

Ten Copies of this Application are Required

ZONING BOARD OF APPEALS APPLICATION

REFERRED TO TP&Z _____

Applicant Allen Senechal and Lindsey Reale

Street 64 Stockade Road Town South Glastonbury, CT

Phone (860)-916-2355 E-mail allen.senechal@gmail.com lindsey.reale@gmail.com

Legal Representative (if any) Cheryl Newton Architects LLC

Address 39 New London Turnpike, Suite 320, Glastonbury, CT 06033

E-mail pszczombrowski@cnarchitectsllc.com cnewton@cnarchitectsllc.com

Form with fields: Date Filed & Fee Paid, Date Hearing Scheduled, Sign Deposit Paid on, Sign Taken on, Photo of Sign Rec'd on

Legal Property Owner Allen Senechal

Exact Location of Property Involved 64 Stockade Road

If No Street #, Indicate Assessor's Key # 66400064

Form with fields: ZONE, 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) 4.4.7 Side Yards of the Glastonbury Zoning Regulations.
For a special exception as provided in Section(s) 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.

Handwritten signatures of Lindsey Reale and Allen Senechal

Applicant

Owner, If Not Applicant (Required)

10/18/23

Date

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:

300 SF Addition to expand an existing 1-1/2-car garage for 2 cars plus a home office behind the garage. The total first floor footprint of the home is 1,650 SF not including outdoor patios and decks. The proposed addition will make the overall footprint 1,950 SF, adding 300 SF across both the garage and office expansion.

The existing garage is currently 16'-6" wide and already projects 2'-4" into the existing 20'-0" side yard setback. The proposed 2-car garage will be 23'-0" wide and will also be 4'-0" closer to Stockade Road, matching the existing residence.

The requested variance for the property is **9'-4"**, leaving 10'-8" to the property line. The hardship for this property is that the building is asymmetric to the building lot, with the east side being 11'-8" away from the side yard setback, or 31'-8" away from the property line.

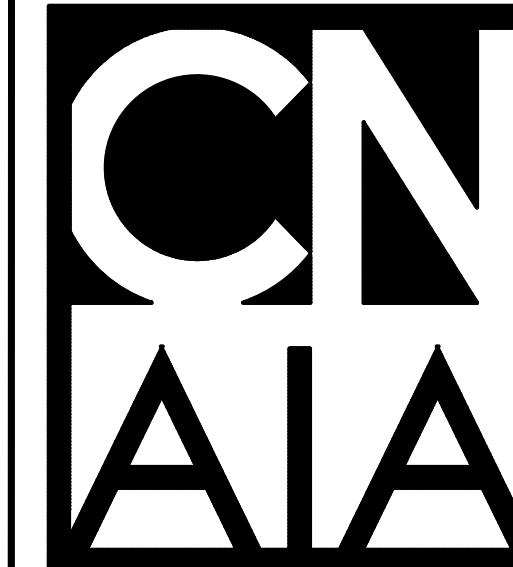
The total buildable width of the property is 75'-0", with the proposed building being 71'-9".

Similar precedence exists throughout the Stockade Road community, mainly additions which supported the development of a 2-car garage. Additional letters have been provided with the support from neighbors directly adjacent to the property at 54 & 72 Stockade Road respectively.

The proposed materials for the addition will be horizontal vinyl siding to match existing and with vertical board and batten at the connector. A new carriage style 18'-0" garage door is proposed along with new vinyl windows at the garage and office space which would incorporate architectural grilles.

Additional renovations and plans to the property include future exterior improvements with the addition of a front porch at the front door and a metal roof awning across the existing connector. The proposed front porch is designed to accent the existing home and will not project further than the existing front yard setback.

Ten copies of this Application and all supporting documentation are required



**Cheryl Newton
Architects LLC**
39 New London Turnpike, Suite 320
Glastonbury, CT 06033
(860)633-2477

Revisions:
Issued for Schematic Design
NOT FOR CONSTRUCTION

REALE RESIDENCE

64 Stockade Road
South Glastonbury, CT 06073

Drawing Name:
Existing Conditions
First & Second
Floor Plans, &
Exterior Elevations

