

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 Scott Dolan
Street 2390 Hebron Ave Town Glastonbury
Phone 860-216-8144 E-mail
Legal Representative (if any)
Address
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 VCRV, LLC
Exact Location of Property Involved 32 Roaring Brook Plaza
If No Street #, Indicate Assessor's Key #

ZONE P1
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 Location Approval special exception as provided in Section(s) 6.4.n 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.

Applicant signature
Date 5/18/23

Owner, If Not Applicant signature
Date July 6, 2023

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\*

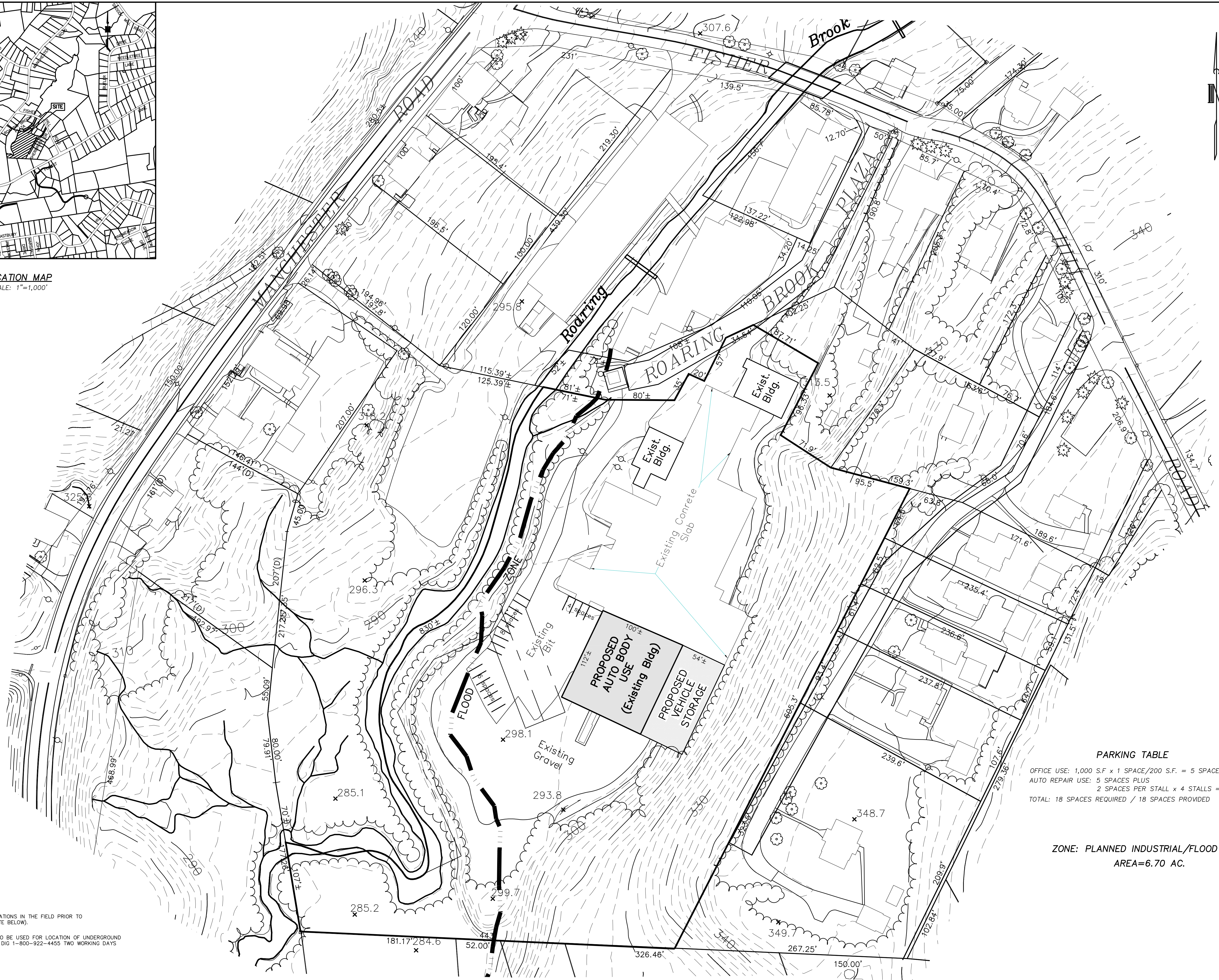
**DESCRIPTION IN DETAIL:**

Approval of location in accordance with Section 6.4.n and Section 13.2.c of the Building Zone Regulations. The proposal is to reconstruct the former manufacturing building at 32 Roaring Brook Plaza into an Auto Body Repair facility.

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



**LOCATION MAP**  
SCALE: 1"=1,000'



**PARKING TABLE**

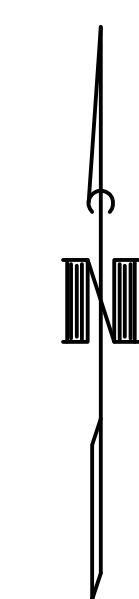
OFFICE USE: 1,000 S.F x 1 SPACE/200 S.F. = 5 SPACES  
 AUTO REPAIR USE: 5 SPACES PLUS  
 2 SPACES PER STALL x 4 STALLS = 13 SPACES  
 TOTAL: 18 SPACES REQUIRED / 18 SPACES PROVIDED

**ZONE: PLANNED INDUSTRIAL/FLOOD ZONE**  
**AREA=6.70 AC.**

NOTE: VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO START OF ANY WORK (SEE NOTE BELOW).

WARNING: THESE PLANS NOT TO BE USED FOR LOCATION OF UNDERGROUND UTILITIES - CALL BEFORE YOU DIG 1-800-922-4455 TWO WORKING DAYS BEFORE YOU DIG.

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**PRELIMINARY PLAN**

**#32 ROARING BROOK PLAZA**  
 PREPARED FOR  
**SCOTT DOLAN**  
 GLASTONBURY, CONN.

**MEGSON, HEAGLE & FRIEND**  
 CIVIL ENGINEERS & LAND SURVEYORS, LLC

81 RANKIN ROAD  
 GLASTONBURY, CONN. 06033  
 PHONE (860)-659-0587

I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.

*JOSIAHAN H. SZUREK*  
 JOSIAHAN H. SZUREK  
 P.E. # 26858

CK. BY: JHS

DRW. BY: PEJ

DATE: 2-13-23

SCALE: 1"=50'

SHEET 1 OF 1

MAP NO. 5-23-1PL