Ten Copies of this Application are Required

REFERRED TO TP&Z

(10 hard copies of everything you're submitting - collated)

ZONING BOARD OF APPEALS APPLICATION

Applicant Haviar Real Estate, LL	C, c/o Griffin Haviar, DVM			
Street 121 Pratt Street	Town Glastonbury	Date Filed	& Fee Paid	
Phone 860-331-2702 E-mail	Date Hear	Date Hearing Scheduled		
Legal Representative (if any) Meghan		Sign Depos	sit Paid on	
Address 701 Hebron Ave, PO Box 1530, Glastonbury, CT 06033			Sign Taken on	
E-mail mhope@alterpearson.com	Photo of Si	Photo of Sign Rec'd on		
Legal Property Owner Haviar Real	Estate, LLC, c/o Griffin Haviar,	DVM	ZONE	
Exact Location of Property Involved	121 Pratt Street, Glastonbury, 0	CT 06033	☐ Residential	
If No Street #, Indicate Assessor's Key # C5/ 5640/ 50010A Street Commercial				
 ✓ For relief (a variance) from the restr ☐ For a special exception as provided ☐ From an adverse ruling by ☐ For the approval required by the States 	in Section(s) of t	he Glastonbury Zoning the Building Offici	Regulations.	
Describe in detail (in the space provide the Section (s) of the Glastonbury Zo aspect of the project which does not re the nature of the hardship which comp If requesting a special exception , be sproject will meet, as specified in the R	ning Regulations cited above. If requirement, and the amount els this request. Specific in the description of the proj	nesting a variance , be stoff relief (variance) yo	specific in describing the ou are requesting. Include	
We / I hereby depose and say that all to my knowledge and belief. Haviar Real Estate, LLC		papers submitted herev		
Applicant Griffin Haviar, DVM, Member		Owner, If Not A		
RI20/24		Griffin Haviar, DV		
Date		Traie		

Include TEN (10) collated 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 \$200.00 plus \$100.00 public hearing fee plus \$60.00 State fee tendered herewith (\$360.00). 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.

Sign Deposit fee of \$10.00 cash taken at time of sign pick up

DESCRIPTION IN DETAIL:

TOWN OF GLASTONBURY - OFFICE OF COMMUNITY DEVELOPMENT STATE OF CONNECTICUT SIXTY DOLLAR (\$60.00) ADDITIONAL FEE REQUIRED

In accordance with Public Act 92-235 the State of Connecticut requires that any person, firm or corporation making application for approval of land use applications pay a sixty dollar (\$60.00) fee, in addition to any other fee which is required for application.

for application.		_			
The following application	ons require submission of fee:				
Site Plan Special Permits Subdivision and Resubd Change of Zone Planned Area Developm Inland Wetlands and Wa Special Exceptions and	nent Final Development Plan atercourses Permit				
Town to cover administ		collected; two dollars (\$2.00) shall be retained by the all be deposited in the "Environmental Quality Fund tatutes.			
	wing information and submit this form and the ilding Department upon submission of each ap	sixty-dollar (\$60.00) fee to the Office of Community plication.			
Name of Applicant	Haviar Real Estate, LLC, c/o Griffin Havia	ar, DVM			
Address	dress 121 Pratt Street, Glastonbury, CT 06033				
Name of Project Address	Glastonbury Veterinary Hospital Addition 121 Pratt Street, Glastonbury, CT 06033				
Type of Application: Site Plan	Section Number				
	Section Number				
Subdivision and					
Change of Zone		·			
Planned Area D	pevelopment				
Final Developn	nent Plan and/or Zone Change				
Inland Wetland	s and Watercourses Permit	N			
Special Expecta	ations and Variances				
Date Fee Recei	ved B	y:			

Project Number

Rev. 10/2009 per Public Act 09-03

TO: Lincoln White, Building Official/Zoning Enforcement Officer

FROM: ALTER & PEARSON, LLC

DATE: August 21, 2024

RE: Variances from §4.18.4.h and §8.2.b for a Proposed Building Addition at Glastonbury

Veterinary Hospital – 121 Pratt Street (Town Center Mixed-Use Zone & Flood Zone)

(HAVIAR REAL ESTATE, LLC, Applicants/Owners)

Glastonbury Veterinary Hospital is a full-service animal clinic that has served the Glastonbury community since 1965. In 2023, the Applicants, Dr. Jason Haviar and his wife Dr. Griffin O'Connor Haviar, purchased the practice and the Site. The Applicants are proposing a 1-story, 895± s.f. addition to add handicap accessibility to the practice and provide additional modern veterinary areas.

