

Ten Copies of this Application are Required

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

ZONING BOARD OF APPEALS
APPLICATION

REFERRED TO TP&Z _____

Applicant Brian Albert

Street 1478 Main St Town Glastonbury

Phone 860-558-6388 E-mail rocky.h.electric64@gmail.com

Legal Representative (if any) _____

Address _____

E-mail _____

Date Filed & Fee Paid 8/20/24

Date Hearing Scheduled 9/9/24

Sign Deposit Paid on _____

Sign Taken on _____

Photo of Sign Rec'd on _____

Legal Property Owner Brian Albert

ZONE AA

Exact Location of Property Involved 1478 Main St Glastonbury
Street # Street

Residential

If No Street #, Indicate Assessor's Key # _____

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) 4.4.7 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.

B. Albert

Applicant

Owner, If Not Applicant
(Required)

8-20-24

Date

Received

Date

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:

The application is for a variance to encroach into the side yard. 5'5" feet and 4'0 per plan.
The hardship is due to the angled lot
and the only place to put the garage +
existing location of the house

Ten collated copies of this Application and all supporting documentation are required

August 13, 2024

To: The Town of Glastonbury, Zoning Board of Appeals

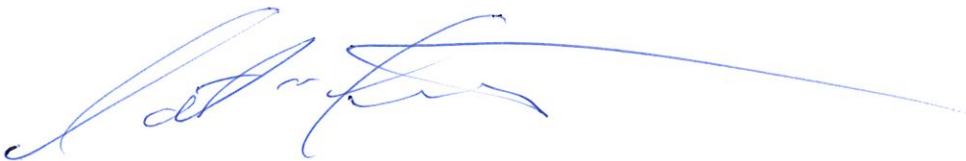
**From: Scott M. Filiault
1492 Main Street
Glastonbury, CT
(860)-268-5038**

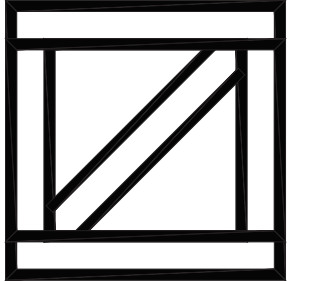
I am writing his letter in support of my neighbor, Brian Albert, and his application for a variance at 1478 Main Street here in Glastonbury. I am aware that Brain would like to build a new garage / master bedroom addition on the north side of his property which would impact the existing side yard setback and come closer to the property line. I concur that there are no other sensible areas to add to the house, understanding the limitations of existing conditions. The property is the first thing people see as they turn onto Main Street from Route 17, and to preserve the existing southern elevation preserves that relationship.

I have seen the design plans and elevations of the proposed addition and I believe it will be a great improvement to the overall property as well as the neighborhood. The work that Brian has already done to his property has always been focused on retaining the same character to his home, preserving the same craftsman style architecture which is there currently.

Please feel free to contact me with any further questions concerning my position with this application.

**Best,
Scott M. Filiault**

A handwritten signature in blue ink, appearing to read "Scott M. Filiault", with a long horizontal flourish extending to the right.



CO.Z STUDIO

PAUL SZCZOMBROWSKI

200 WEST ROAD, APT 119
ELLINGTON, CT 06029
860-558-2378

Revisions:
Issued for Review

ALBERT RESIDENCE
1478 Main Street, Glastonbury, CT 06033

Drawing Name:
*Existing Conditions
First Floor Plan &
Exterior Elevations*

Scale: *As Noted*

Author: *PS*

Date: *February 14, 2024*

Drawing Number:

A0



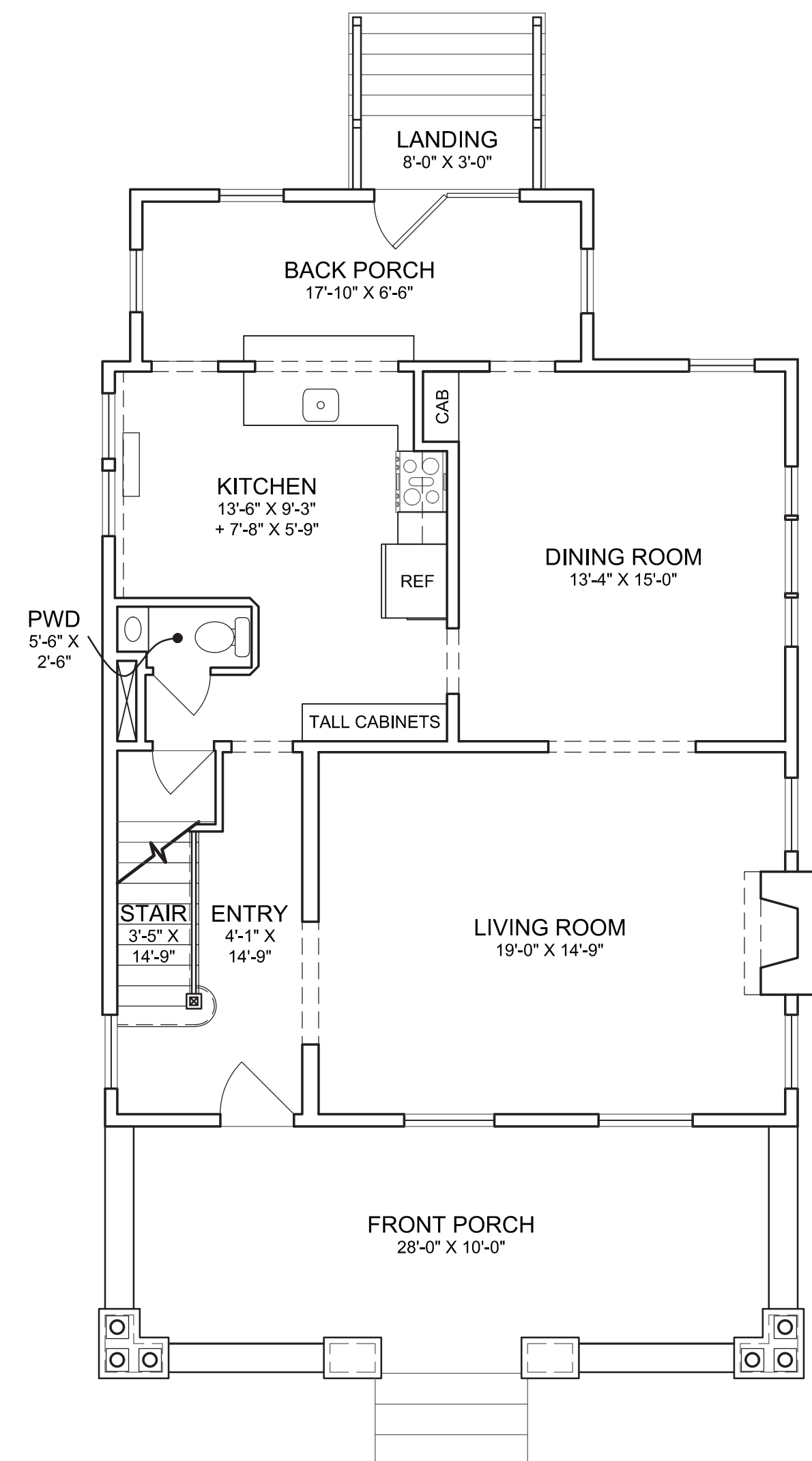
1.3 WEST EXTERIOR ELEVATION
1/4" = 1'-0"



