

Ten Copies of this Application are Required

ZONING BOARD OF APPEALS
APPLICATION

REFERRED TO TP&Z _____

Applicant Brian Stepule
Street 42 WASSUL rd. Town South Glastonbury
Phone 860 805. 7700 E-mail stepulebuilders@gmail.com
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 Olivia Humphrey and Jason Kriedel
Exact Location of Property Involved 28 Thompson Street
If No Street #, Indicate Assessor's Key # _____

ZONE RR
 Residential
 Commercial

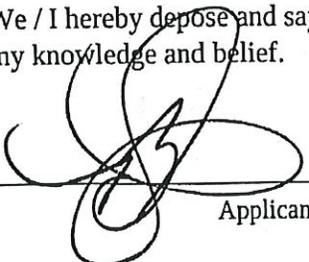
Under the provisions of Section 8-7, Connecticut General Statutes, the undersigned hereby appeals:

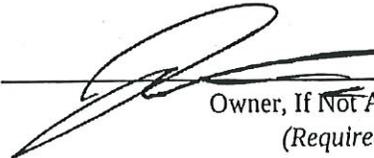
- For relief (a variance) from the restrictions imposed in Section(s) 8.2. b of the Glastonbury Zoning Regulations.
- For a special exception as provided in Section(s) _____ of the Glastonbury Zoning Regulations.
- From an adverse ruling by _____ the Building Official, Glastonbury.
- For the approval 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.


Applicant
January 15, 2024
Date


Owner, If Not Applicant
(Required)
1/14/24
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 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:

BUILD A TWO CAR GARAGE W/ BONUS ROOM ABOVE, IN PLACE OF THE ONE AND ONE HALF CAR EXISTING GARAGE ON THIS NON-CONFORMING LOT SHOWN ON PLOT PLAN.

SECTION 8.2 EXCEPTION

Ten copies of this Application and all supporting documentation are required

Our goal is to build a 2-car garage in the place of our existing 1 car garage that is currently attached on the south side of the house. The existing garage's function is hampered by concrete steps that protrude into the space by several feet. This effectively makes the parking area significantly smaller than a standard garage and cannot actually fit a modern car.

The plan would be to build enclosed parking for 2

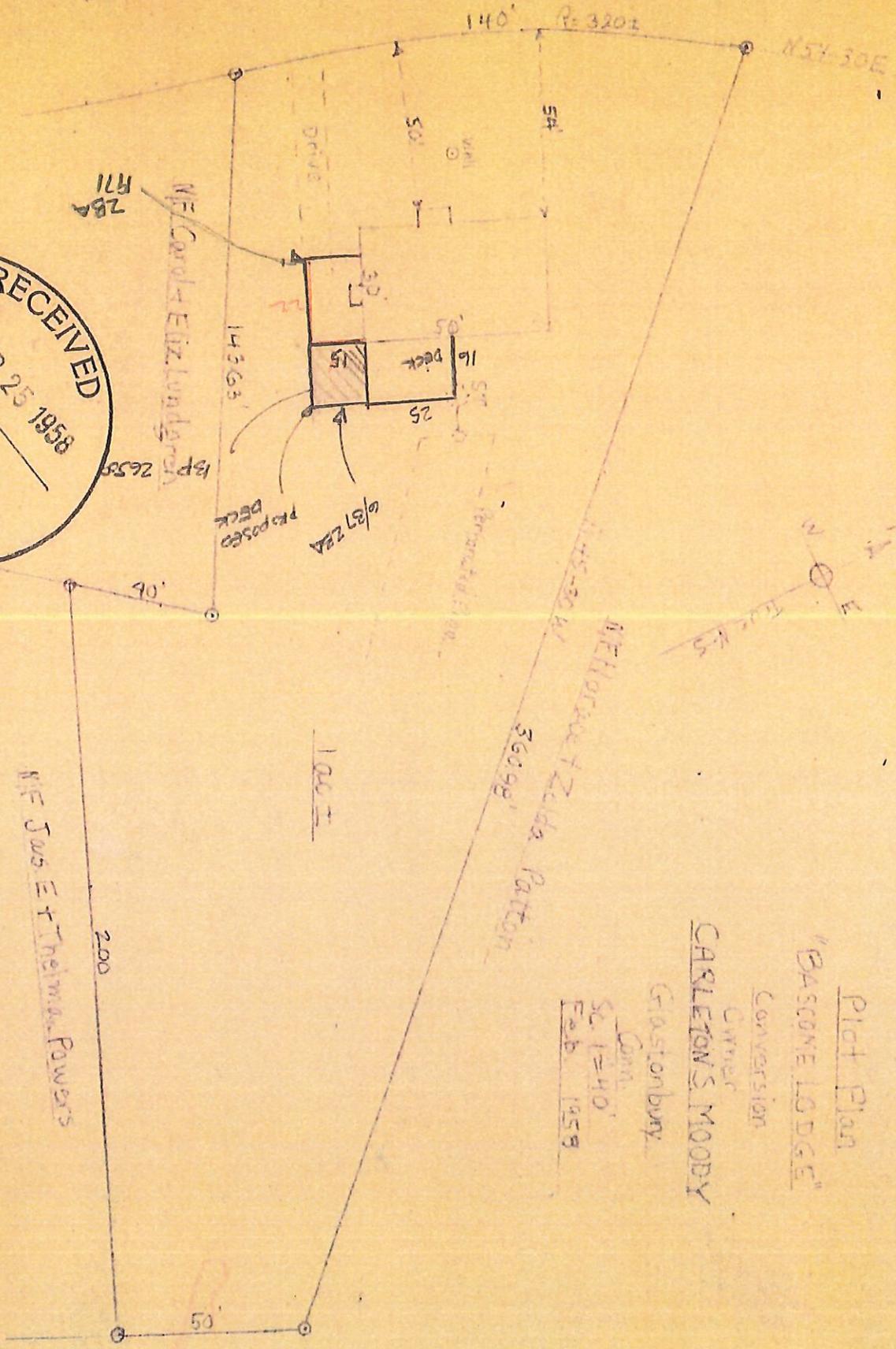
Hardships.

The home is built on an irregular shaped nonconforming lot. This effectively limits our options for where a garage could be placed while still having access to the street.

28 THOMPSON ST
N. Ave (H2)
(+200')

APPROVED
FEB 21 1958
BL'D'G. INSP.

RECEIVED
FEB 25 1958
DATE
BUILDING DEPT.
TOWN
OF
GLASTONBURY



PLOT PLAN
"BASCONE LODGE"
Conversion
OWNER
CARLETON S. MOODY
Glastonbury,
Conn.
S.C. 1-40'
Feb. 1958

Certified Substantial & correct
and conforming

Barry T. ...
A.R.E. + L.S. 443
Glastonbury, Ct.

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