

TOWN OF EAST GRANBY
LAND USE APPLICATION

Date 11/10/2022

Application to: Planning & Zoning Commission Zoning Board of Appeals
Administrative Staff

Name, Address & Telephone # of Applicant:

TOM + MONIQUE GERKEN
7 MOUNT VERNON DRIVE
EAST GRANBY, CT 06026
851-216-0904

Name, Address & Telephone # of Owner if different:

Please complete appropriate Sections:

Proposed Use (if applicable) RESIDENTIAL

Is property under PA 490? Yes No

Present Zone(s) of affected property: R30

Property in acres: 0.94


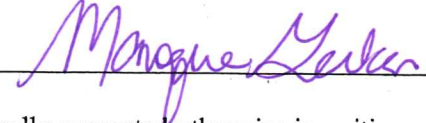
Number of Lots: Existing 1 Proposed NA

Total area in wetlands: 0 Area of wetlands affected by this proposal: 0

Are there any easements or rights-of-way? Yes No (if yes, they must be shown)

Names & addresses of others involved in the project:

Signature of applicant

All correspondence will be sent to the applicant unless specifically requested otherwise in writing.
All applications must be submitted to the Building Department during regular office hours. Checks
should be made payable to the "Town of East Granby".

**TOWN OF EAST GRANBY
ZONING BOARD OF APPEALS**

Fee: \$210 Commercial Variance
\$180 Residential Variance (All fees include applicable fees to the State of Connecticut)
\$210 Appeals from the ZEO
\$210 Dealer's & Repairer's License

APPEAL # ZBA _____ DATE 11/10/2022 ZONE R30

APPELLANT TOM + MONIQUE GERKEN ADDRESS 7 MOUNT VERNON DRIVE

OWNER _____ ADDRESS _____
(If different from appellant)

LOCATION OF AFFECTED PREMISES 7 MOUNT VERNON DRIVE

Has a previous appeal been made with respect to these premises? Y/N No if yes, when _____ Is it in connection with a _____ proposed or X existing building?

Please check the appropriate section - whichever is applicable.

1. I HEREBY APPEAL FROM A DECISION OF THE ZONING ENFORCEMENT OFFICER:

In a separate letter, explain your appeal and be sure to specify what error the Zoning Enforcement Officer has made in issuing an order.

Date order received _____ Date this application filed _____
The above dates should not be more than fifteen (15) days apart.

2. I HEREBY REQUEST A VARIANCE OF THE ZONING REGULATIONS SECTION (S): IV - RESIDENTIAL + AGRICULTURAL ZONES - SET BACK REQUIREMENTS

In a separate letter, please specify what variance is being requested, what unique hardship is caused by the strict application of the regulations and why it is unique to these premises. The applicant shall submit a previously certified plot plan for the existing construction prepared by a registered land surveyor. The applicant shall update the plan to include **all existing and proposed** improvements and or changes. Staff may require a new certified plot plan if deemed appropriate.

3. I HEREBY REQUEST LOCATION APPROVAL FOR A DEALERS' & REPAIRERS' LICENSE

Please submit appropriate documentation including a copy of the approved site plan for the affected property.

 _____ Signature of appellant
 _____ Signature of owner (if different)

PLEASE SUBMIT ELEVEN (11) COPIES OF ALL DOCUMENTATION!!!

November 2, 2022

PLANNING & ZONING COMMISSION

PO BOX 1858 | EAST GRANBY, CT 06026

We are requesting a variance to the required 20' setback from the side lot line of our property to allow us to build an additional garage stall.

We currently have an in-law apartment over our existing two car garage. Our parents currently use this space for extended stays and as they become older will require more assistance.

As illustrated in the plans, the corner of the proposed garage impedes the setback requirement by 2' 6" at the corner of the garage and 4'1" at the corner of the proposed stairway. We need to make the garage a width generous enough to allow elderly adults enough room to fully open the car doors, allow the use of a walker to safely exit the vehicle, and space to safely maneuver. We are requesting the garage be located as indicated to achieve direct access to the house without requiring them to go outside in adverse weather conditions.

We have the full support of our neighbors and have included a signed letter of support. We appreciate your time and consideration.

SINCERELY,

TOM & MONIQUE GERKEN

Town of East Granby
Planning and Zoning Board of Appeals
PO Box 1858
East Granby, CT 06026

November 2, 2022

Dear Members of the Board,

We reside at 9 Mount Vernon Drive, East Granby, and are next door to the Gerkens on the side of the house on which they propose to build their addition. We have reviewed their proposed plans and fully support their request for a variance from the required setback distance for the side lot line.