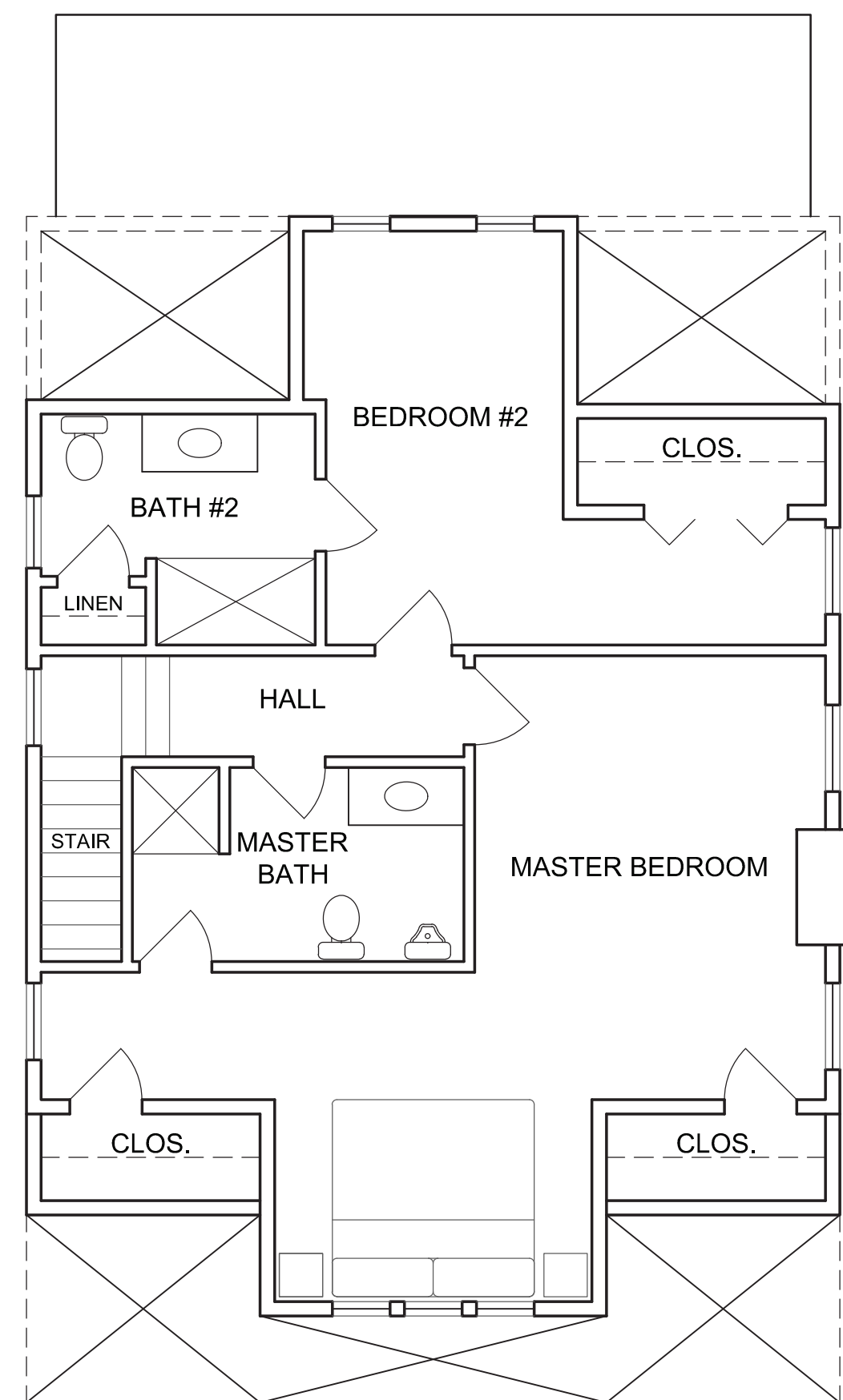
1.4 EAST EXTERIOR ELEVATION
1/4" = 1'-0"



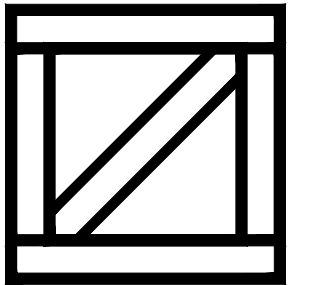
1.5 NORTH EXTERIOR ELEVATION
1/4" = 1'-0"



