

ZONING BOARD OF APPEALS  
APPLICATION

REFERRED TO TP&Z \_\_\_\_\_

Applicant Justin Curreri

Street 708 Goodale Hill rd Town Glastonbury

Phone 860-368-9685 E-mail JUSCUR@aol.com

Legal Representative (if any) \_\_\_\_\_

Address 708 Goodale Hill rd, Glastonbury, CT 06033

E-mail \_\_\_\_\_

Date Filed & Fee Paid _____
Date Hearing Scheduled _____
Sign Deposit Paid on _____
Sign Taken on _____
Photo of Sign Rec'd on _____

Legal Property Owner Justin + Ashley Curreri

Exact Location of Property Involved 708 Goodale Hill rd  
Street # \_\_\_\_\_ Street \_\_\_\_\_

If No Street #, Indicate Assessor's Key # \_\_\_\_\_

ZONE <u>CR</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) 4.2 of the Glastonbury Zoning Regulations.
- For a special exception as provided in Section(s) 4.2 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.

Justin Curreri  
Applicant

\_\_\_\_\_  
Owner, If Not Applicant  
(Required)

7/20/23  
Date

\_\_\_\_\_  
Date

SEE PERTINENT INFORMATION ON NEXT PAGE

4

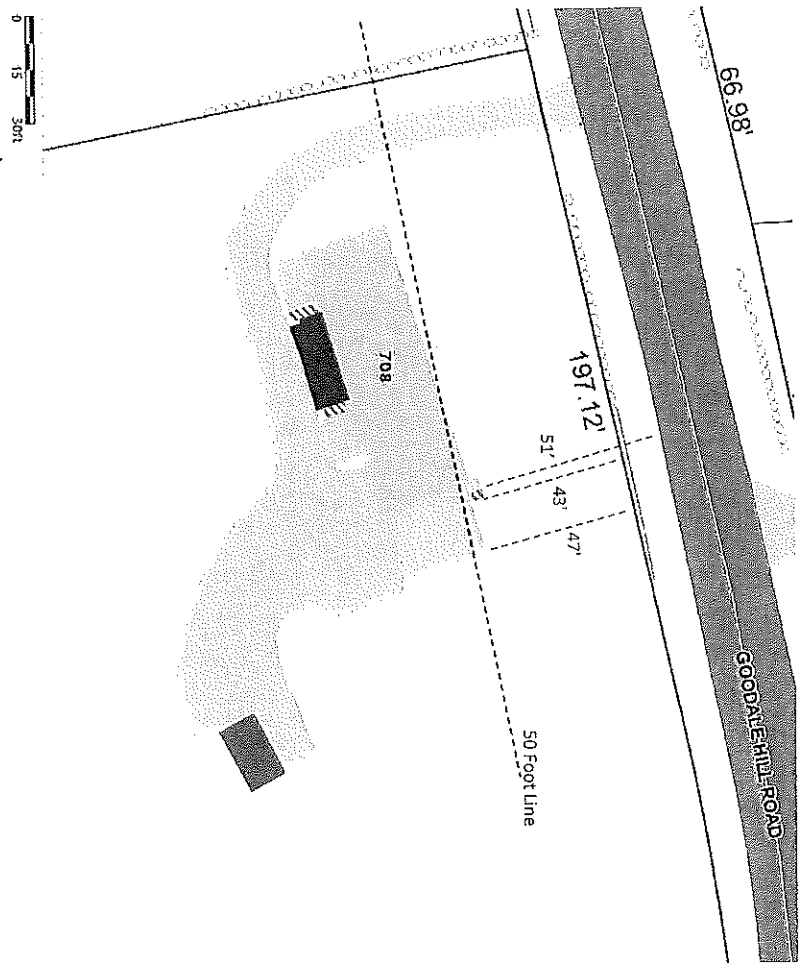
Justin & Ashley Curreri: 708 Goodale Hill rd. Variance Application

**Project Description:** The addition is being added over an existing 3 car garage on the left side of the home. The pre-existing structure/foundation had a screened in porch and deck above the garage. The deck also had an existing front access extension with steps (see included picture) from the front yard of the home. The deck and screen porch area is replaced with an addition following the pre-existing garage foundation and mirrors a similar profile and roofline to the dwelling. This enclosure will be used for additional living space of the single family home.

