

Ten Copies of this Application are Required

ZONING BOARD OF APPEALS
APPLICATION

REFERRED TO TP&Z _____

Applicant CORRINE CROCKER-LUBY
Street 82 NAUBUC AVENUE Town GLASTONBURY
Phone (860) 659-1865 E-mail Corrineweddings@aol.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 CORRINE CROCKER-LUBY & WILLIAM LUBY
Exact Location of Property Involved 83 NAUBUC AVENUE
If No Street #, Indicate Assessor's Key # _____

ZONE TCMU
 Residential Mixed
 Commercial Use

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) 9.11 & 14.18.4(i)2 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.

Corrine Crocker-Luby
CORRINE CROCKER-LUBY
Applicant

Owner, If Not Applicant
(Required)

11/15/2023
Date

Date

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:

- Seeking a variance of section 9-11 to allow one parking space per four seats for special events venue use.

Hardship: Parking formula for a "special events venue" is not listed in the regulations, and the activity is most similar with a "place of worship" which equals one parking space per four seats.

- Seeking a variance of section 14-18.4 (i) 1 to allow 900 square feet of developed floor area more than allowed 5,000 square feet in order to complete the design that is planned for redevelopment, on the grounds that it is necessary to make the whole design work.

Hardship: The proposed overall square footage of stairs, landings, + corridors required per the regulations = 1,163 square feet (see plan detail). Looking to gain back more floor space within the house after compliant stairs, landings + corridors are built.

Ten copies of this Application and all supporting documentation are required

RE: Development of properties located at:

- **83 Naubuc Avenue, Glastonbury + 97 Naubuc Avenue, Glastonbury**
- **14-18 Parker Terrace Extension, Glastonbury**

I am Corrine Crocker-Luby, owner of Corrine Weddings, LLC & the creator/manager/owner of Tiffany Juliet House located at 82 Naubuc Avenue, Glastonbury. Overall, I have been in business since January 1, 1990 beginning as an independent Wedding Planner, Bridal Show Producer & retailer of wedding invitations, bridesmaid dresses, and wedding gowns (including designing a handful of gowns) - one was featured in Connecticut Bride magazine. Each professional role I've had previously prepares me for my expansion. At Tiffany Juliet House, I provide both the event space as well as on-site catering to host social events including: bridal & baby showers, small weddings, anniversary, life celebrations & birthday parties. In addition, I have booked corporate events: businesses celebrating milestones, holiday parties/ conferences). There is a big public demand for a private special event venue for smaller, family-sized events with as few as 5-10 people. I have a great interest in providing this type of venue to the public. I pride myself in offering the event space & the extra service of on-site managing of the events, as well. In the event industry - I offer a game changer. My offer to my customers - is 'just show up'. I'll take care of the logistics/details - they just provide their personalized decorations. My services are unique for sure. My attention to detail & level head under pressure is my 'claim to fame'. I have wonderful clients choosing to come back to book events with me again. I have a nice following.

Since opening the doors of Tiffany Juliet House (May, 2013): • Hosted just over 1,300 events (in nearly 10 short years) • No complaints from the neighbors about my special event venue presence • Obtained a continuous "A" rating from the Glastonbury health department • Received countless positive reviews on social media (Yelp, Google & Facebook to name a few) - I welcome you to read about the feedback I've received online

MY PLAN: • To expand! I am seeking two variances for 83 Naubuc Ave. to make sense of the plan, as well as a variances for the parking formula for all three properties - my use is not listed in regulations.

Today, I ask you: members of the Zoning Board of Appeals to grant me the variances needed to complete my final planning stages of development. I have worked diligently over the past two years in fine tuning the development plans (both floorplans/elevations). I am happy to say they have been thoroughly thought out. I am able to communicate and control number of parking spaces allocated to my customer. I am fortunate to have contact information for events, due to the nature of my business unlike a place of worship or a restaurant, in which there would be a lack of control of knowing whom the attendees & guests will be. ***Special events require an invitation to attend*** & this can be achieved with communication to my customer and them with their guests. Shuttle service from public commuter lots and a local hotel is also another means of alternate parking.