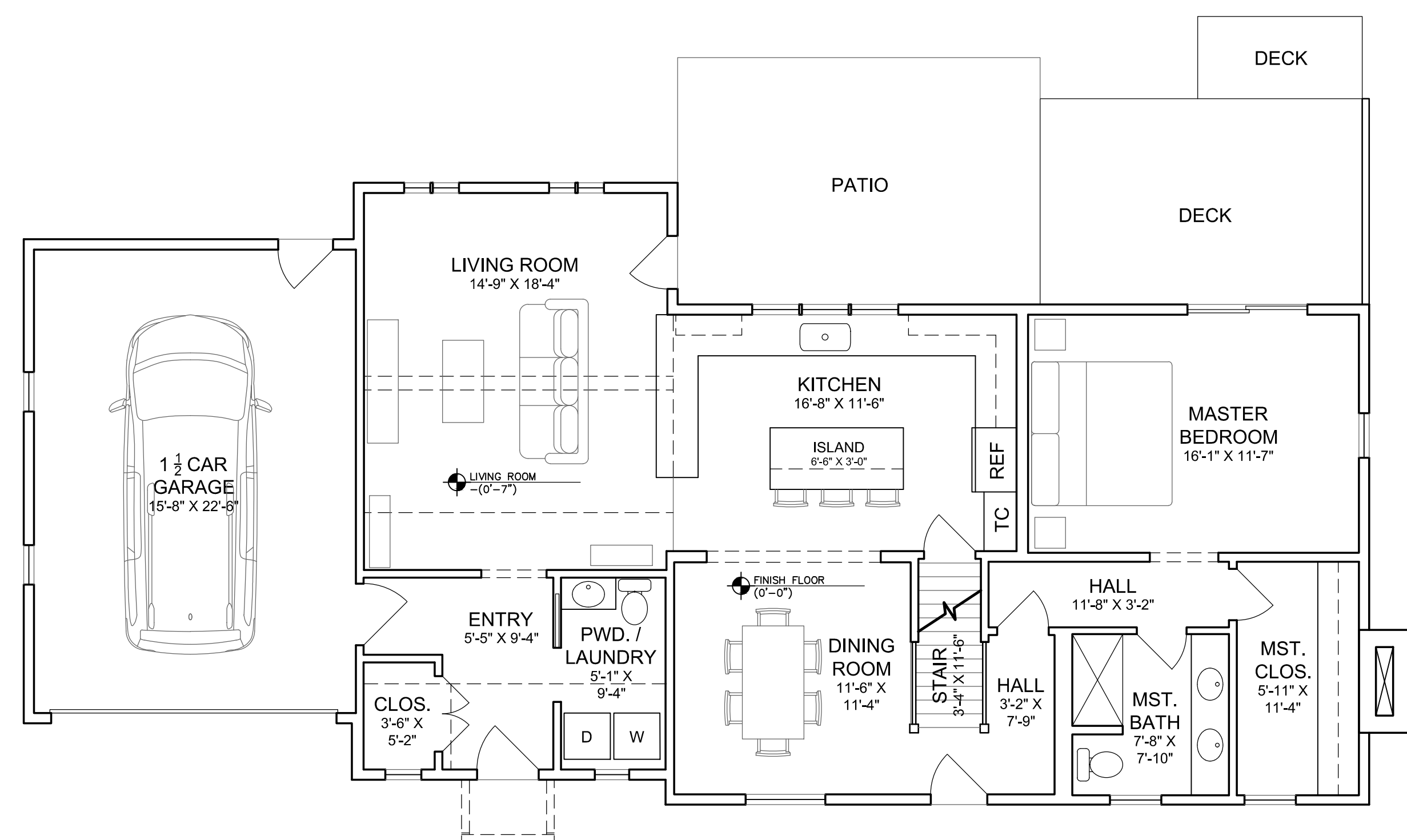
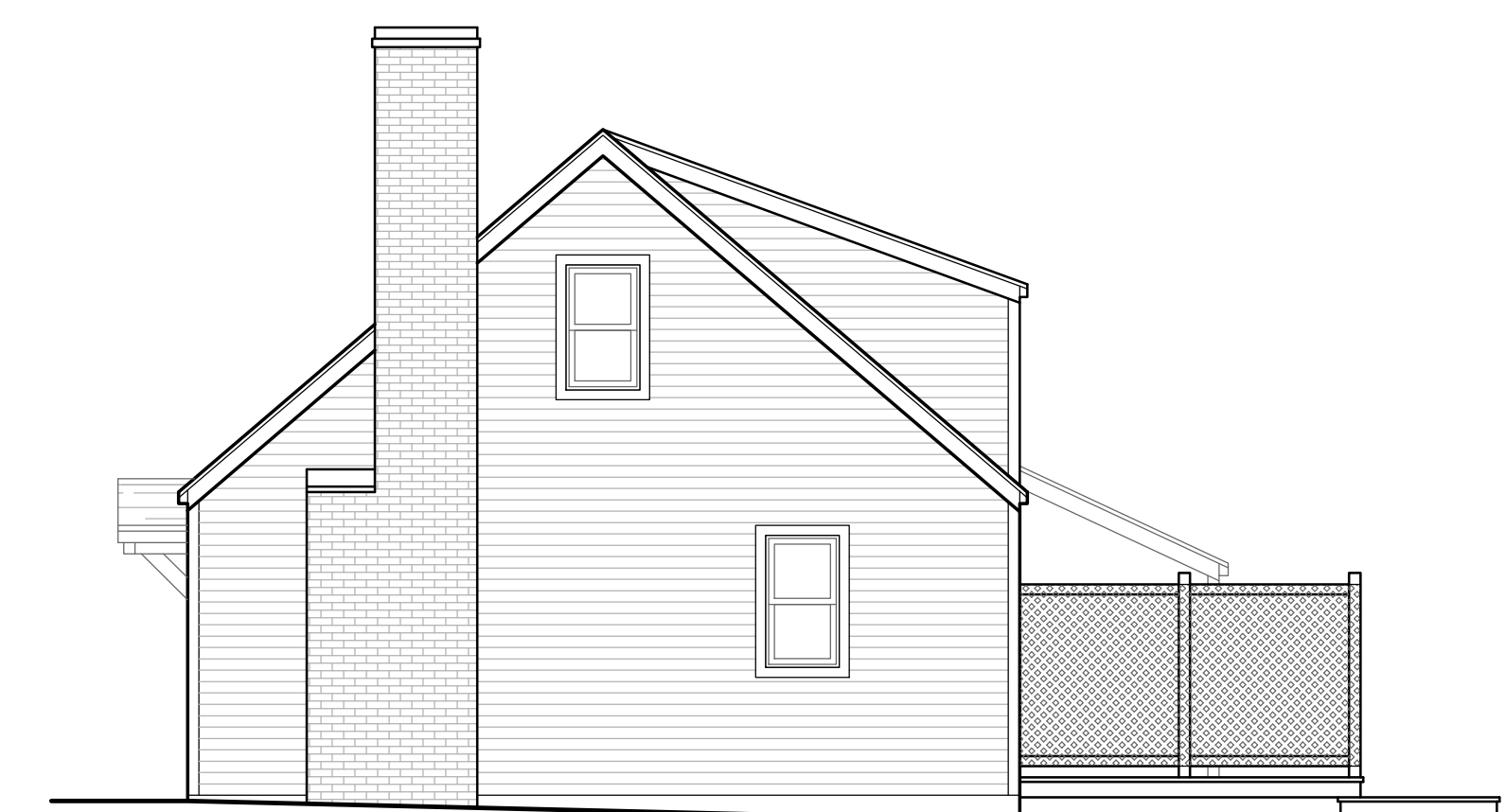
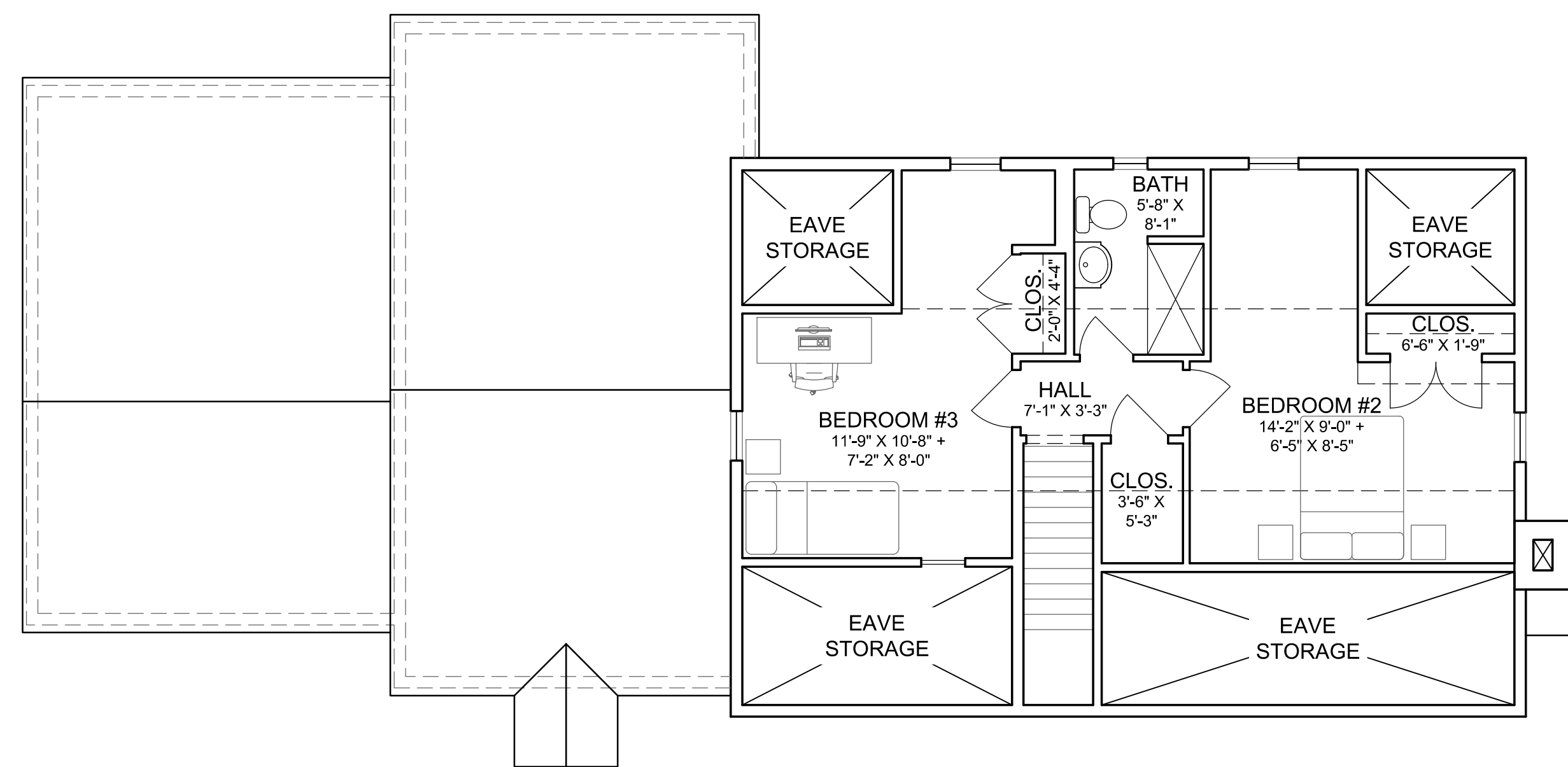
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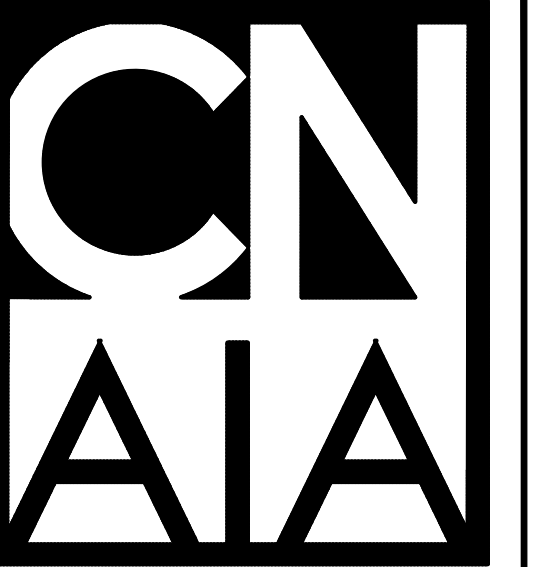
Drawn By: CN / PS

