

ZONING BOARD OF APPEALS

THE GLASTONBURY ZONING BOARD OF APPEALS WILL HOLD A PUBLIC HEARING ON MONDAY JANUARY 17, 2024, AT 7:00 P.M. VIA ZOOM CONFERENCE TO HEAR THE FOLLOWING APPLICATION(S):

1. Scott Santucci of 350 Chestnut Hill Rd. Exact location of involved property is 265 Hebron Ave. zone Town Center (TC) is requesting a variance from section 4.13.2 for the purpose of expanding a single-family home into a two-family dwelling. The variance is due to the inability to expand the home into a three-family dwelling because of the size of the lot.
  
2. Bryan Feery (Fine Homes LLC) representing Ryan Gardner of 154 Overlook Road, Zone AA is requesting a special exception from section 8.2.b for the purpose of adding a 1500 Sq.Ft. addition to a single-family home. The existing structure is non-conforming as to the side yard setback and the proposed addition will encroach less than the existing house.
  
3. Corrine Crocker-Luby of 83 Naubuc Ave. Zone TCMU is requesting a variance to section 14.18.4(i)1 (Regulation error, should be 4.18.4(i)1) to allow 900 Sq.Ft. of developed floor area which exceeds the allowed 5000 Sq.Ft. to complete the designed planned redevelopment. **(postponed to February 5<sup>th</sup>, 2024, meeting per applicant's request).**