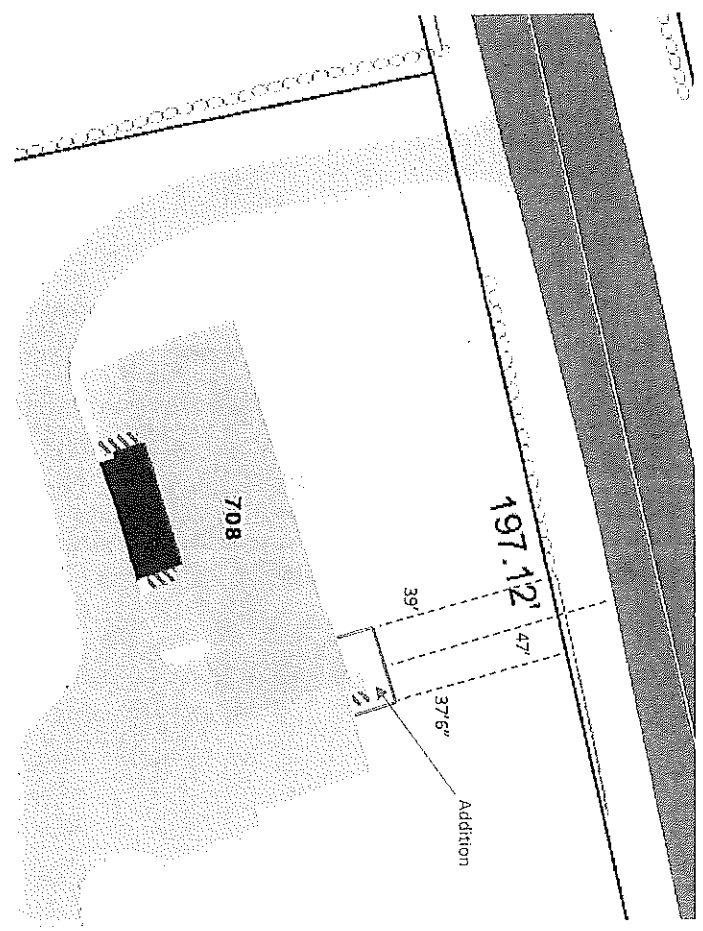
**Variance: (See Page 9) Section 4.2.6 of Glastonbury Zoning Regulation.** The variance/building exception being requested is for an extended front entry area 23'w 8'd (13' x 8' living space + 5' x 8' landings/steps on either side) in place of the 4'x 6' platform & stairs that were existing for the deck. Despite the 7+ acre property, the left side of home sits less than 50 feet from the road (48') where the addition construction falls (see pg.4). This area extending from the front of the home has both a left and right side entry door to allow front access to the addition area. Without the front access, the only other access would be from a single door way on the interior of the home or a sliding glass door from an elevated deck on the rear elevation of the home which extends out over the garage doors.

**Other Considerations:** Due to the walk out basement & basement level garage access from the rear of the home, the elevated deck access is not an ideal main entry point to this space. Sliding glass doors are equipped with secondary upper latches not reachable by children and only unlock from the inside. This entry point being requested provides adequate fire escape which can not be achieved by placing in other areas of the room or the deck slider. The additional 4 feet out towards the road being requested is not intrusive functionally or aesthetically to neighboring structures or occupants. Orienting the entry so that the door faces the road would not provide adequate space for a landing and steps without a variance also. There is a slope, trees, & bushes which sit between the requested variance area & the road.