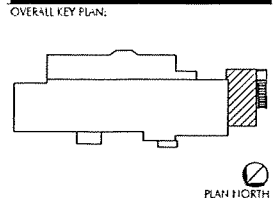
We do not feel this would have any adverse affects on our property.

We hope you will support and approve their request for a setback variance.

Thank you,




Ed and Diane Kelly



REVISIONS:

NO.	DATE	DESCRIPTION
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LEGEND OF SYMBOLS:

- DOOR OPENING
- WINDOW OPENING
- DRAWING NUMBER SECTION SHEET NUMBER
- DRAWING NUMBER DETAIL SHEET NUMBER
- INTERIOR ELEVATIONS
- ROOM NUMBER / NAME
- WALL TYPE (SEE WALL TYPES)
- NEW WALL
- EXISTING WALL - REMAINS
- EXISTING WALL - REMOVE

PROJECT: NEW ADDITION, RENOVATION PLANS FOR

Monique & Tom Gerken

7 Mount Vernon Drive
East Granby, CT 06026

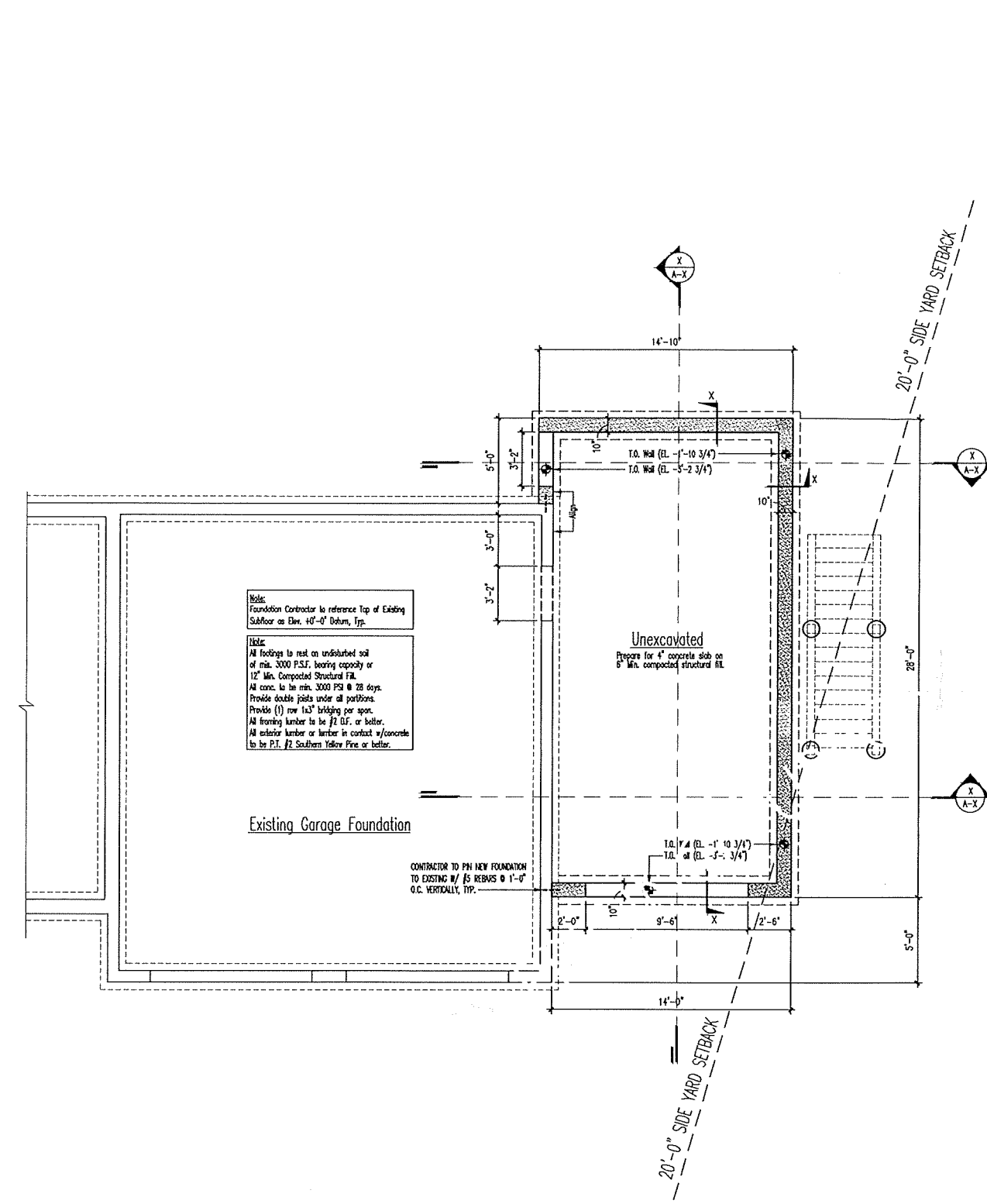
MAIN LEVEL GARAGE AREA: 396 SF.
UPPER LEVEL DECK AREA: 463 SF.