Date: June 15, 2023

Drawing Number:

A0





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Glastonbury, CT 06033
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Revisions:
Issued for Schematic Design
NOT FOR CONSTRUCTION

REALE RESIDENCE

**64 Stockade Road
South Glastonbury, CT 06073**

Drawing Name:
**Proposed
First & Second
Floor Plans & Exterior
Elevations**

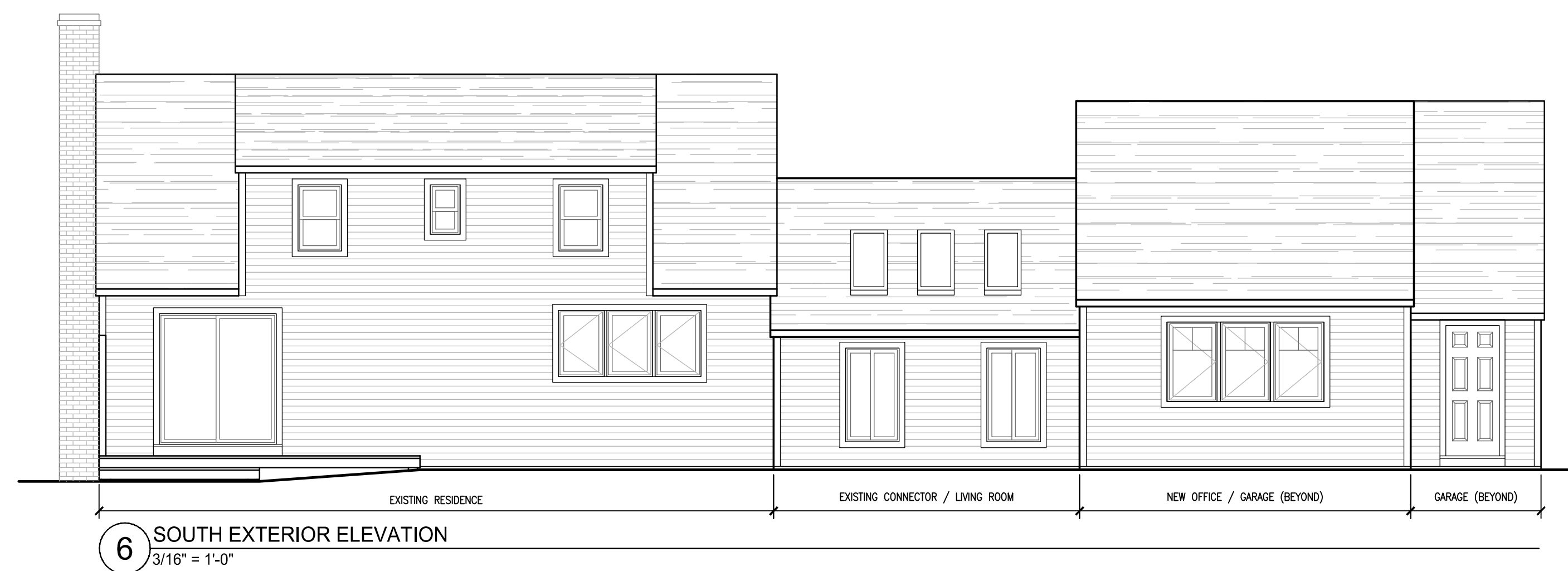
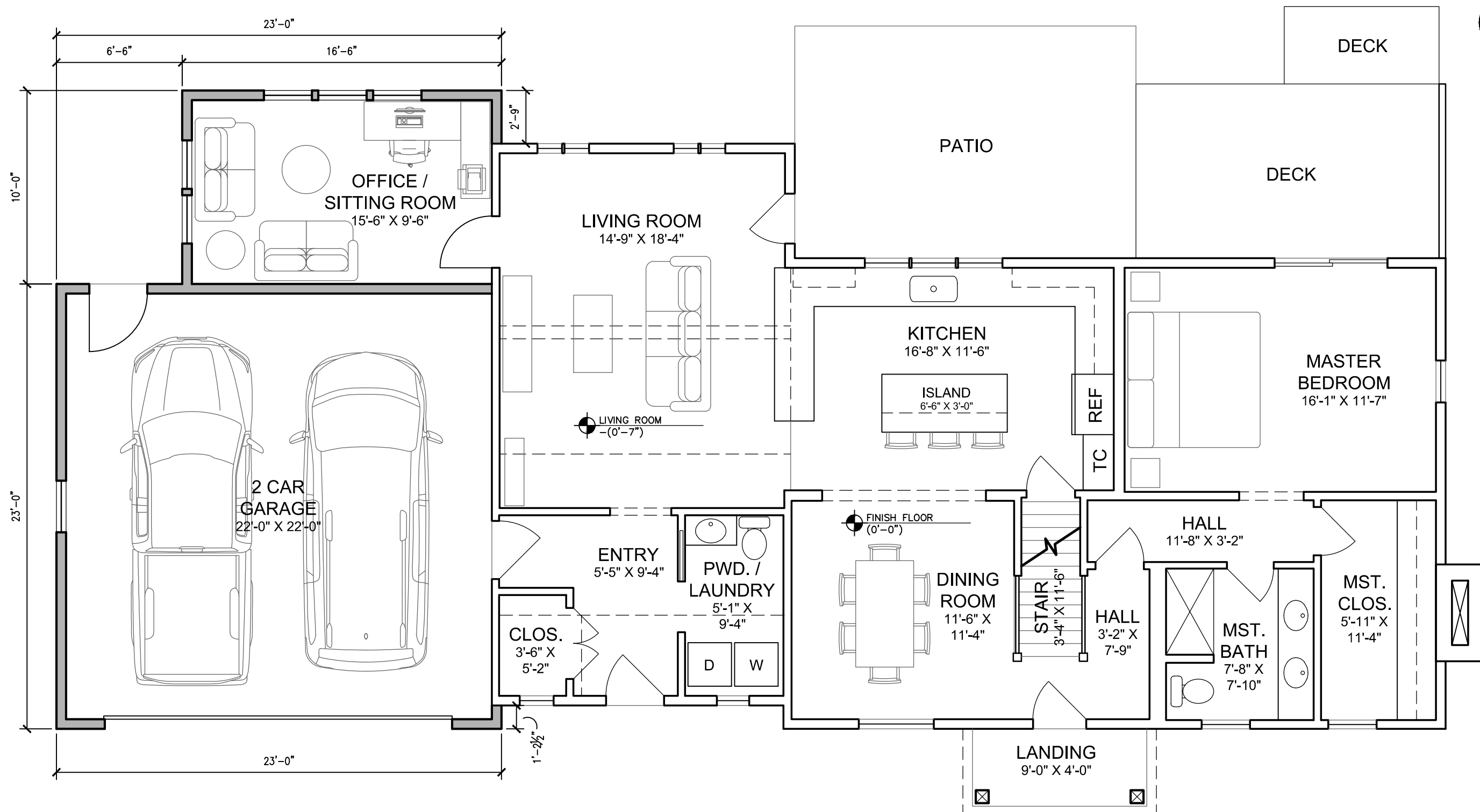
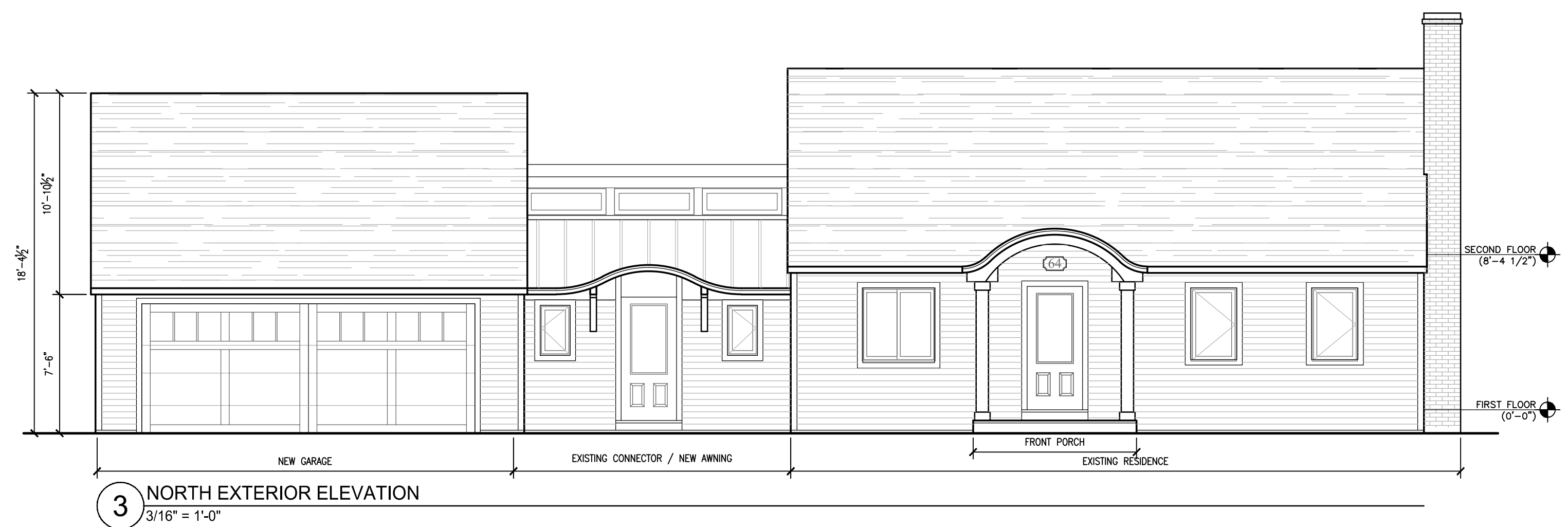
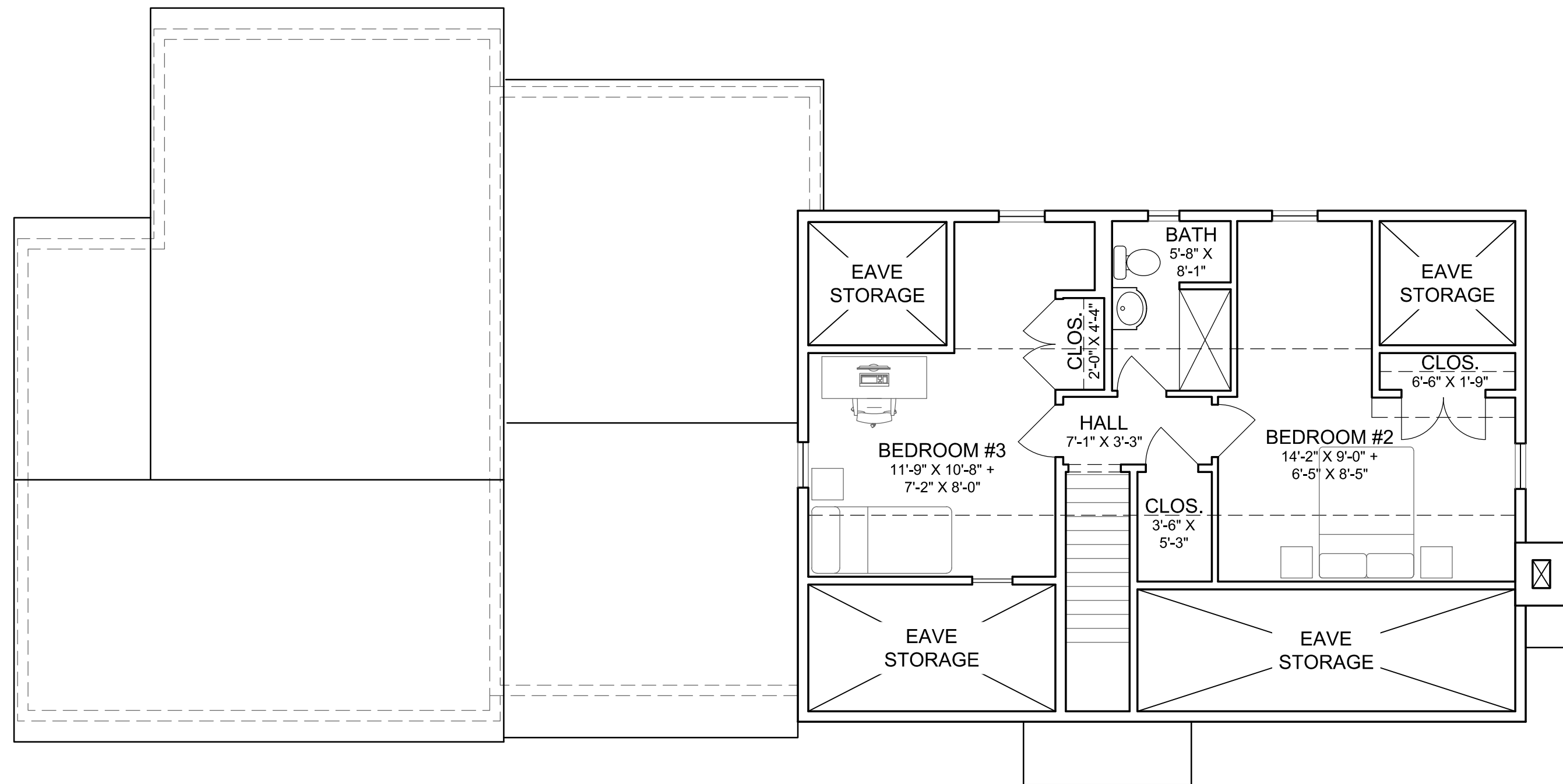
Scale: **As Noted**

