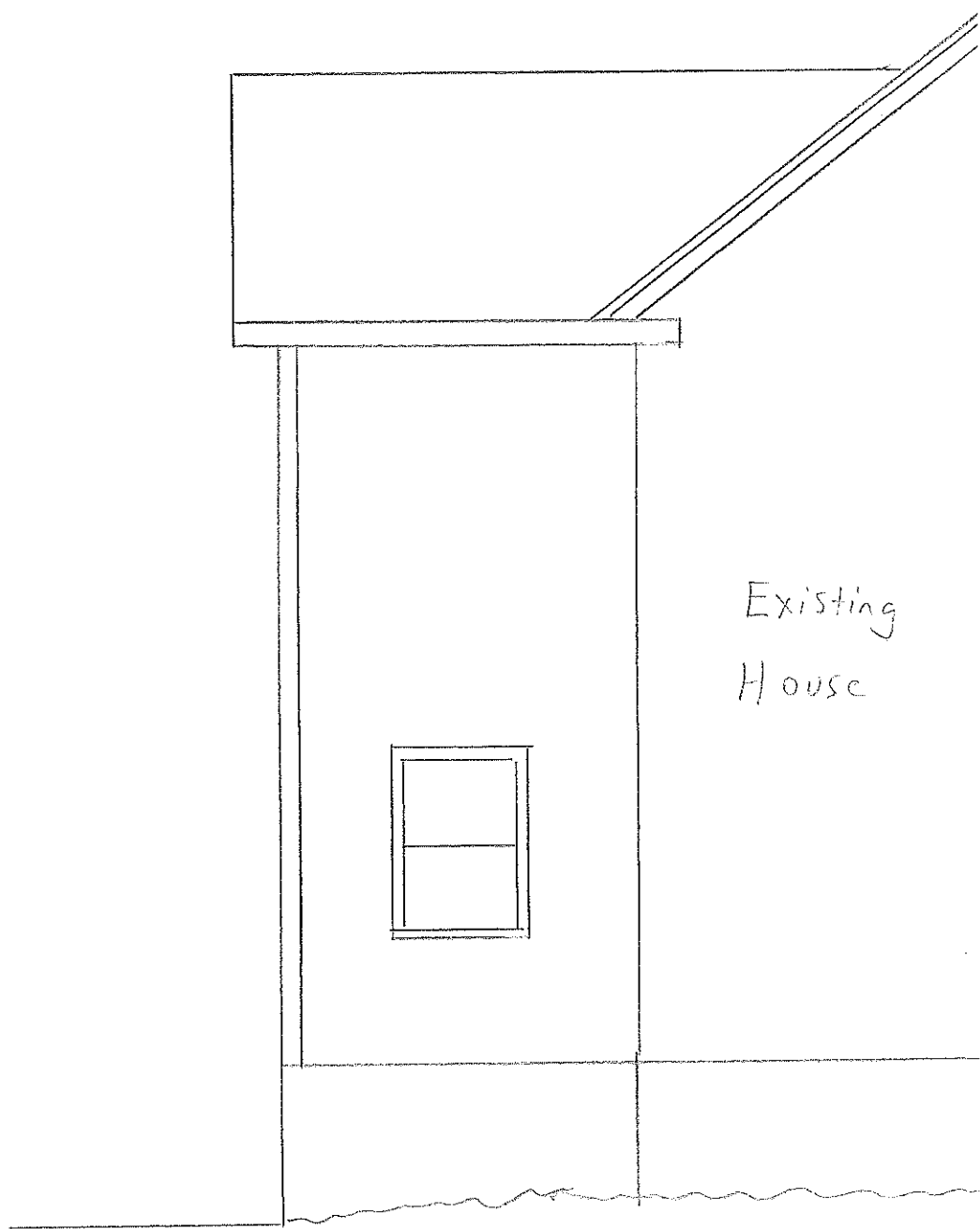


Second Floor Plan

$$\frac{1}{2}'' = 1'-0''$$

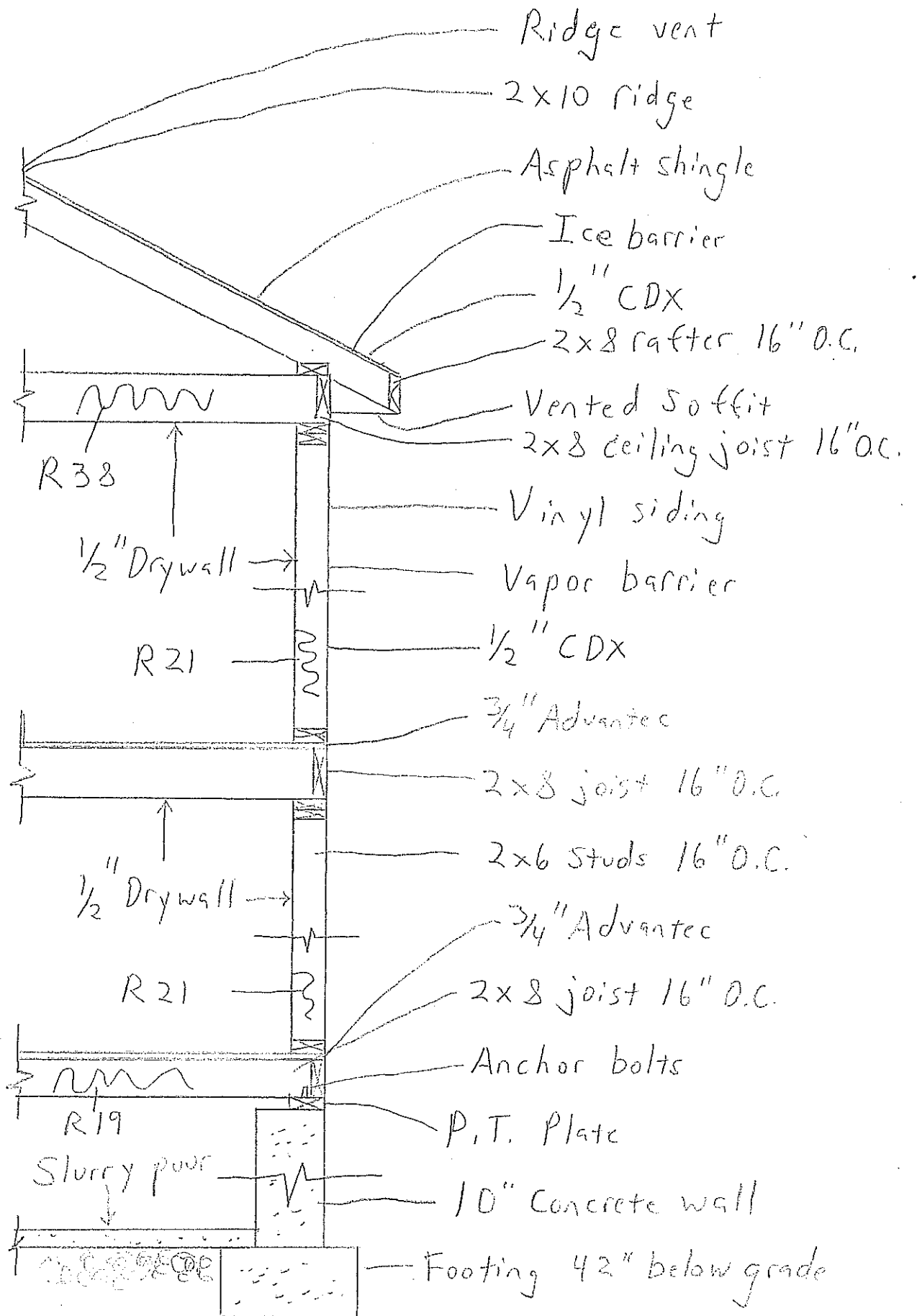


Left Side Elevation
 $\frac{1}{4}'' = 1'-0''$



Existing
House

Front Elevation
 $\frac{1}{4}'' = 1'-0''$



Cross Section