

Ten Copies of this Application are Required

ZONING BOARD OF APPEALS
APPLICATION

REFERRED TO TP&Z _____

Applicant Carlos Mejias
Street 94 Buttonball Lane. Town Glastonbury
Phone 9860)338-3342 E-mail mejiasp@aol.com
Legal Representative (if any) _____
Address _____
E-mail _____

Date Filed & Fee Paid 1/17/24
Date Hearing Scheduled 2/5/24
Sign Deposit Paid on 1/26
Sign Taken on 1/24
Photo of Sign Rec'd on _____

Legal Property Owner Carlos mejias
Exact Location of Property Involved 94 Buttonball Lane.
If No Street #, Indicate Assessor's Key # _____
Street # _____ Street _____

ZONE AA
 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) 4.4.6 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.

Carlos Mejias
Applicant
1/15/2024
Date

Owner, If Not Applicant
(Required)

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:

Ten copies of this Application and all supporting documentation are required

January 15, 2024

Dear Zoning and Planning Department and Commission,

I would like to thank you for your time and consideration in reviewing the residential permit and zoning variance application for 94 Buttonball Lane.

As part of the number of renovations and home improvements, we are looking to add a front porch to the structure that will have a depth of 5 feet and extend 46 feet across the front of the dwelling. We were advised that the addition of the front porch would require a variance to be filed due to the proximity of the structure to the street. Upon completion of the alteration, the distance from the street to the front of the dwelling would be 47 feet. This would interfere with the zoning lawXXXXXXXXX in that the overhang of the roof and porch would impede the 50 feet requirement by 3 feet.

We ask that you consider this variance based on a few factors that impact the property and residence. The current property backs up to Rams Pond which also has a stream of runoff water exiting the wetlands. The overflow of water from the pond and stream have resulted in a consistent amount of water entering the basement of the dwelling following any rain fall and snow melt. The water continues to be an issue even after installing a "french drain system" in both the front and rear of the property. The topography of the plot of land slopes in a manner that results in water collecting at the foot of the foundation of the dwelling.

The installation of a front porch and overhang roof will offer relief from water collecting directly at the base of the dwelling. We are looking to mitigate the impacts of the water in both the front and rear of the dwelling by extending the drop point of all precipitation and subsequent standing water near the foundation. The desired effect will be a reduction in water collecting in the basement, eliminating damage to the foundation of the building, and also increase the value of the property.

Enclosed within the application for the variance, we have included respective resources to assist in your decision.

- Pictures documenting rain and snow collection around the house, specifically at the base of the foundation. These document the root cause of the water flow issues and demonstrate the collection of water and snow directly around the foundation as well as the flow of water and dripping from the roof of the dwelling to the base of the structure. \
- We have included the plot and planning information outlining the proposed front porch and noting the 5 feet overhang which results in 47.12 feet to the property line.
- The blueprint and proposed final view of the project are included. In addition to the front porch, we will be updating the roof and siding of the dwelling which will have an overall positive impact on the property value and align with the integrity of the neighborhood.
- The zoning requirements along with the project overview from the contractor are included.

- We have also discussed this project with our surrounding neighbors and have gained their support in developing an opportunity that will ultimately improve the neighborhood, street appeal, and property value.