Property Plot : Pre Construction

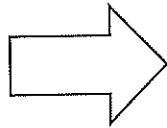


Property Plot : Post Construction

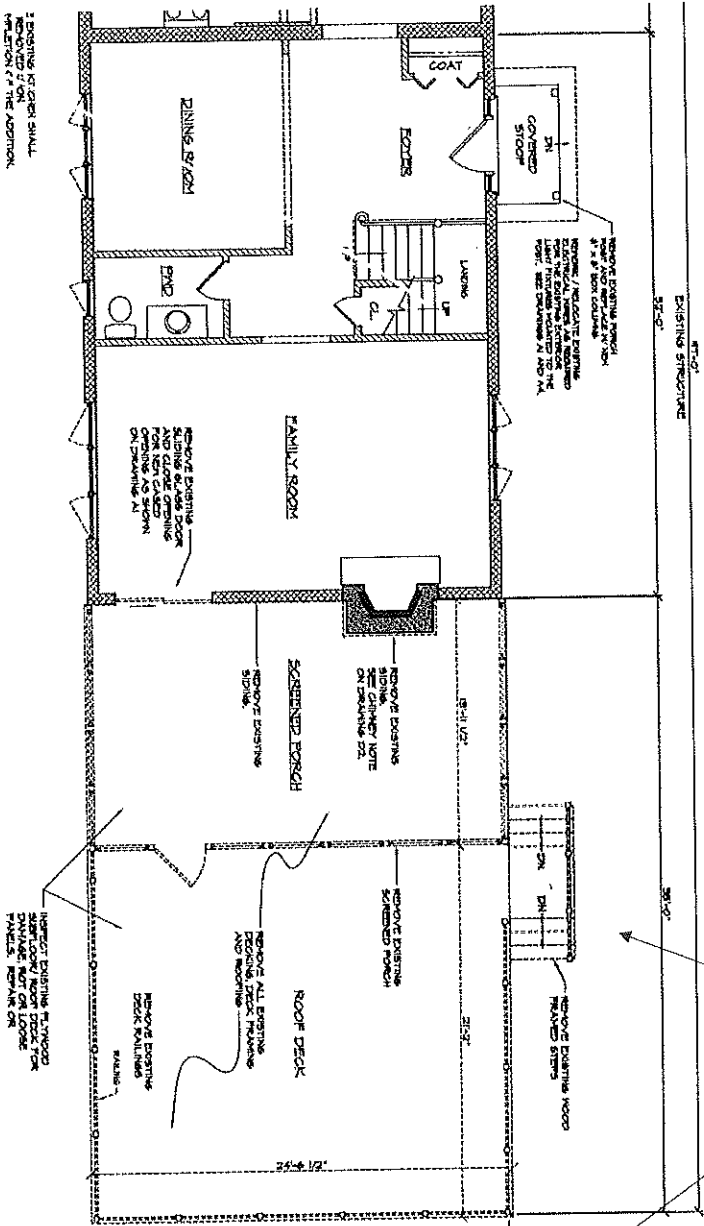


Pre-existing

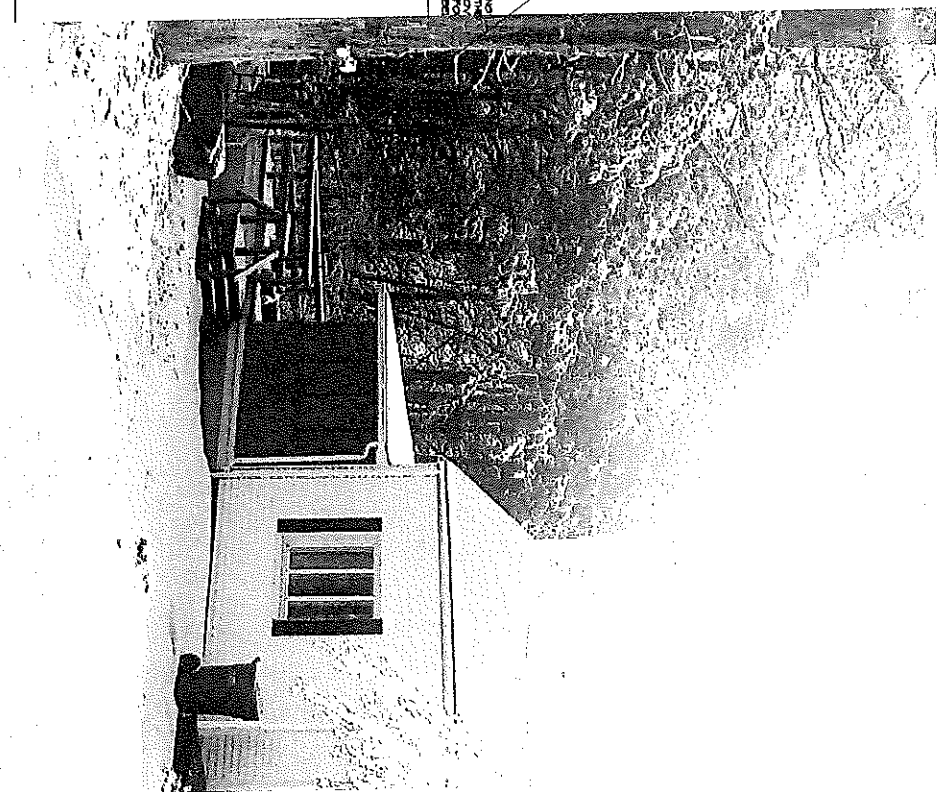
Goodale Hill Rd



Structure had existing front access steps with left and right access. Requested variance expands this area out 4 additional ft (towards Goodale Hill Rd), and 23' wide (left/right) to accommodate enclosure and wider steps.

