

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) 657-1865 E-mail CORRINEWEDDINGS@aol.com
Legal Representative (if any) ~~XXXXXXXXXX~~
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
Exact Location of Property Involved 14-18 PARKER TERRACE EXT.
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 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
Applicant

Owner, If Not Applicant
(Required)

11/15/2023
Date

Date

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.

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

14-18 PARKER TERRACE, EXTENSION - GLASTONBURY, CONNECTICUT

OWNER/DEVELOPER: CORRINE CROCKER-LUBY

WEST SIDE ELEVATION/PROPOSED



SOUTH SIDE ELEVATION/PROPOSED



NORTH SIDE ELEVATION/PROPOSED



EAST SIDE ELEVATION/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. SOUTH SIDE PORCH BASE | - | CEMENT |
| 9. FOUNDATION | - | CEMENT/COBBLESTONE |
| 10. PAVEMENT | - | ASPHALT |
| 11. FENCING | - | VINYL |
| 12. DOORS | - | STEEL |
| 13. WINDOWS | - | ALUMINIUM TRIM |

EXISTING



HISTORIC



MAP REFERENCES:

- 1). WILLIAMS PARK, PROPERTY OF PHOENIX STATE BANK AND TRUST CO. GLASTONBURY, CONN. SCALE 1"=40'. AUG. 1937 PERRY CLOSE C.E.
- 2). WILLIAMS PARK, PROPERTY OF RIVERSIDE REALTY CO. INCORPORATED GLASTONBURY, CONN. SCALE 1"=40'. AUG. 1938 PERRY CLOSE C.E.

NOTES:

- 1). ELEVATIONS SHOWN ACCORDING TO NAVD83.

CERTIFICATION:

- 1). THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-208a-1 THRU 20-208a-20, AND THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE OCTOBER 26, 2019 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH IN THESE STANDARDS. THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF A BOUNDARY SURVEY.
- 2). THIS MAP AND SURVEY WERE PREPARED FOR CORRINE CROCKER-LUBY. TO BE USED IN MATTERS THAT RELATE TO EXISTING CONDITIONS. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.
- 3). NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LINE SEAL AND ORIGINAL LINE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SURVEYOR INVALIDATES THESE DECLARATIONS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Kenneth R. Cyr 1-20-22
 FLYNN & CYR LAND SURVEYING, LLC
 104 FARMINGTON AVE. 440-229-7888
 BRIDGE CONNECTICUT 06027

REGULATIONS FOR TCMU ZONE

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 S.F.	11,826 S.F.	11,826 S.F.
MIN. LOT FRONTAGE	75'	106.22'	106.22'
MIN. FRONT YARD	20'	8.8' **	8.8' **
MIN. SIDE YARD/TOTAL	8'/20'	18.5'/61.1'	13.8'/48.4'
MIN. REAR YARD	30'	69.7'	34.7'
MAX. BLDG. HEIGHT	2.5 STY/20.5'	2 STY/20.7'	2.5 STY/20.5'
MAX. BLDG. COVERAGE/FOOTPRINT	25%	12.74/1,900S.F.	25%/2,152 S.F.
REQUIRED OPEN SPACE #	25.5%	61.6%	22.26%/3,017 S.F.
REQUIRED PLAN - S.F. / %	-	-	1,628.0 S.F./24.5%
MAXIMUM FLOOR AREA	5,000.0 S.F.	2,890 S.F.	5,000.0 S.F. WITH VARIANCE REQUEST
PARKING	-	-	19 ***

*** AT LEAST EQUAL TO PRINCIPAL BUILDING'S FOOTPRINT.
 ** NON-CORFORMING BUT PRE-EXISTING CONDITION.
 *** RETAINING NON-CORFORMING BUT PRE-EXISTING CONDITION.
 **** PARKING REQUIREMENTS (1 PARKING SPACE/APARTMENT), (1 PARKING SPACE/3 SEATS IN VENUE)

INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-485-4848 AND HAVE ALL UTILITIES MARKED.