1.1 FIRST FLOOR PLAN
1/4" = 1'-0"



1.2 SECOND FLOOR PLAN
1/4" = 1'-0"



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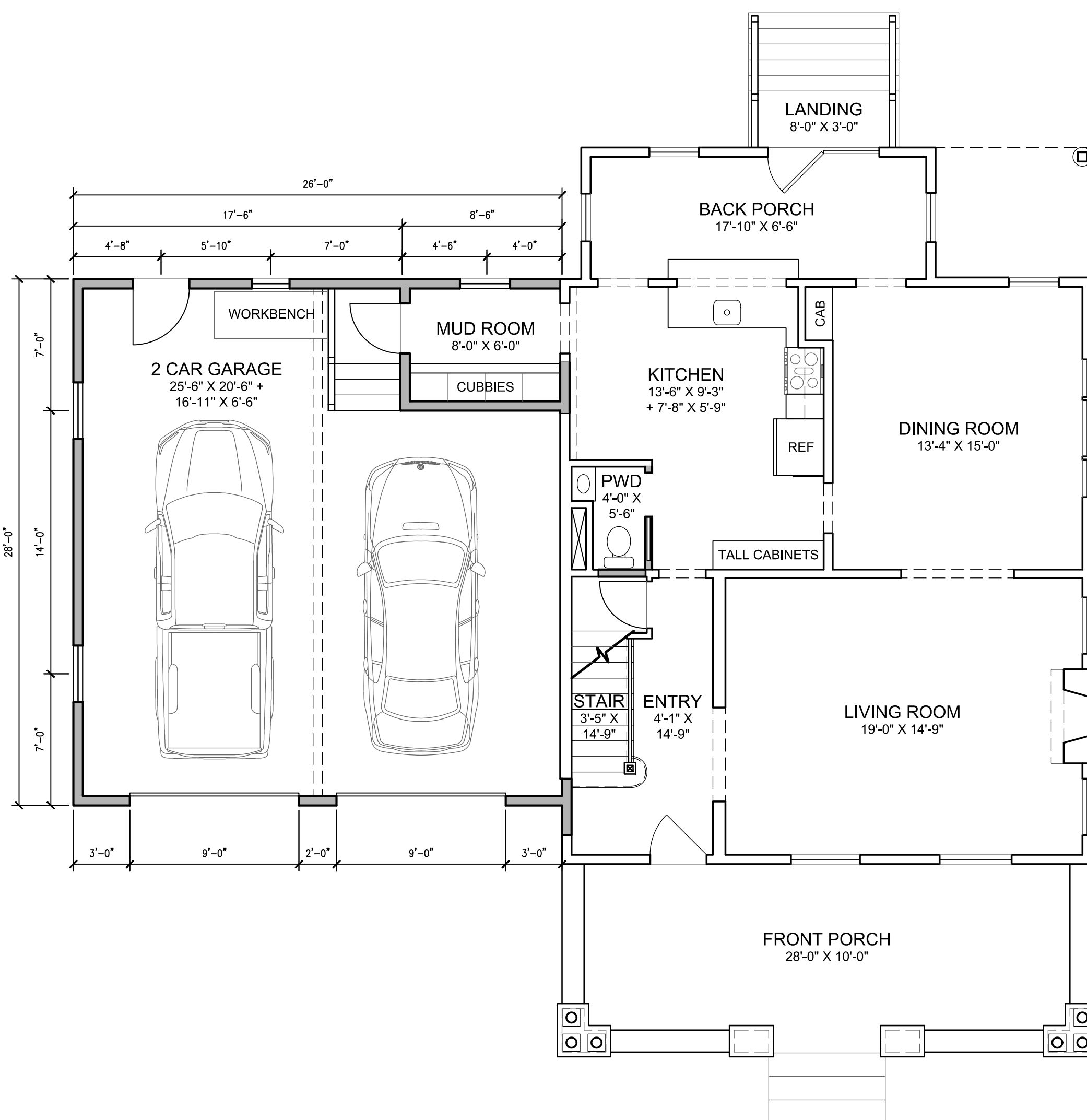
A1