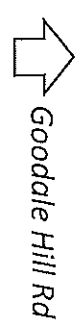


Front Left Side of Home

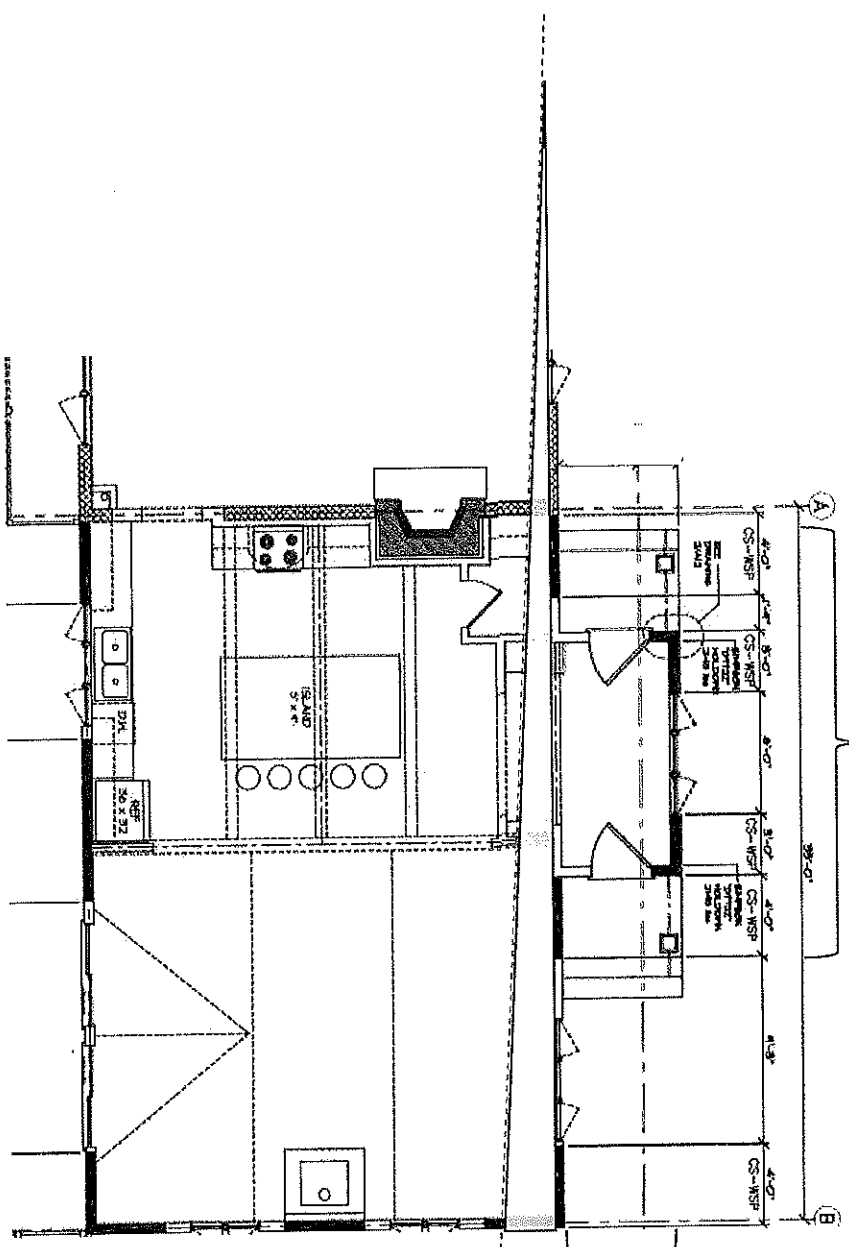