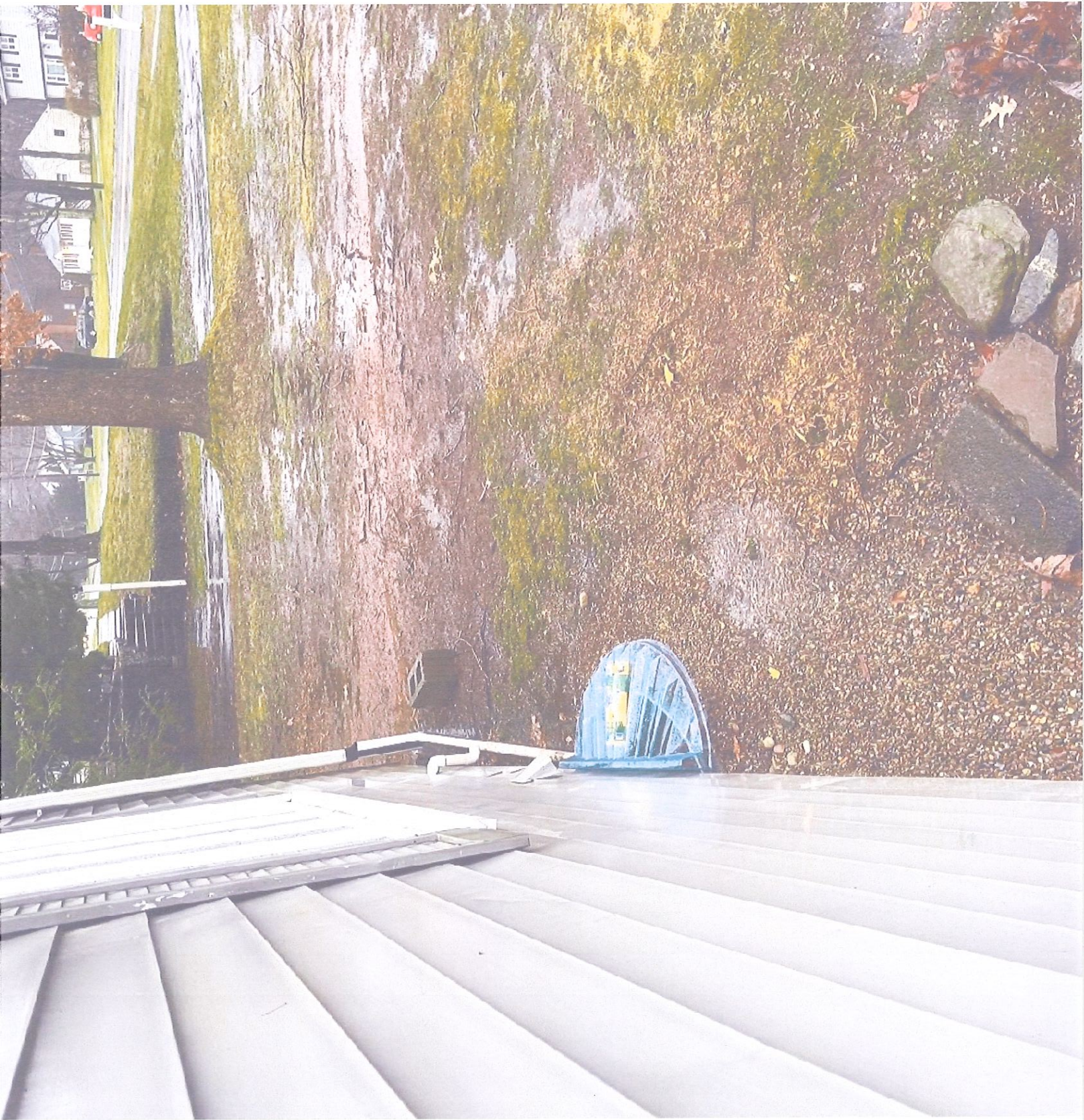
Again, we would like to thank you for your time and consideration in reviewing our request for the variance. The additional 3 feet in front of the dwelling will help to mitigate the negative impacts of the water on the property and simultaneously promote the positive results on the house and neighborhood.

In 2019, we moved our family to Glastonbury hearing from our dear friends of the wonderful community and stellar school system. Our children, now in fourth and first grade, have been with Buttonball Lane Elementary in the best hands of their learning system. Over the years and the challenging housing market, we have searched for the perfect house in the Buttonball neighborhood. This past October we have settled down in 94 Buttonball Lane along with our retired parents, Carlos and Ana Mejias turning our house into a home.