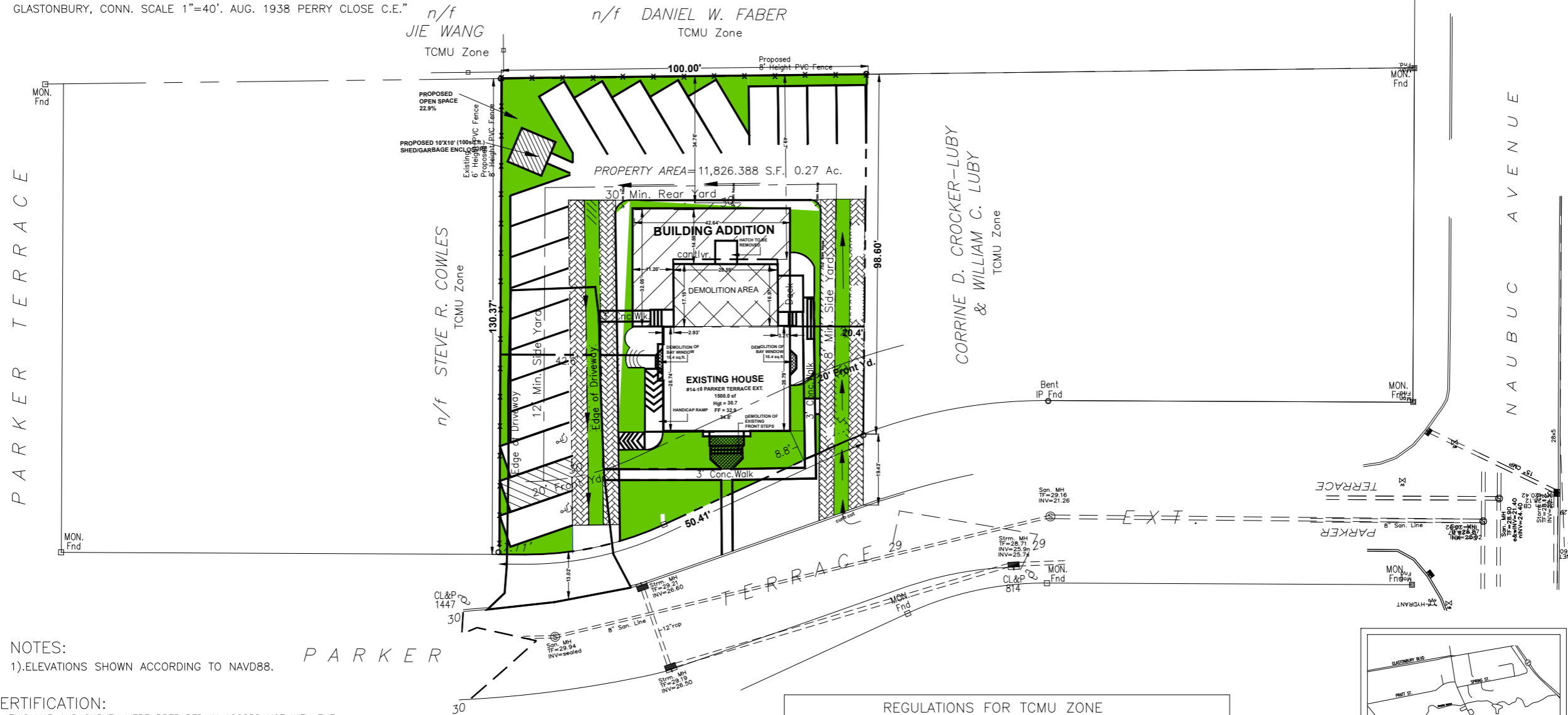
THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATIVE TO THE LOCATION OF UNDERGROUND SERVICES. WE CANNOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

VICINITY MAP
NOT TO SCALE

BOUNDARY SURVEY
SHOWING EXISTING CONDITIONS
PREPARED FOR
CORRINE CROCKER-LUBY
#14-18 PARKER TERRACE EXT.
GLASTONBURY, CONNECTICUT
SCALE 1"=20' JAN. 17, 2022
REV. 1-20-22
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

MAP REFERENCES:

- 1). WILLIAMS PARK, PROPERTY OF PHOENIX STATE BANK AND TRUST CO. GLASTONBURY, CONN. SCALE 1"=40'. AUG. 1937 PERRY CLOSE C.E."
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NOTES:

- 1). ELEVATIONS SHOWN ACCORDING TO NAVD88.