Addition Floor Plan Variance Zone

Full Addition Area Over Existing Foundation

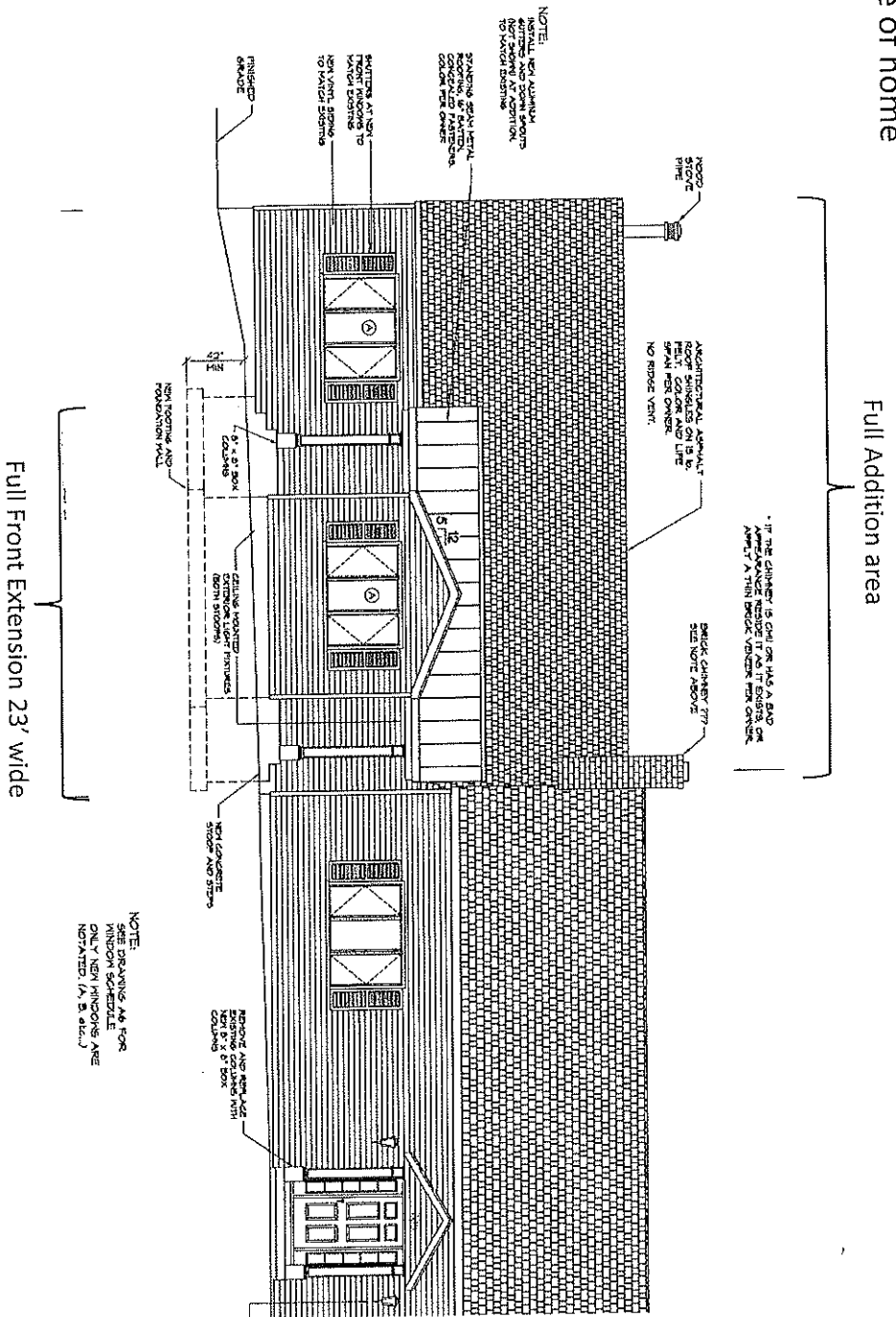


Front Extension 23'