Drawn By: **CN / PS**

Date: **October 10, 2023**

Drawing Number:

A1





Cheryl Newton Architects LLC

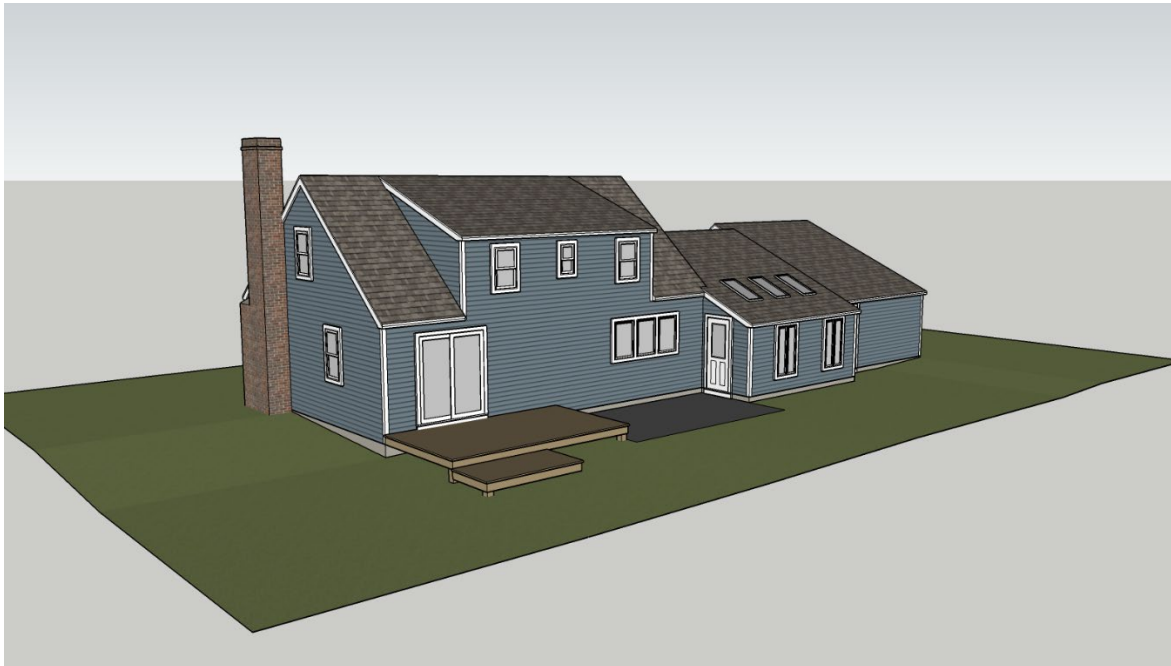
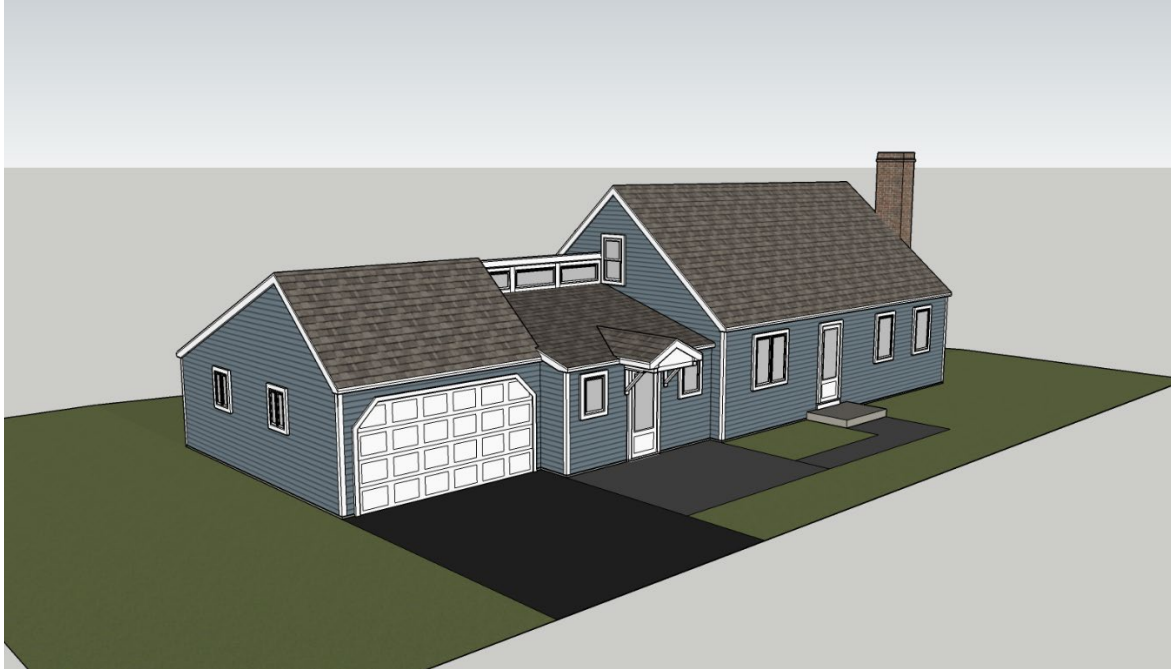
Massing Models