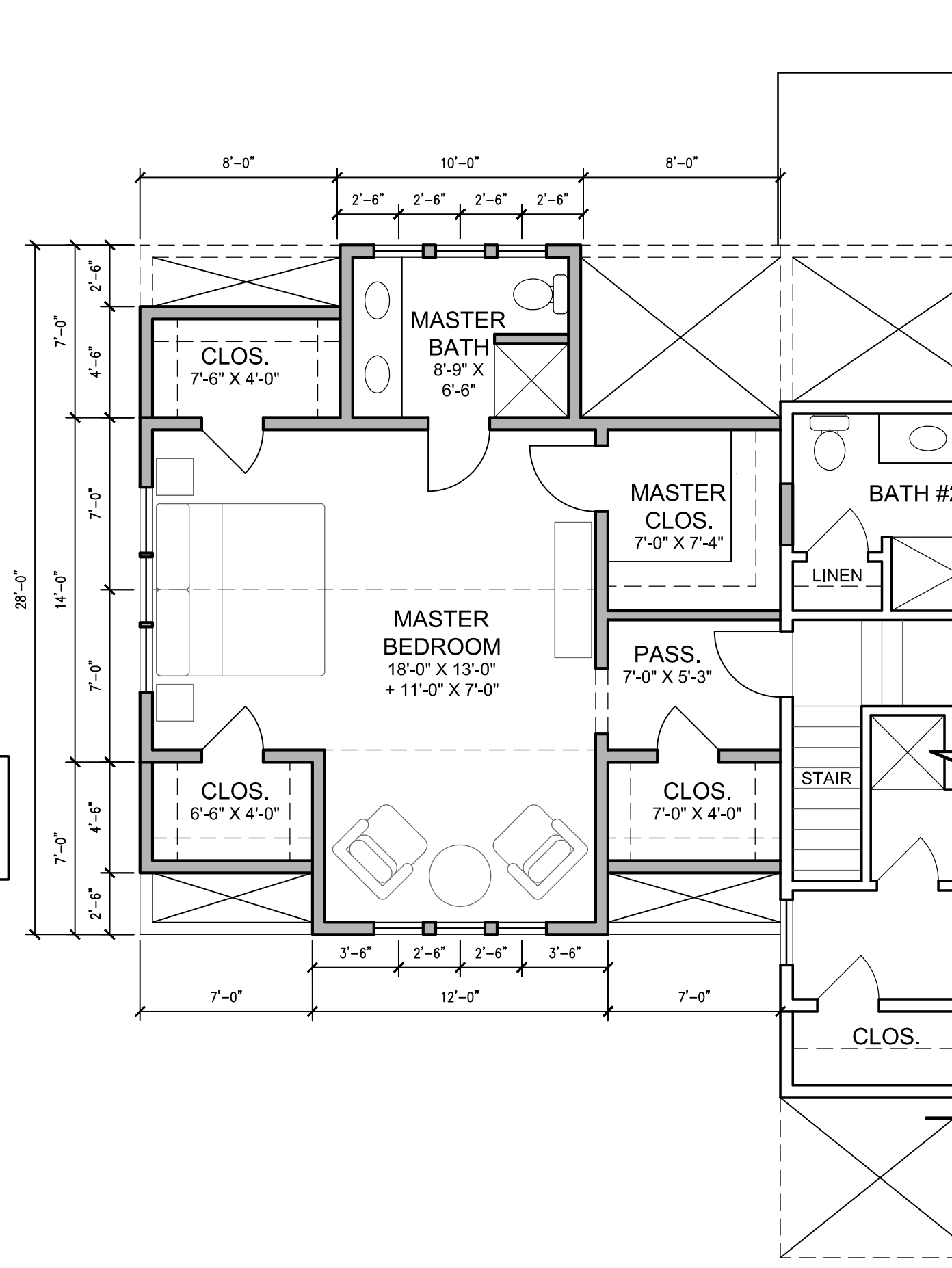
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