Corrine Crocker-Luby, Owner/Developer
Corrine Weddings, LLC | 860-659-1865 | TiffanyJulietHouse.com

HOMewood
SUITES by Hilton™

November 21, 2023

To whom it may concern:

Corrine Crocker-Luby, of Corrine Weddings, LLC is the owner of Tiffany Juliet House 82 Naubuc Avenue, Glastonbury. She hosts small weddings on her premises and we have provided shuttle service for her customers. She informed me of her expansion plans, asked me for a letter to explain our shuttle service to her customers. We are 4 minutes (0.9 miles) from her properties.

There is a base fee of \$450 plus tax and service for a customer (ex. Bride & groom) to reserve one + rooms. They have access to rent our shuttle service for their guests, whom are able to park at our property and get courtesy (to the guests) the shuttle service to and from a special event at Tiffany Juliet House or her proposed surrounding venues. It is a 13 passenger shuttle, and we do two round trips (two drop offs and two pickups). If more trips are needed, we can negotiate the price accordingly.

Regards,

Tally Maye

Tally Maye | Weddings & Events Coordinator
Homewood Suites by Hilton Hartford South-Glastonbury
Hotel Phone: (860) 652-8111 | Fax: (860) 652-8333
Tally.Maye@hilton.com | www.hartfordsouthglastonbury.homewoodsuites.com



1:480



83 NAUBUC AVENUE - GLASTONBURY, CONNECTICUT

OWNER/DEVELOPER: CORRINE CROCKER-LUBY

1. NORTH SIDE ELEVATION



EXISTING



PROPOSED

3. SOUTH SIDE ELEVATION



EXISTING



PROPOSED

CONSTRUCTION MATERIALS TO BE USED

- 1. SIDING - VINYL
- 2. ROOFING - ASPHALT SHINGLES
- 3. TRIM - PVC
- 4. COLUMNS - ALUMINIUM
- 5. DECKING - IPE-WOOD
- 6. ACCENT - POLYURETHANE FOAM
- 7. CHIMNEYS - FAUX BRICK-METAL
- 8. FOUNDATION - CEMENT/COBBLESTONE
- 9. PAVEMENT - ASPHALT
- 10. FENCING - VINYL
- 11. DOORS - STEEL
- 12. WINDOWS - ALUMINIUM TRIM