Reale Residence

64 Stockade Road, South Glastonbury, CT 06073

October 10, 2023

EXISTING CONDITIONS





Cheryl Newton Architects LLC

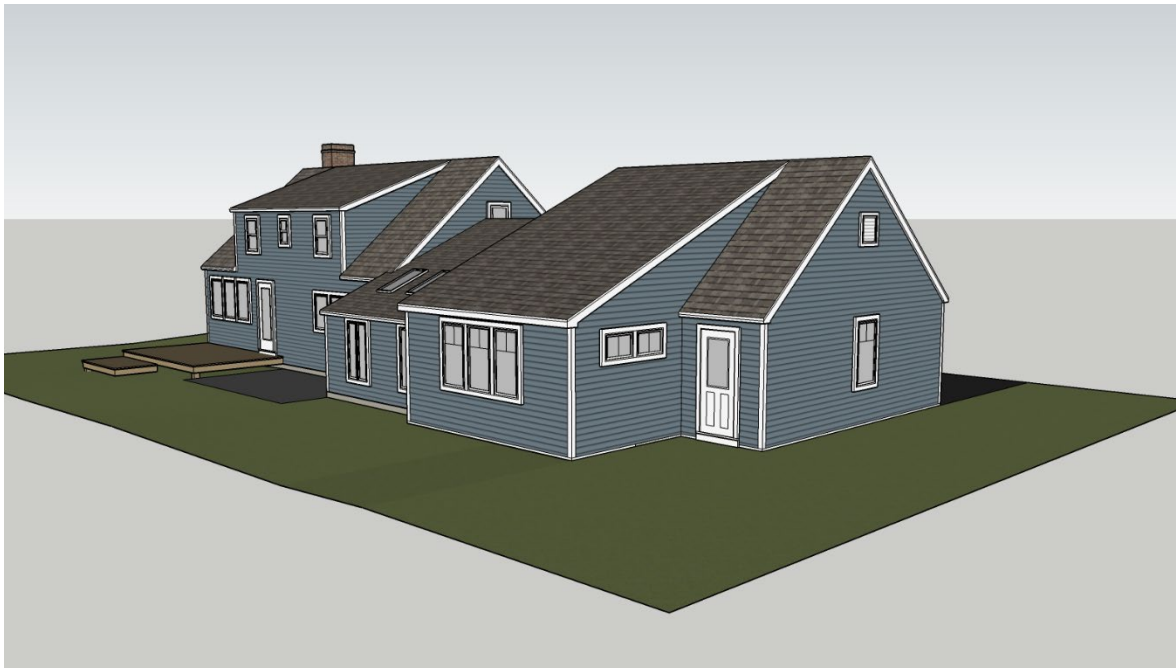
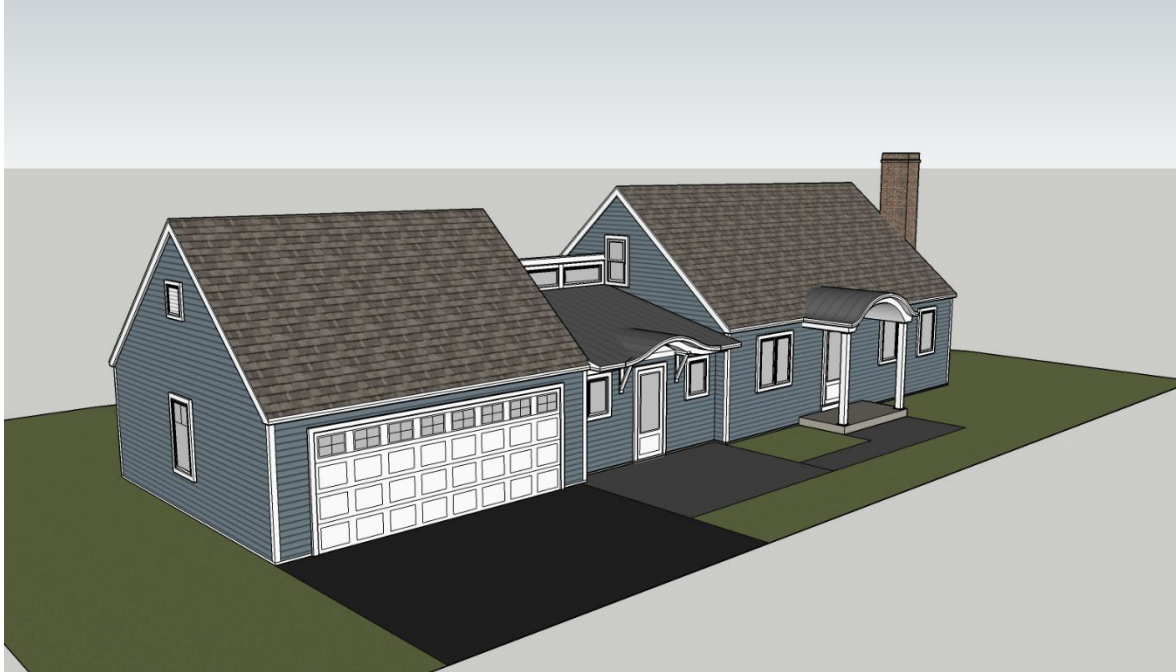
Massing Models