Existing Conditions

The Site is 4.14± acres and located on the south side of Pratt Street. The Site is situated in the both the Town Center Mixed Use Zone and Flood Zone. The 100-year flood elevation is 28, and the existing 4,050± s.f. building (2,202 s.f. = first floor and 1,848 s.f = second floor) is located *outside* of the Flood Zone. See attached Property Survey. The existing lot is oversized as compared to other lots on Pratt Street and the existing building is set significantly back from both the front and side property lines, with existing front and side yard setbacks of approximately 100 feet. See attached Zoning Chart and Existing Site Photos. The Site is surrounded by residential uses to the north, east and west. The existing use is permitted in the Town Center Mixed-Use Zone (TCMU Zone) by special permit.

Proposal

The Applicants are proposing to construct a 1-story, $895\pm$ s.f. addition to the east and south side of the building. See attached Floor Plans and Building Elevations and Site Development Plan. As the addition will provide handicap accessibility, a new 4' concrete walk is proposed from the front parking area to the new door on the addition. The Applicant is proposing architectural and site enhancements to the existing building including:

- new siding and trim;
- a 3'6" x 24' overhang with wood brackets and a black metal roof on the front façade, to create a sense of entry to the existing doors that provide access to the lobby;
- decorative building and site lighting;
- street trees and foundation plantings; and
- dumpster enclosure

As noted above, the existing building has a floor area of $4,050\pm$ s.f., which exceeds the maximum permitted floor area for new buildings in the TCMU Zone of 4,000 s.f. The building as it currently exists is non-conforming as to floor area. The Applicant is requesting the following relief in order to construct the proposed addition:

- relief from §4.18.4.h to allow for a maximum floor area of 4,945 s.f. when the floor area of any new building shall not exceed 4,000 square feet; and
- relief from §8.2.b to enlarge the floor area of the nonconforming building, when no extension or enlargement of any nonconforming building or structure which increases the nonconformity of such

building or structure shall be made.

Regarding the above-requested variances, the hardship originates in the zoning regulation and arises directly out of the application of the regulation to the circumstances or conditions beyond the control of the Applicant. The TCMU Regulation indicates that new buildings cannot exceed a floor area of 4,000 s.f. but indicates that an existing mixed-use building can have a maximum floor area of 5,000 s.f.. The regulation fails to address new additions to existing buildings that are single use. See the conflicting regulations below:

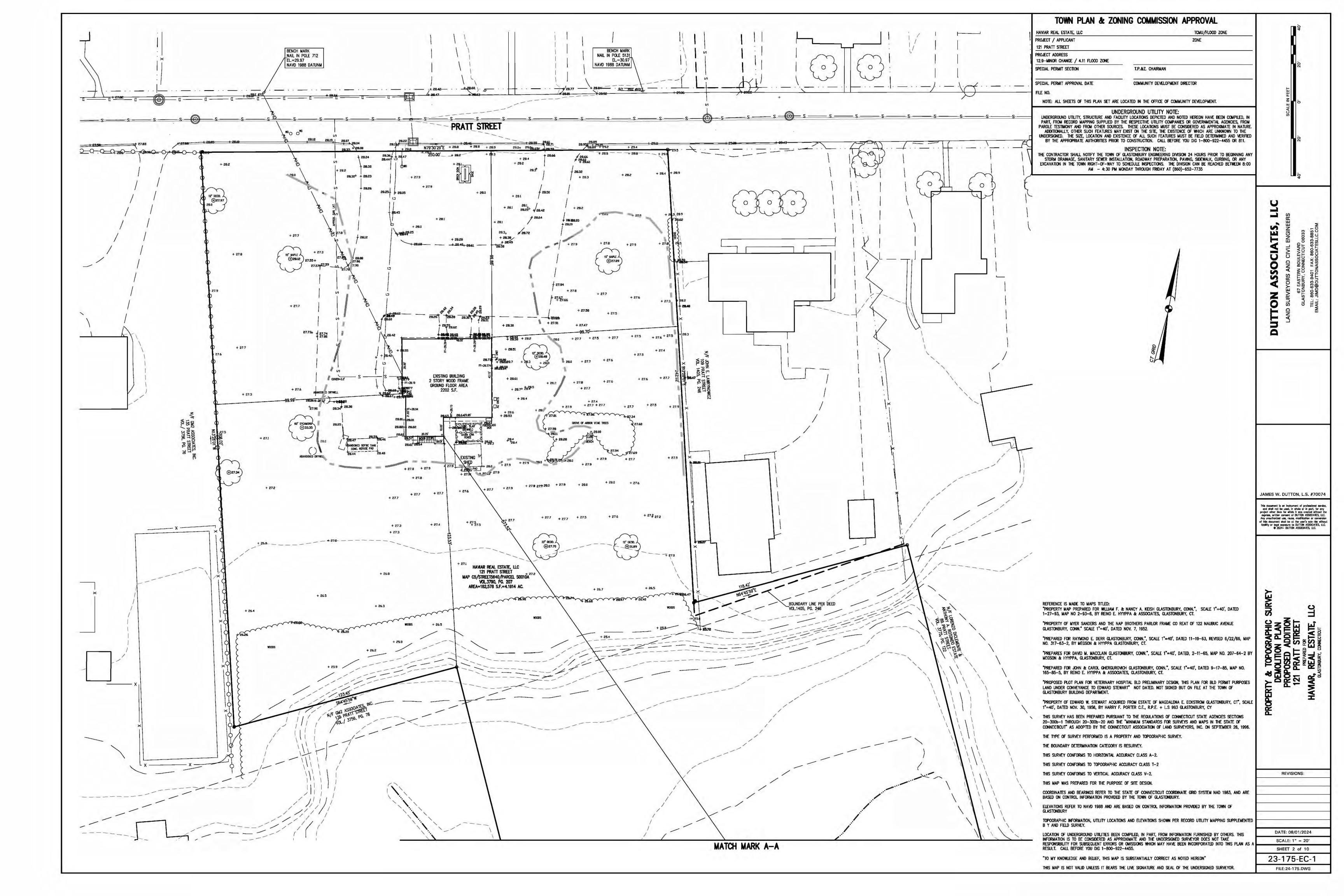
§4.18.4.h The maximum floor area of any new building shall not exceed 4,000 square feet. For the purposes of this section, floor area is defined as the total square foot area of all floors (excluding unfinished basements) as measured from exterior wall to exterior wall.