2. EAST SIDE ELEVATION



EXISTING

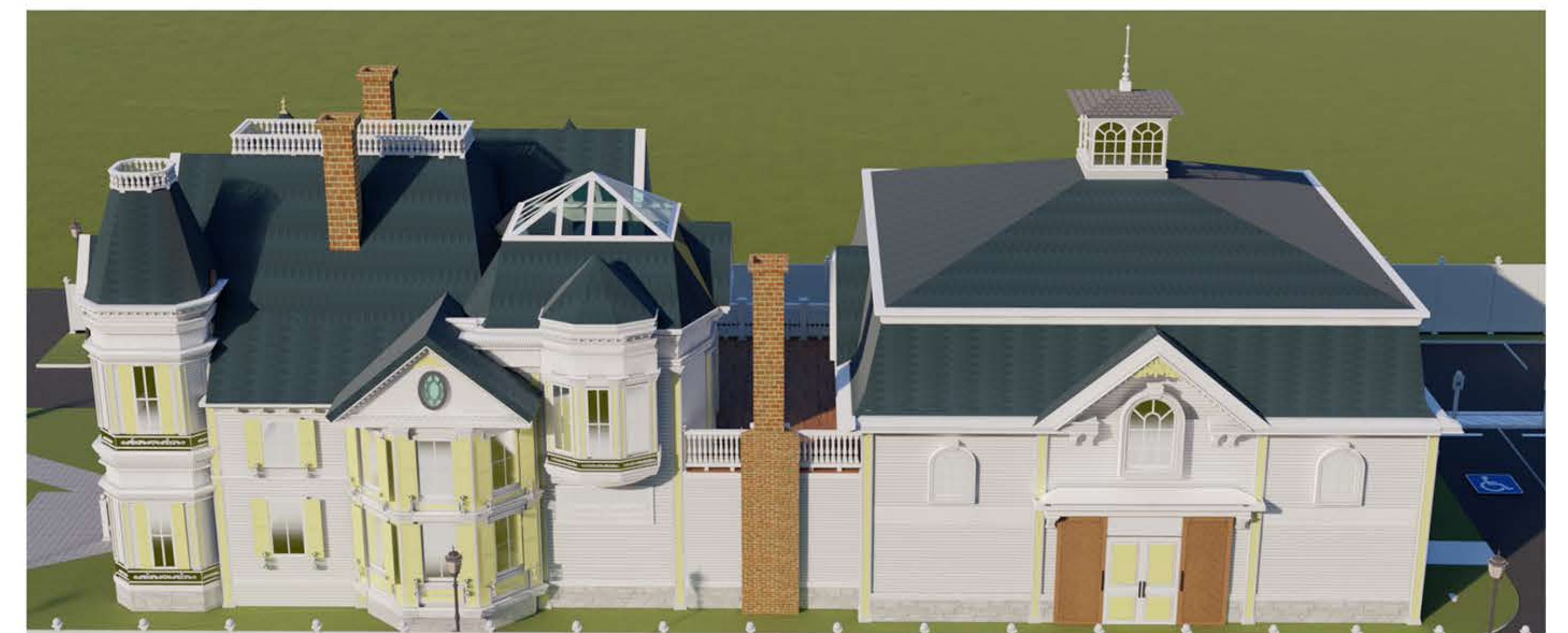


PROPOSED

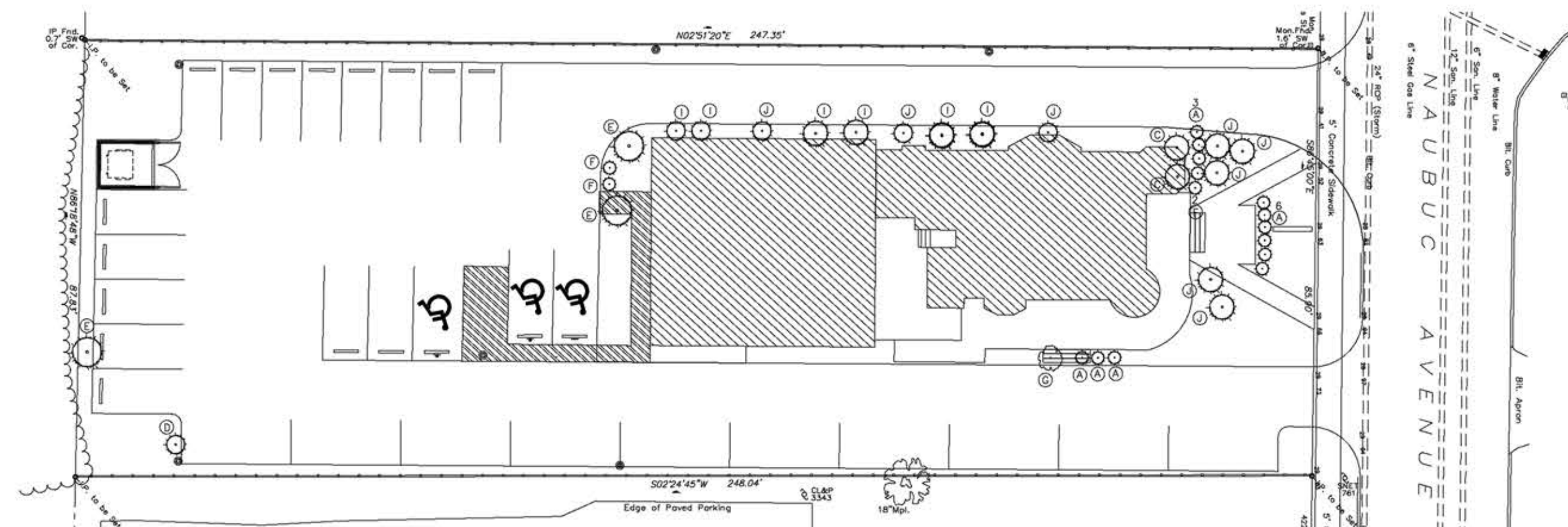
4. WEST SIDE ELEVATION



EXISTING



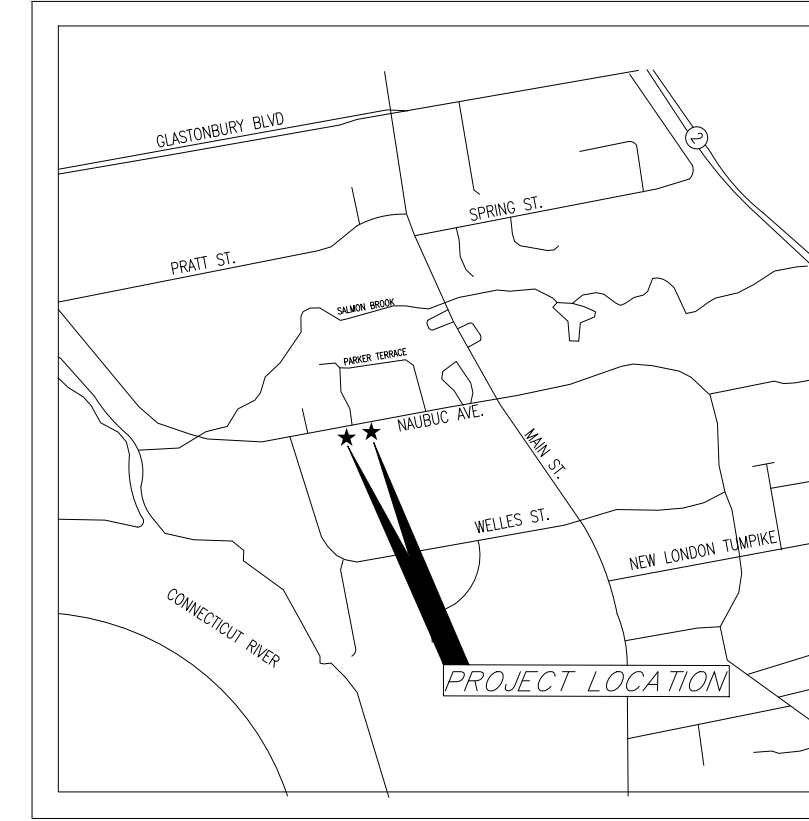
PROPOSED



Code	Quantity	Size	Common Name	Botanical Name
A	12	2 GALLON	Boxwood Green Gem	Buxus x hybrid 'green gem'
B	2	3 GALLON	Dwarf Japanese Holly - Helleri	Ilex crenata 'helleri'
C	4	3 GALLON	Japanese Holly - Sky Pencil	Ilex crenata 'sky pencil'
D	1	3 GALLON	Weigela - My Monet	Weigela florida 'Verweig' my Monet
E	3	5 GALLON	Dwarf Pencil Point Juniper- Noah's Ark	Juniperus communis 'Compressa'
F	4	2 GALLON	Russian Sage - Blue Jean Baby	Perovskia atriplicifolia 'Blue Jean baby'
G	1	15 GALLON	Lavender Twist Redbud	Cercis canadensis 'Covey'
H	1	5 GALLON	Lindsey's Skyward Bald Cypress	Taxodium distichum 'Skyward'
I	6	3 GALLON	Maiden Silvergrass	Miscanthus sinensis 'Adagio'
J	6	3 GALLON	Emerald 'n' Gold Euonymus	Euonymus fortunei 'Wintercreeper'
K	6	3 GALLON	Fastigiate	Carpinus betulus 'Fastigiata'
L	3	3 GALLON	Ginkgo Tree	Ginkgoaceae 'Sky Tower'
M	6	3 GALLON	Sea Urchin White Pine	Pinus Strobus 'Sea Urchin'

FLOODPLAIN INFORMATION

THIS SITE LIES IN SHADED ZONE "X", AN AREA DETERMINED WITHIN 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 09003C0528F, MAP DATED SEPTEMBER 25, 2006.