Sincerely,

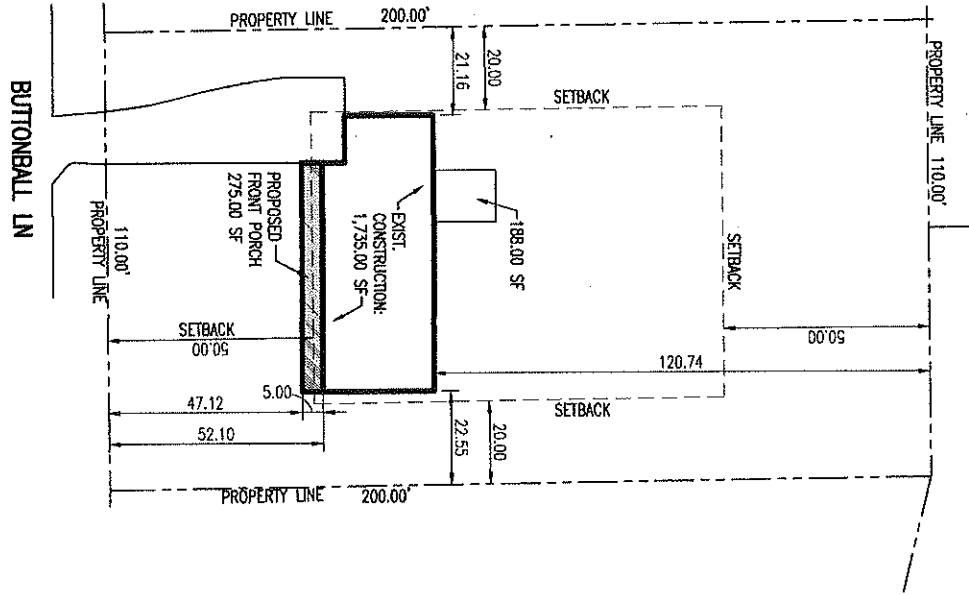
Mr. Michael and Yarelis Wilson
Mr. Carlos and Ana Mejias







1
PROPOSED FRONT PORCH PLAN
 SP-1 SCALE: 1" = 30'-0"



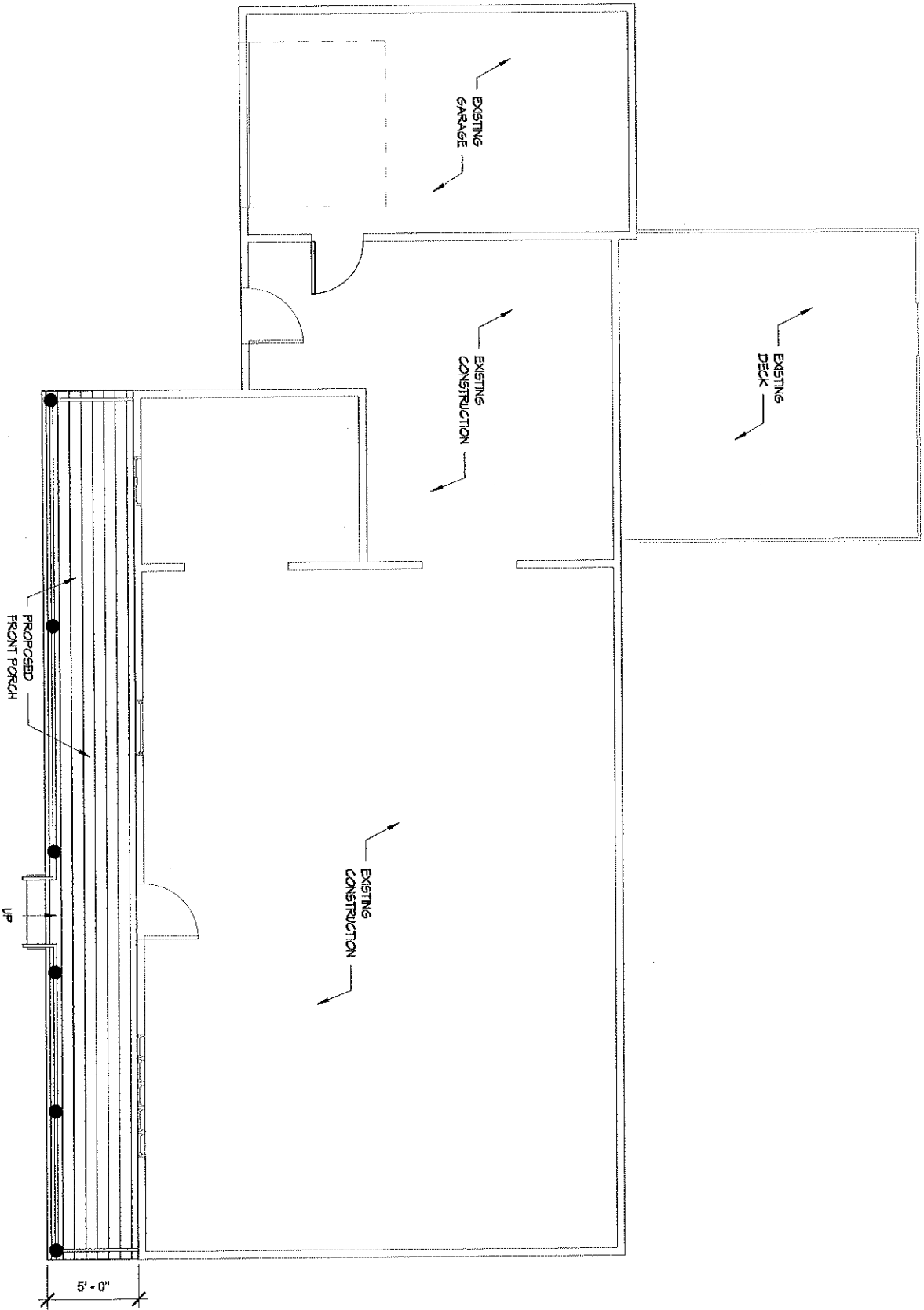
BUILDING AREA CALCULATIONS:

EXISTING BUILDING AREA:	1,735.00 SF
DECK AREA:	188.00 SF
PROPOSED FRONT PORCH AREA:	275.00 SF
TOTAL BUILDING/DECK/PORCH AREA:	2,198.00 SF

PLOT PLAN INFORMATION:

PLOT PLAN WAS CREATED USING THE GLASTONBURY
 GEOGRAPHIC INFORMATION SYSTEM (GIS) ON
 DECEMBER 6, 2023

SITE PLAN FRONT PORCH	PROPOSED FRONT PORCH 94 BUTTONBALL LN GLASTONBURY, CT	THE ARCHDESIGN GROUP, LLC ARCH. PROJECT # 23-12
DATE: DEC. 29, 2023	DWG: SP-1	



1 1st FLOOR, PROPOSED FRONT PORCH
 3/16" = 1'-0"

Scale: 3/16" = 1'-0"

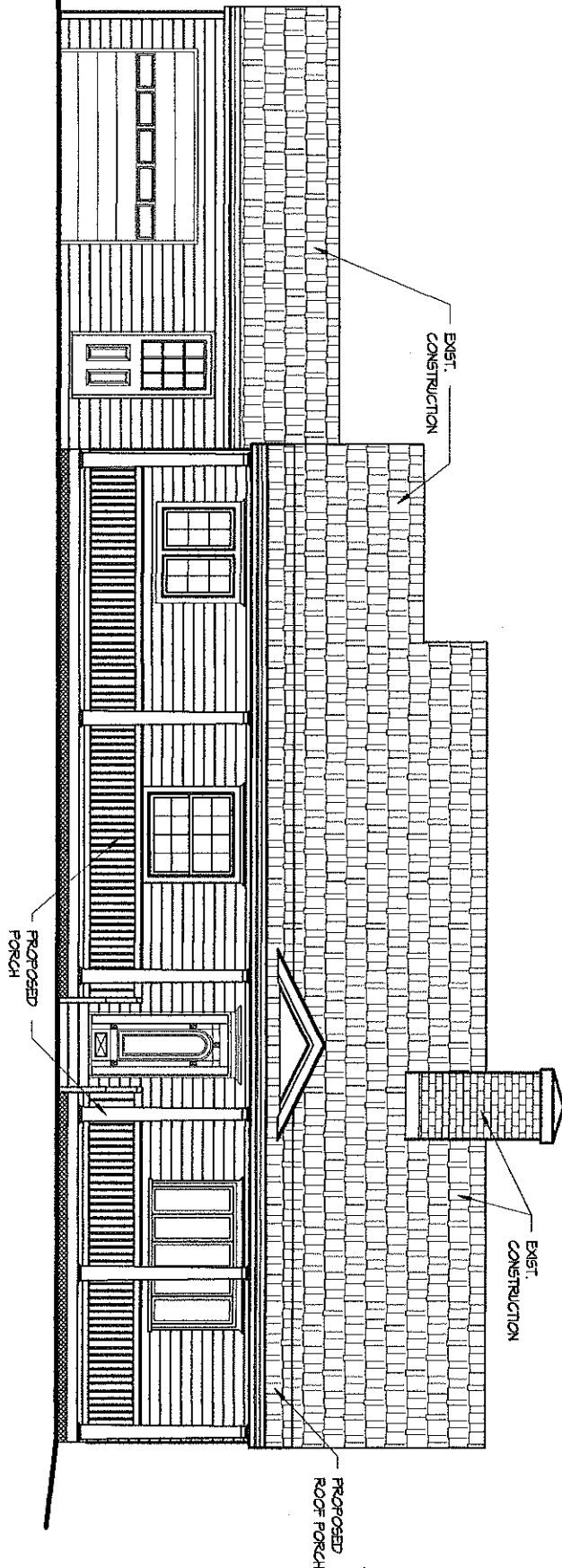
A-1

Date: DECEMBER 29, 2023

94 BUTTONBALL LN. GLASTONBURY, CT -
 PROPOSED FRONT PORCH

PROPOSED FRONT PORCH
 PLAN

CARLOS MEJIAS RESIDENCE



1 PROPOSED FRONT PORCH ELEVATION
 3/16" = 1'-0"

94 BUTTONBALL LN. GLASTONBURY, CT -
 PROPOSED FRONT PORCH

PROPOSED FRONT PORCH
 ELEVATION

CARLOS MEJIAS RESIDENCE

Date:

DECEMBER 29, 2023

A-2

Scale: 3/16" = 1'-0"

ZONING BULK REQUIREMENTS

REQUIREMENT	Zone: AA		STATUS	COMMENTS
	REQUIRED	PROVIDED		
Minimum Required Lot Area (sq. ft.)	25,000.00	22,215.00	N.C.	EXISTING
Minimum Required Lot Frontage (ft.)	110.00	110.00	OK	
Maximum Lot Coverage (%)	15% (3,332.25 SF)	9.89% (2,198.00 SF)	OK	
Minimum Principal Front (ft.)	50.00	47.12	V.R.	2.88 VARIANCE
Required Building Side (ft.)	20.00	21.16	OK	
Yard Rear (ft.)	50.00	120.74	OK	
Maximum Permitted Height (ft.)	35.00	?	OK	
Maximum Permitted Height (stories)	2 1/2	1 1/2	OK	

N.C. = NON-CONFORMING
V.R. = VARIANCE REQUIRED

<p>SITE PLAN FRONT PORCH</p> <p>DATE: DEC. 29, 2023</p> <p>DWG: SP-2</p>	<p>PROPOSED FRONT PORCH</p> <p>94 BUTTONBALL LN GLASTONBURY, CT</p>	<p>THE ARCHIDESIGN GROUP, LLC </p> <p>ARCH. PROJECT # 23-12</p>
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U.S. Home Remodeling

10 Franklin St.

Danbury Ct, 06810

(203)648-1921

US REMODELING General Contractor