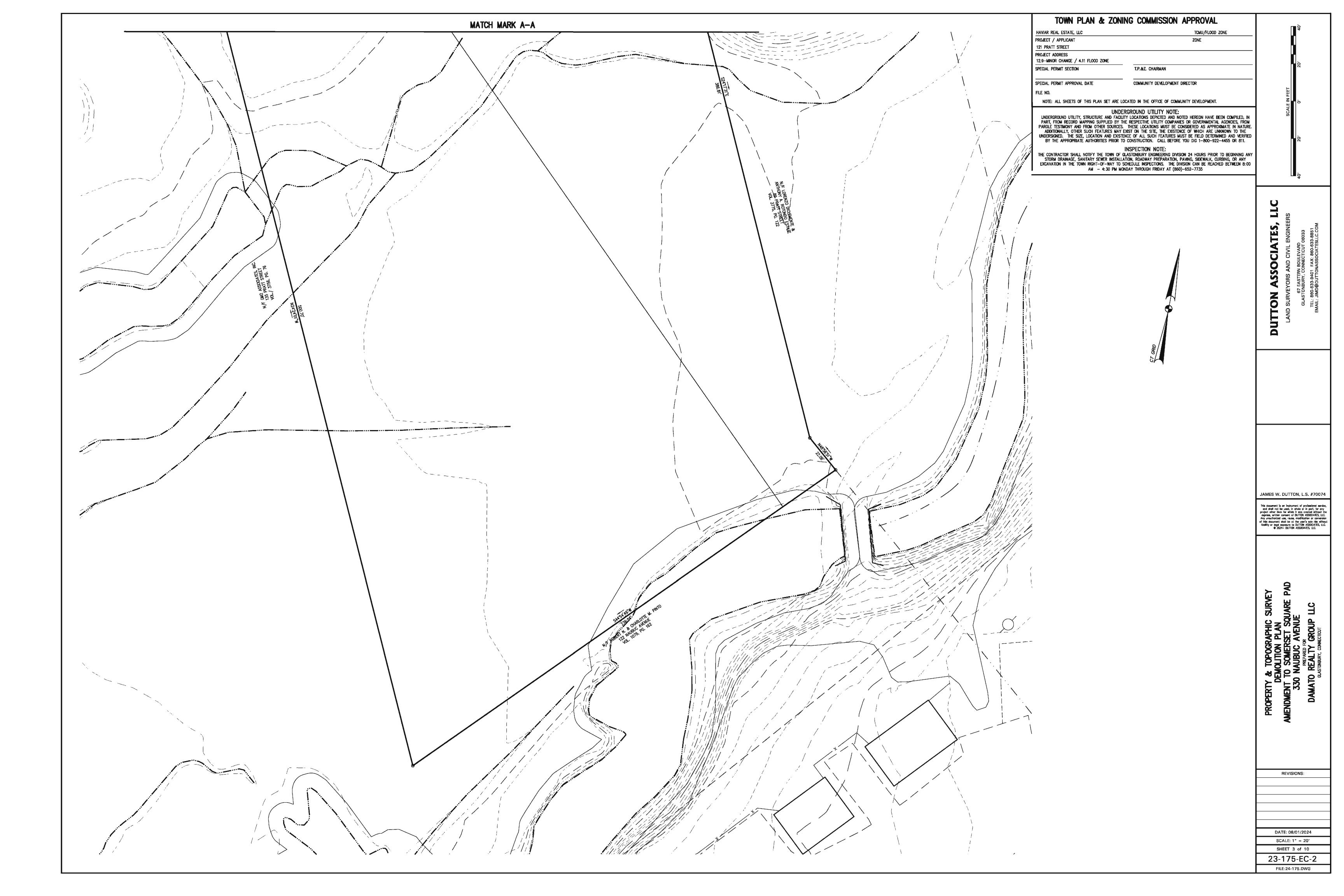
§4.18.4.i Mixed Use. A unified development consisting of commercial use(s) combined with a residential use (with up to two dwelling units) shall be permitted in accordance with the provisions of Section 12 of these regulations. Modified standards/incentives in connection with the adaptive reuse of existing buildings are permitted in accordance with Section 12 of these regulations and the following...(c) Floor Area Maximum Existing buildings may be expanded to a maximum of 5,000 square feet in order to comply with current building codes (such as new stair wells, emergency access, handicapped access); and where the architectural style and scale of additions are consistent with the architectural style and scale of the building and the neighborhood.

The requested variances satisfy all requirements of §13.9 of the Regulations and the Applicant will offer evidence of compliance at the public hearing.

ZONING TABLE - TCMU ZONE/FLOOD ZONE					
ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED		
LOT AREA	10,000 S.F.	182,578 S.F.	182,578 S.F.		
LOT FRONTAGE	75 FT.	249.88 FT.	249.88 FT.		
FRONT YARD	20 FT.	99.88 FT.	99.88 FT.		
SIDE YARD	MIN. FOR ONE 4 FT; COMBINED 10 FT	99.99 / 99.70 FT.	99.99/ 84.87 FT.		
REAR YARD	20 FT.	573.52 FT.	550.03 FT.		
FLOOR AREA	4,000 S.F.	4,050 S.F.	4,945 S.F		
BLDG. HEIGHT	2.5 STRY / 35.5 FT.	2 STRY	2 STRY		
BLDG. COVERAGE	25% (45,644 S.F.)	2,202 S.F. (1.21%)	3,097 S.F. (1.69%)		
OPEN SPACE	AREA PRINCIPAL BLDG. FOOTPRINT (3,100 S.F.)	171,213 S.F.*	170,360 S.F.*		
PARKING	T.B.D. BY TP&Z**	16	16		

^{**}SECTION 9.11.P OF THE ZONING REGULATIONS INDICATES THAT THE PARKING REQUIREMENT FOR VETERINARY SERVICES SHALL BE DETERMINED BY THE TOWN PLAN & ZONING COMMISSION. APPLICANT REQUIRES 12 PARKING SPACES (6 EMPLOYEE SPACES AND 6 CUSTOMER SPACES).