CERTIFICATION:

- 1). THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, AND THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE OCTOBER 26, 2018 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH THESE STANDARDS. THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF A BOUNDARY SURVEY.
PROPERTY LINES, AS THEY ARE DEPICTED HEREON, PRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO A "DEPENDENT RESURVEY". THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS A-2 & T-2 SURVEY.
- 2). THIS MAP AND SURVEY WERE PREPARED FOR CORRINE CROCKER-LUBY. TO BE USED IN MATTERS THAT RELATE TO EXISTING CONDITIONS. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.
- 3). NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Kenneth R. Cyr 1-20-22
 PETER D. FLYNN CT.L.L.S. #8792 DATE
 KENNETH R. CYR CT.L.L.S. #70116

NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED.

FLYNN & CYR LAND SURVEYING, LLC
 1204 FARMINGTON AVE. 860-828-7886
 BERLIN, CONNECTICUT 06037



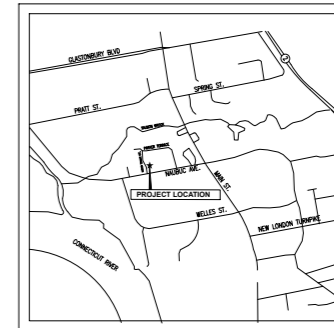
PARKING REQUIREMENTS	PROPOSED
1 PARKING SPACE PER DWELLING	3
EMPLOYEE PARKING	1
SPECIAL EVENT PARKING PROPOSING VARIANCE TO ALLOW FOR 1 PARKING SPACE FOR 4 GUESTS ADA/HANDICAP PARKING (INCLUDED) 1 PER 50 GUESTS	15
TOTAL PARKING SPACES	19

REGULATIONS FOR TCMU ZONE

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 S.F.	11,826 S.F.	11,826 S.F.
MIN. LOT FRONTAGE	75'	106.22'	106.22'
MIN. FRONT YARD	20'	8.8' *	8.8' **
MIN. SIDE YARD/TOTAL	8'/20'	18.5'/61.1'	13.8'/48.4'
MIN. REAR YARD	30'	49.7'	34.7'
MAX. BLDG. HEIGHT	35.5'	30.7'	35.5'
MAX. BLDG. COVERAGE/FOOTPRINT	25%	12.7%/1500S.F.	25%/2,952 S.F.
REQUIRED OPEN SPACE ϕ	25%	61.6%	22.5%/3,017 S.F.
DEMOLITION PLAN - S.F. / %	-	-	492.0 S.F./32.8%
MAXIMUM FLOOR AREA	5,000.0 S.F.	2,980 S.F.	5,500.0 S.F. WITH VARIANCE GRANTED ON JANUARY 09, 2023
PARKING	-	-	19 (SEE TABLE BELOW)

- ϕ AT LEAST EQUAL TO PRINCIPAL BUILDING'S FOOTPRINT.
- * NON-CONFORMING BUT PRE-EXISTING CONDITION.
- ** RETAINING NON-CONFORMING BUT PRE-EXISTING CONDITION.

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NOT TO SCALE

BOUNDARY SURVEY
 SHOWING EXISTING CONDITIONS
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 CORRINE CROCKER-LUBY
 #14-18 PARKER TERRACE EXT.
 GLASTONBURY, CONNECTICUT
 SCALE 1"=20' JAN. 17, 2022

REV. 1-20-22
 GRAPHIC SCALE