VICINITY MAP
NOT TO SCALE

KEYED SCHEDULE

- ① PROPOSED 4" WIDE PARKING STRIP (TYP.)
- ② PROPOSED DUMPSTER PAD / ENCLOSURE. (REF. ARCH/STRU)
- ③ PROPOSED ADA PARKING & STRIPING
- ④ PROPOSED CONCRETE WHEEL STOP
- ⑤ PROPOSED PEDESTRIAN CROSSWALK
- ⑥ PROPOSED 8' HEIGHT WOODEN FENCE (REF. ARCH)
- ⑦ EXISTING NEIGHBORS PLANTS TO BE PROTECTED DURING CONSTRUCTION
- ⑧ PROPOSED 3-FEET WIDE CONCRETE WALKWAY
- ⑨ PROPOSED SIGN (REF. ARCH)
- ⑩ PROPOSED STREET LIGHTING
- ⑪ PROPOSED ON HOUSE TO ILLUMINATE DRIVEWAY LIGHTING
- ⑫ PROPOSED GAZEBO (REF. ARCH)
- ⑬ PROPOSED 6" CONCRETE CURB

ZONING DATA FOR TOWN CENTER MIXED USE

ITEM	ALLOWED REQUIRED	PROPOSED	
		LOT 83	LOT 97
HEIGHT	35.5 FT	35.5 FT	35.5 FT
MINIMUM SIZE OF LOT	10,000 SF	21,513 SF	16,316 SF
FRONT SETBACK	20 FT	26.8 FT	21.5 FT
SIDE SETBACK	12 FT/ 8FT	17.76 FT/ 26.16FT	13.68 FT/ 15.05FT
REAR SETBACK	30 FT	113.84 FT	164.72 FT
MAXIMUM BUILDING COVERAGE (INCLUDES PRINCIPAL & ACCESSORY STRUCTURES)	LOT 83=25%* LOT 97=20%	3612 SF/ 16.79%	2140 SF/ 13.12%
*LOT 83 = READAPTIVE USE			
OPEN SPACE	LOT 83=16.79% LOT 97=13.12%	3,999 SF 18.59%	4,075 SF 24.97%
PARKING (NOTE: THERE ARE NO REGULATIONS FOR "SPECIAL EVENTS VENUE" PARKING. THEREFORE WE ARE SEEKING A VARIANCE FROM SECTION 9.11)	A VARIANCE REQUESTED 1 SPACE PER 4 SEATS	REFER TO THE PARKING TABLE BELOW	

PARKING REQUIREMENTS	PROPOSED	
	LOT 83	LOT 97
1 PARKING SPACE PER DWELLING	1	1
EMPLOYEE PARKING	2	1
SPECIAL EVENT PARKING PROPOSING VARIANCE TO ALLOW FOR 1 PARKING SPACE FOR 4 GUESTS ADA/HANDICAP PARKING (INCLUDED) 1 PER 50 GUESTS	25	25
TOTAL PARKING SPACES	28	27