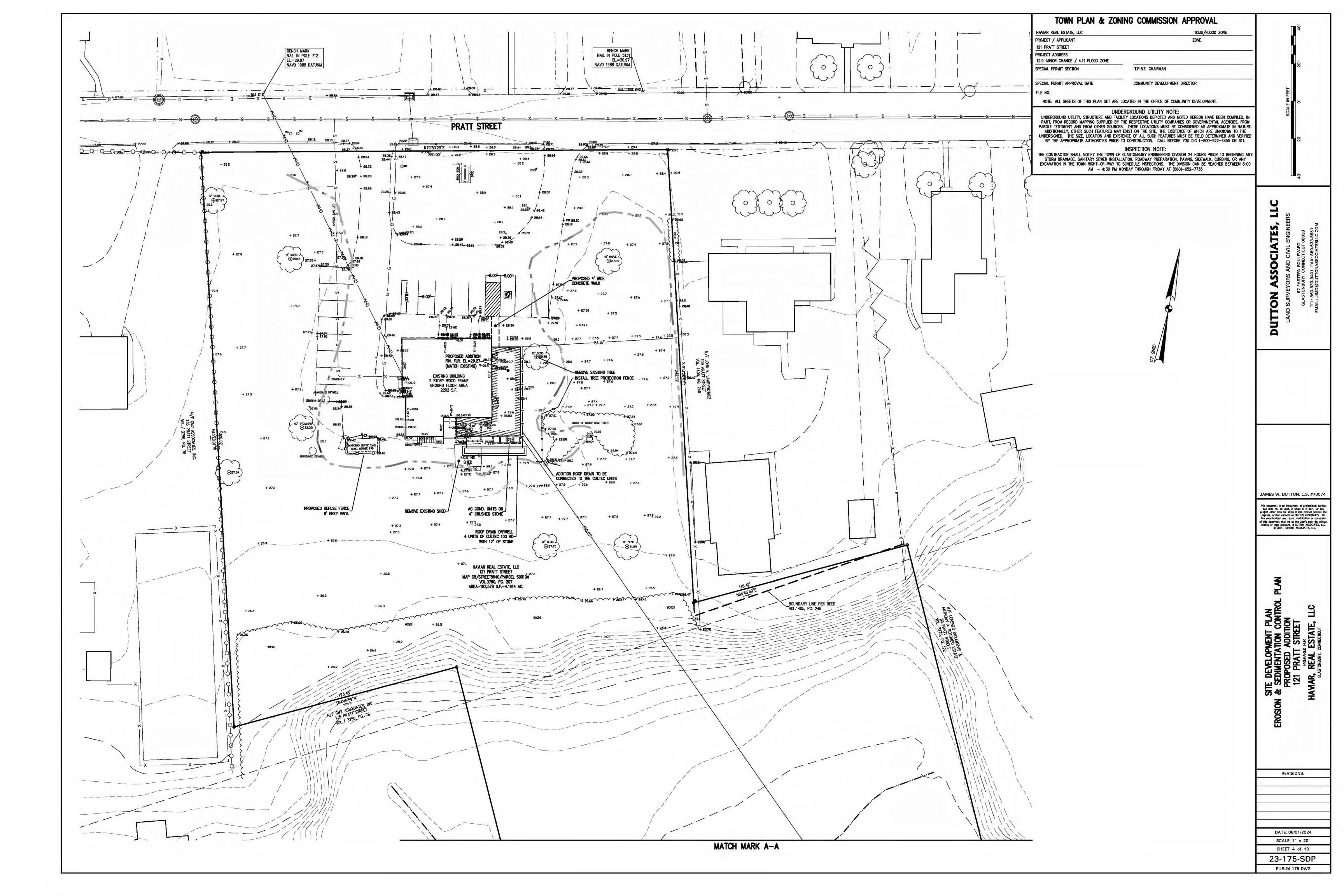


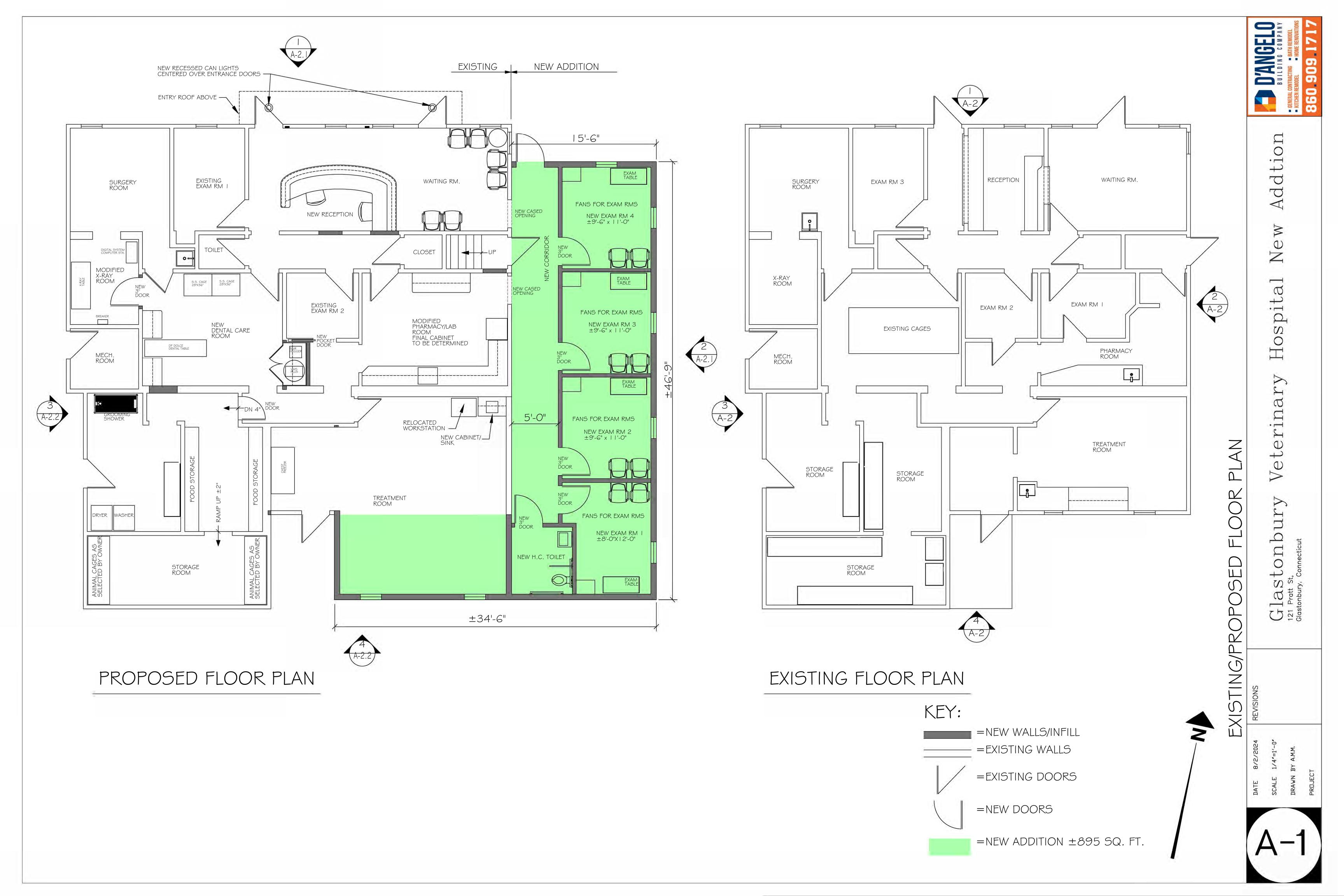




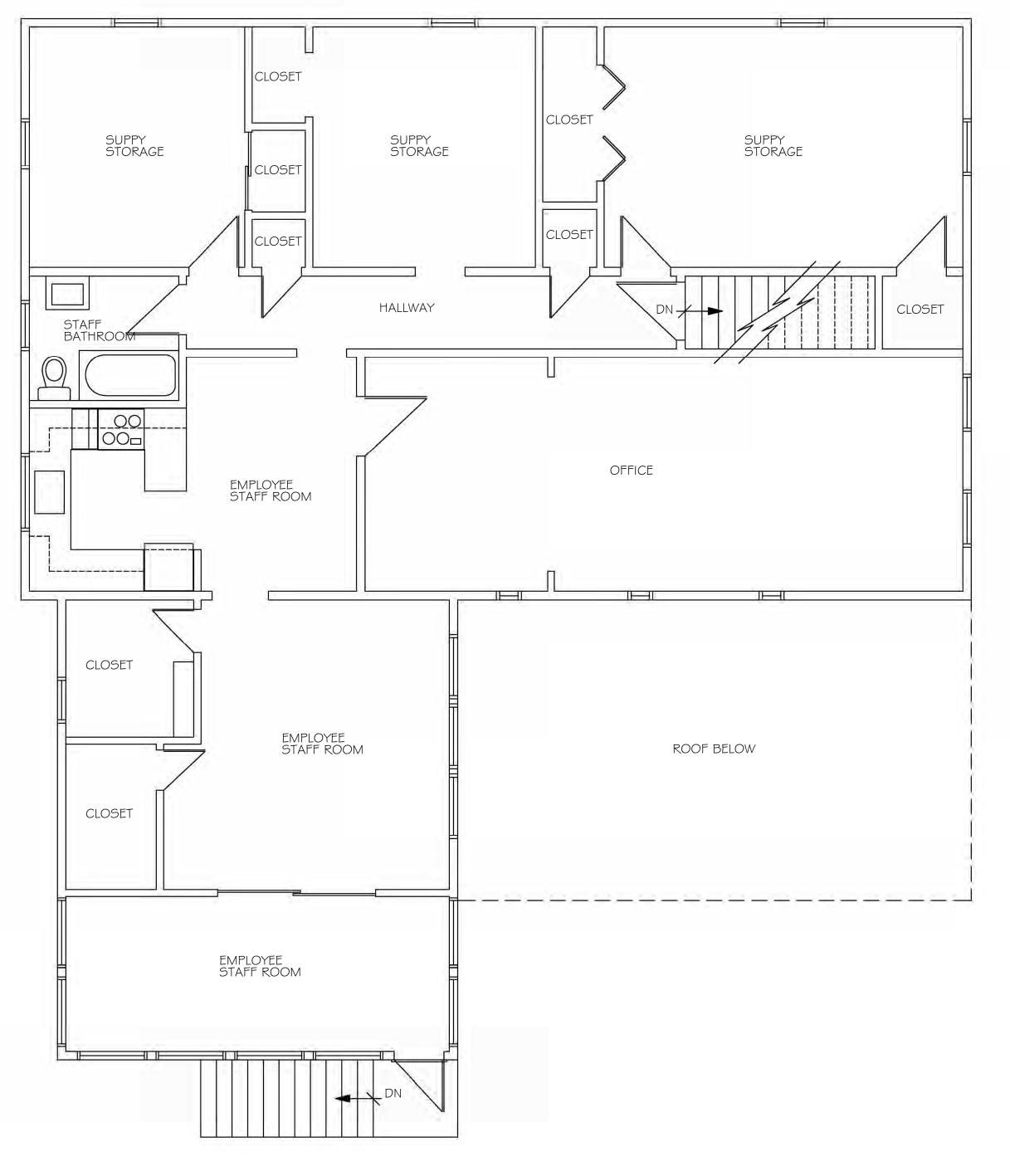






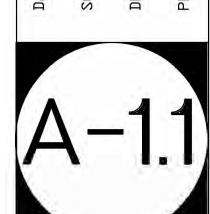






EXISTING 2ND FLOOR PLAN

±1,848 GROSS SQ FT









EXISTING SOUTH ELEVATION

EXISTING ELEVATION

DATE 8/2/2024 REVISION SCALE 1/4"=1'-0"

DRAWN BY A.M.M.