Reale Residence

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October 10, 2023

OPTION 1



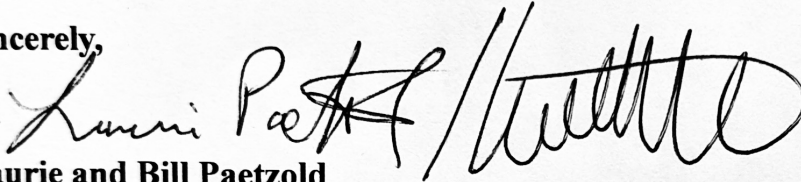
October 13, 2023

To Whom It May Concern,

My husband and I are writing this letter in support of our neighbor's application for a variance at 64 Stockade Road, South Glastonbury. We have lived at our residence for the past 30 years and are the abutting neighbors to the west of Lindsey Reale and Allen Senechal. We were told that Lindsey and Allen are planning a renovation of their home and are seeking a variance to extend their house/garage beyond their current footprint. We have seen their architectural plans for expansion and believe the design of their house will be a wonderful improvement for them and ultimately the neighborhood.

Please feel free to contact us if you have any further questions concerning our position with the variance.

Sincerely,

A handwritten signature in black ink, appearing to read "Laurie Paetzold / Bill Paetzold". The signature is written in a cursive style with a large, sweeping flourish at the end.

Laurie and Bill Paetzold
72 Stockade Road
South Glastonbury
860-604-7428

October 12, 2023

To: The Town of Glastonbury

From: Jackie (Callahan) & Bob Parente
54 Stockade Rd.
South Glastonbury, CT 06073

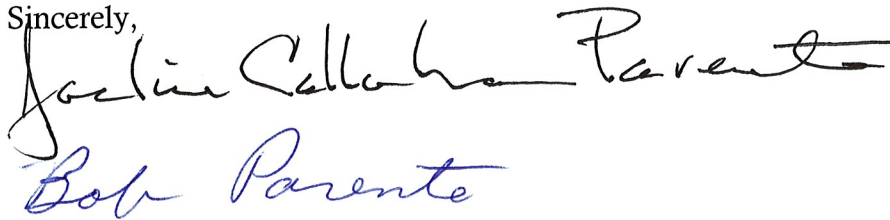
We have been residents of Glastonbury for nearly 50 years, over 40 of them very happily here on Stockade Road, where we have raised four children and regularly entertain numerous grandchildren. Stockade Road is a wonderful place to live – a warm, friendly community.

Our next-door neighbors at 64 Stockade Road, Allan Senechal and Lindsay Reale are planning a renovation to their home, the conversion of a 1 ½-car garage to a 2-car garage. They have shared with us their plans and we are aware that this construction will bring their dwelling about seven feet (estimate) closer to our shared property line than the current dwelling. We understand that this requires a variance from the Town of Glastonbury.

Allan and Lindsay have improved the beauty of their home already through such things as wonderful landscaping and attractive fencing. We feel confident that the improvement that they are proposing will likewise enhance the beauty of their home, and, in turn, will benefit all of the neighborhood.

Please feel free to contact us if you have any questions.

Sincerely,

Handwritten signatures of Jackie Callahan Parente and Bob Parente. The signature of Jackie Callahan Parente is in black ink and is written in a cursive style. The signature of Bob Parente is in blue ink and is also written in a cursive style.

Jackie Callahan Parente (860-918-3752)

Bob Parente (860-682-0480)