- | | | |
|--------------|----------------------|-------------|
| • Remodeling | Lic. & Fully Insured | • Additions |
| • Drywalls | | • Garages |
| • Painting | | • Porch |
| • Cabinets | Efrain | • Decks |
| • Ceramic | (203) 648-1921 | • Roofs |
| • Trimming | (914) 497-9059 | • Siding |

Porch Build

1/04/2023

OVERVIEW

Building a brand new porch for homeowners. The size of this build is 45 feet long by 5 feet wide. Applying necessary foundations by the code. Framing will be used with 2x8 joists, 6x6 posts, apply and install necessary metal hangers, plates, etc. Applying 42 inch railing following the code rules and regulations. Installing deck floor composites as instructed from the homeowner. Installing ceiling with soffit. This deck will also include a roof over it as well as include asphalt shingles for protecting the elements.

PRICE

This project total price including labor and materials will be \$15,000.00

If there are any questions or concerns please feel free to contact me:

Romerofrank115@yahoo.com

Phone Number (203) 648-1921

Thank you.

January 10, 2024

Dear Buttonball Lane Neighbors,

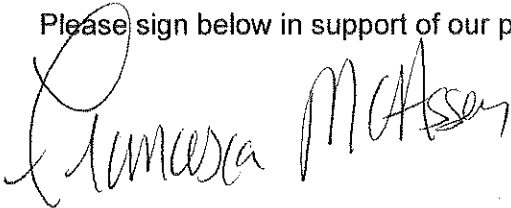
As you may know, we have recently moved to 94 Buttonball Lane and have been quickly renovating to make our house a home. This spring we are looking to add a front porch to our home to allow for a space to enjoy the wonderful neighborhood. The porch will have a depth of 5 feet and will extend 46 feet across the front of the house. The addition of a porch requires filing a variance through the town zoning committee due to the proximity to the street. In preparation for the meeting, we were advised to present neighborhood support for the project. Would you feel comfortable showing your support for building a front porch by signing below?