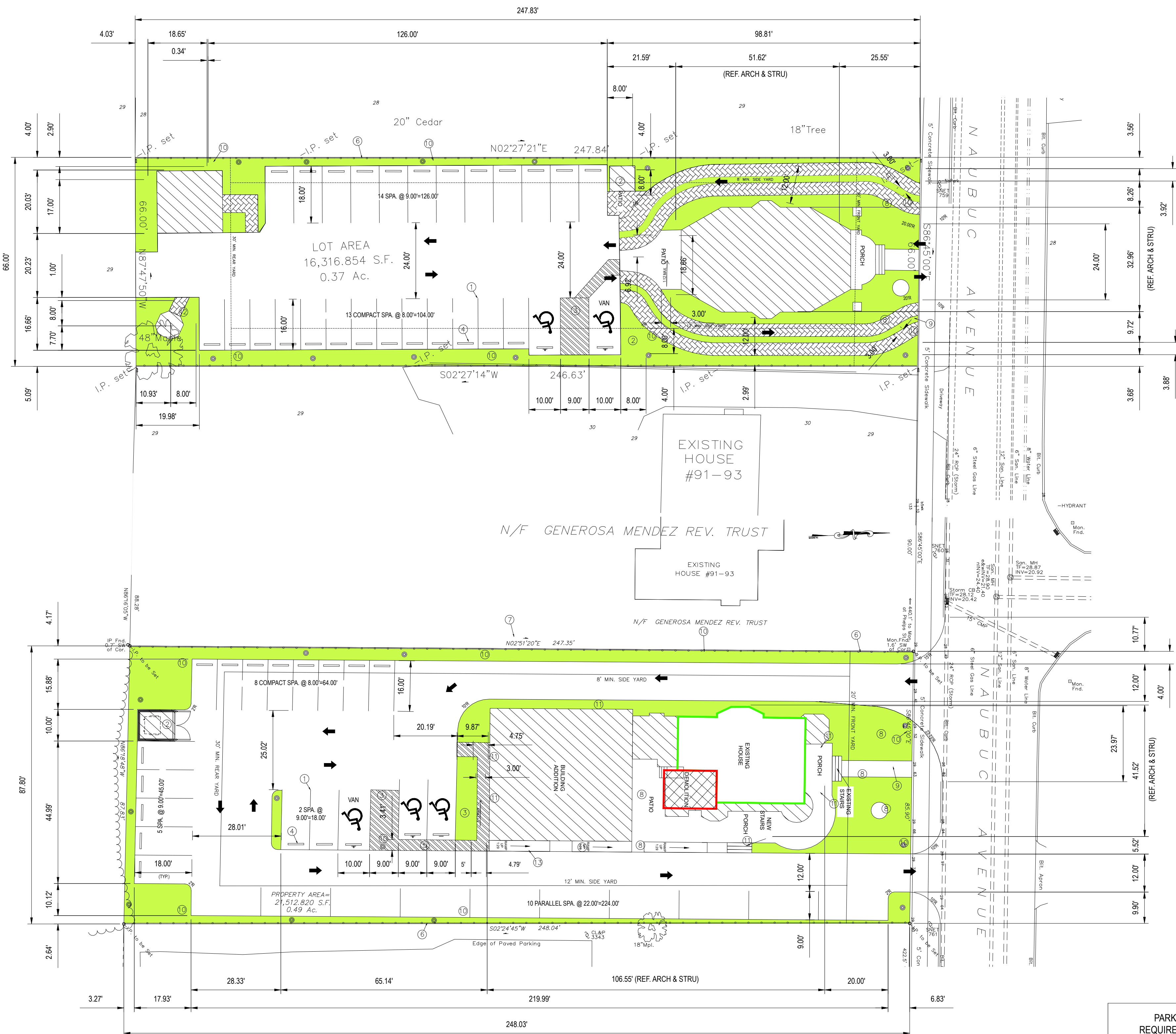
APPROVED BY:
TOWN OF GLASTONBURY
ENGINEER NAME: _____
SIGNED: _____
DATE: _____

ISSUE LOG		
NO.	DATE	DESCRIPTION
01	8/12/2021	FOR ADMINISTRATION
02	10/13/2021	ISSUE FOR PERMIT
03	10/16/2021	DESIGN REVISION
04	11/18/2021	PERMIT REVISION

CORRINE WEDDINGS, LLC
83 & 97 NAUBUC AVE.,
GLASTONBURY CT 06033

SHEET TITLE :
SITE PLAN / DIMENSION CONTROL PLAN

SHEET NO. :
C.005



THE CONTRACTOR SHALL NOTIFY THE TOWN OF GLASTONBURY ENGINEERING DIVISION 24 HOURS PRIOR TO BEGINNING ANY STORM DRAINAGE, SANITARY SEWER INSTALLATION, ROADWAY PREPARATION, PAVING, SIDEWALK CURBING, OR ANY EXCAVATION IN THE TOWN RIGHT-OF-WAY TO SCHEDULE INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN 8:00AM-4:30PM MONDAY THRU FRIDAY AT (860) 652-7735

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BASED ON INFORMATION PROVIDED ON SURVEY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK.