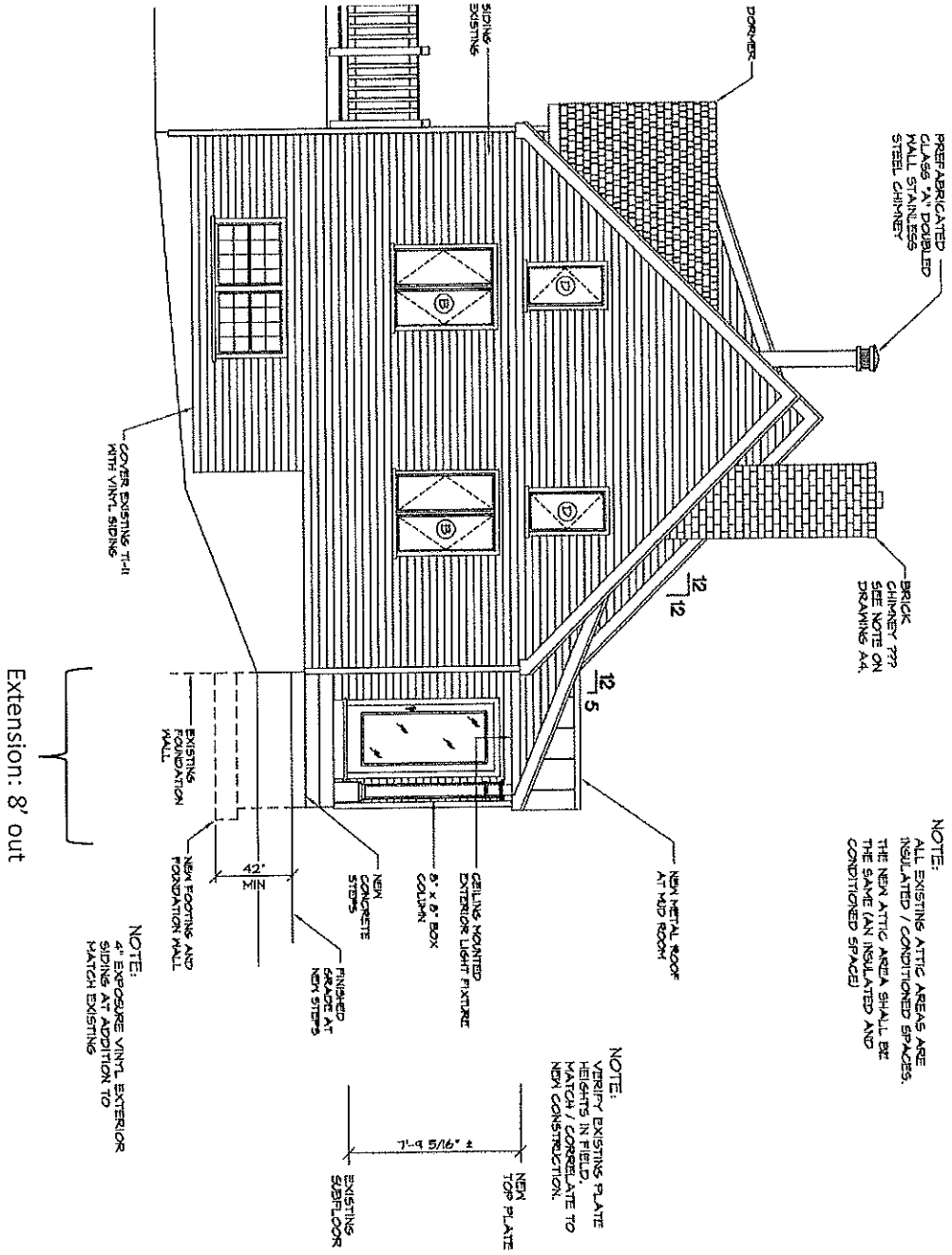


50 Foot Line

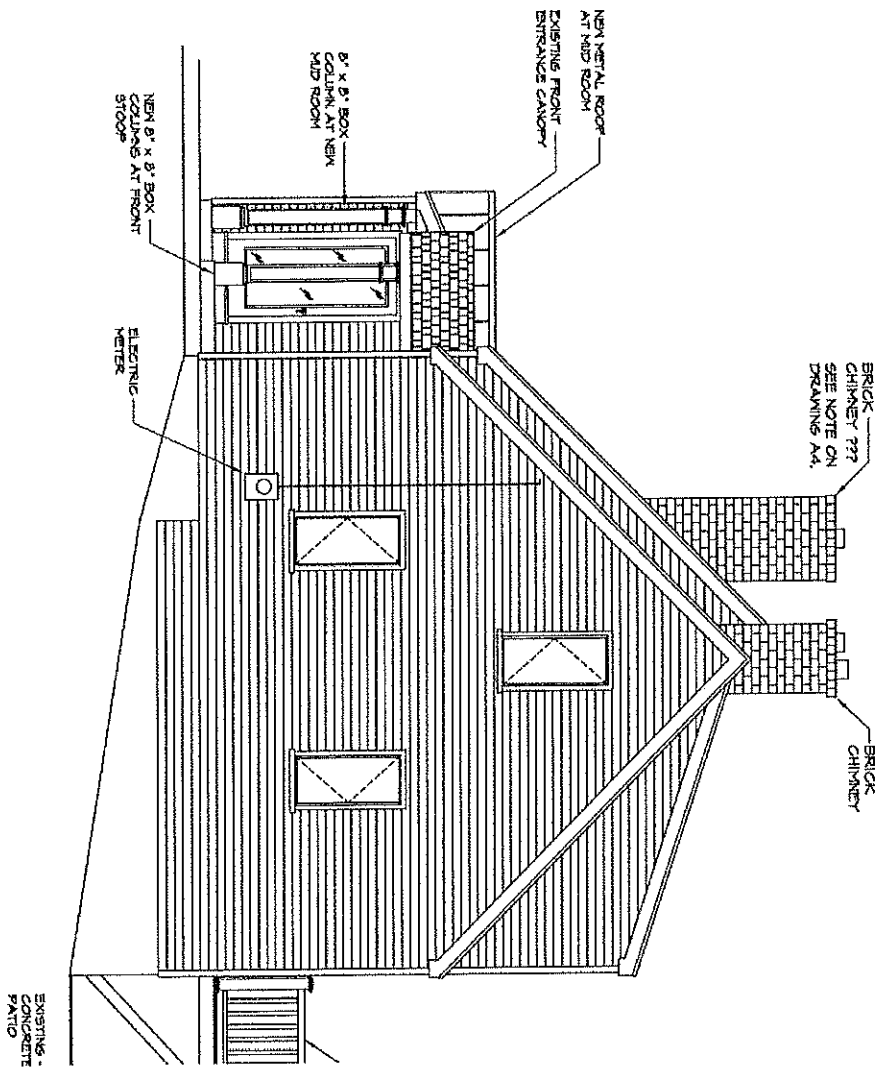
Front Elevation: Left side of home



Left Elevation View

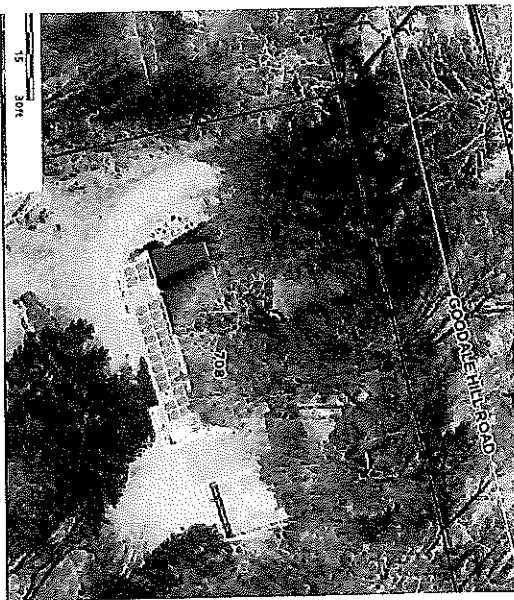


Right Elevation View (From Driveway)





Property Layout & Proximity to Neighbors



## Variance 4.2.6 & Special Exception 8.2.b

### 4.2.6 Front Yard

There shall be a minimum front yard of fifty (50) feet for every principal building.

## 8.2 Nonconforming Buildings Or Structures

- a. Any nonconforming building or structure lawfully existing as of the effective date of these Regulations or any amendment thereof shall be permitted to continue notwithstanding any other provisions of these Regulations or any amendment herof.
- b. Extension of Enlargement: No extension or enlargement of any nonconforming building or structure which increases the nonconformity of such building or structure shall be made, except that a nonconforming building or structure containing a permitted use may be extended or enlarged within the applicable yard requirements or, with the approval of the Zoning Board of Appeals after considering the criteria of Section 13.9 of these Regulations within as line which is not nearer to the lot lines than the existing building, provided such extension or enlargement provides for a permitted use containing no more dwelling units than the existing building.
- c. Restoration: Any nonconforming building or structure which has been destroyed or damaged by fire, explosion, act of God, or public enemy may be restored to the same dimensions, floor area, cubic volume, density, bulk and site location existing immediately prior to such damage or destruction, provided such restoration is commenced within six (6) months after such damage or destruction.