Your consideration and support are greatly appreciated.

Sincerely,

Mr & Mrs. Carlos Mejias

Please sign below in support of our project:

A handwritten signature in cursive script that reads "Leticia McAssen". The signature is written in dark ink and is positioned below the text "Please sign below in support of our project:". The name "Leticia" is written in a large, flowing script, and "McAssen" is written in a slightly smaller, more compact cursive style.

January 10, 2024

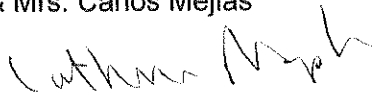
Dear Buttonball Lane Neighbors,

As you may know, we have recently moved to 94 Buttonball Lane and have been quickly renovating to make our house a home. This spring we are looking to add a front porch to our home to allow for a space to enjoy the wonderful neighborhood. The porch will have a depth of 5 feet and will extend 46 feet across the front of the house. The addition of a porch requires filing a variance through the town zoning committee due to the proximity to the street. In preparation for the meeting, we were advised to present neighborhood support for the project. Would you feel comfortable showing your support for building a front porch by signing below?

Your consideration and support are greatly appreciated.

Sincerely,

Mr & Mrs. Carlos Mejias

A handwritten signature in black ink, appearing to read "Carlos Mejias", written in a cursive style.

Please sign below in support of our project:

January 10, 2024

Dear Buttonball Lane Neighbors,

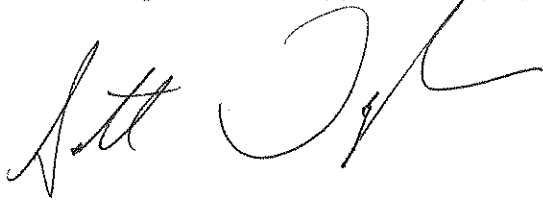
As you may know, we have recently moved to 94 Buttonball Lane and have been quickly renovating to make our house a home. This spring we are looking to add a front porch to our home to allow for a space to enjoy the wonderful neighborhood. The porch will have a depth of 5 feet and will extend 46 feet across the front of the house. The addition of a porch requires filing a variance through the town zoning committee due to the proximity to the street. In preparation for the meeting, we were advised to present neighborhood support for the project. Would you feel comfortable showing your support for building a front porch by signing below?

Your consideration and support are greatly appreciated.

Sincerely,

Mr & Mrs. Carlos Mejias

Please sign below in support of our project:



105 BUTTONBALL LN.

January 10, 2024

Dear Buttonball Lane Neighbors,


As you may know, we have recently moved to 94 Buttonball Lane and have been quickly renovating to make our house a home. This spring we are looking to add a front porch to our home to allow for a space to enjoy the wonderful neighborhood. The porch will have a depth of 5 feet and will extend 46 feet across the front of the house. The addition of a porch requires filing a variance through the town zoning committee due to the proximity to the street. In preparation for the meeting, we were advised to present neighborhood support for the project. Would you feel comfortable showing your support for building a front porch by signing below?

Your consideration and support are greatly appreciated.

Sincerely,

Mr & Mrs. Carlos Mejias

Please sign below in support of our project:

114 Buttonball Ln
Mark Masdeck


January 10, 2024

Dear Buttonball Lane Neighbors,

As you may know, we have recently moved to 94 Buttonball Lane and have been quickly renovating to make our house a home. This spring we are looking to add a front porch to our home to allow for a space to enjoy the wonderful neighborhood. The porch will have a depth of 5 feet and will extend 46 feet across the front of the house. The addition of a porch requires filing a variance through the town zoning committee due to the proximity to the street. In preparation for the meeting, we were advised to present neighborhood support for the project. Would you feel comfortable showing your support for building a front porch by signing below?

Your consideration and support are greatly appreciated.

Sincerely,

Mr & Mrs. Carlos Mejias

Please sign below in support of our project:

PETER GAMBARDELLA



86 BUTTONBALL LANE

January 10, 2024

Dear Buttonball Lane Neighbors,

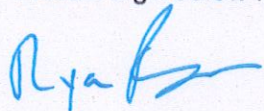
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Your consideration and support are greatly appreciated.

Sincerely,

Mr & Mrs. Carlos Mejias

Please sign below in support of our project:

 87 Buttonball