SHEET TITLE:
PROPOSED SITE DIAGRAM & FOUNDATION PLAN

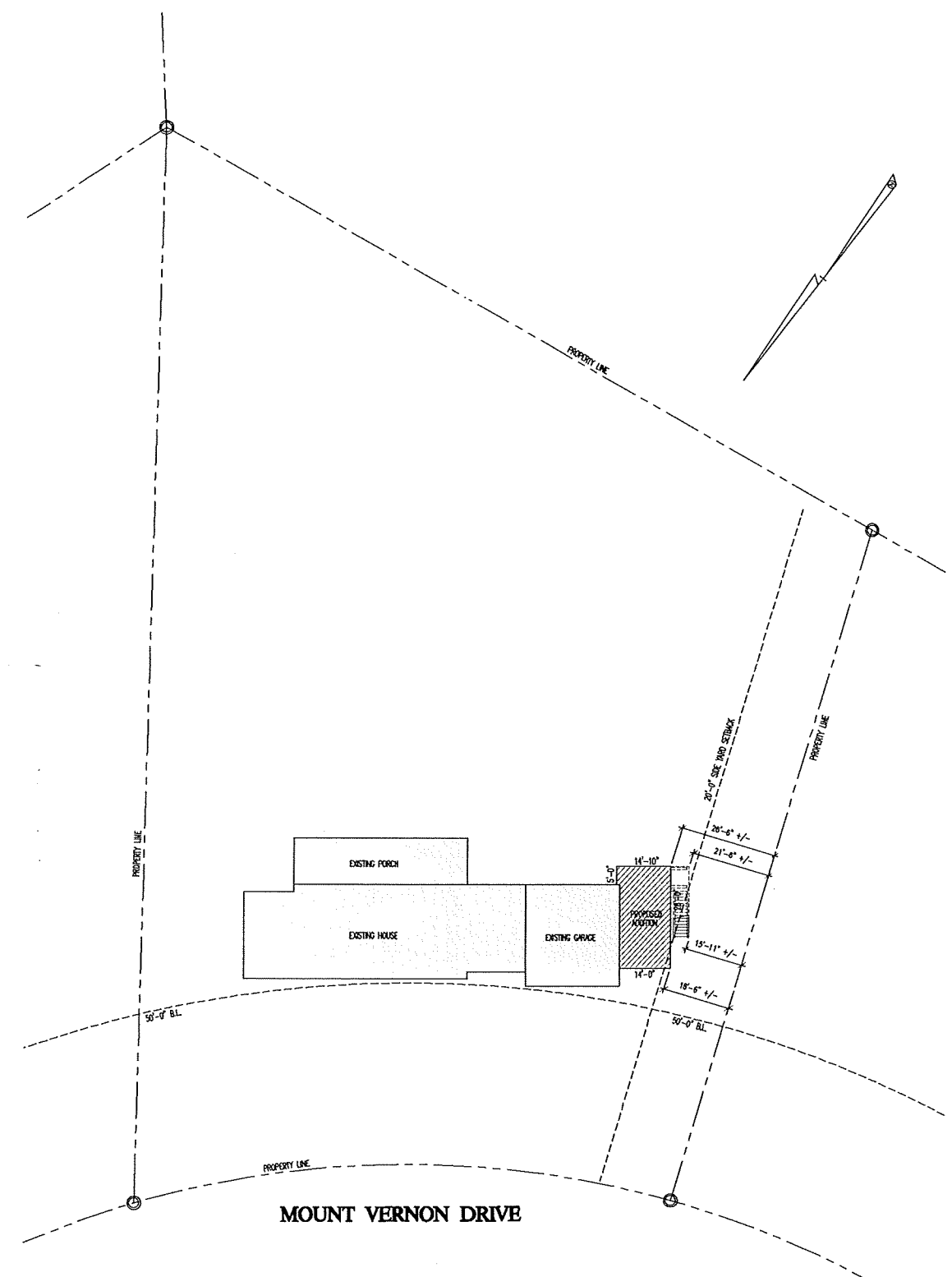
SCALE: AS NOTED
SHEET NUMBER:

A-2

DATE: JULY 11, 2022
SCHEMATIC DESIGN



1
A-2 Proposed Foundation Plan
Scale: 1/4" = 1'-0"

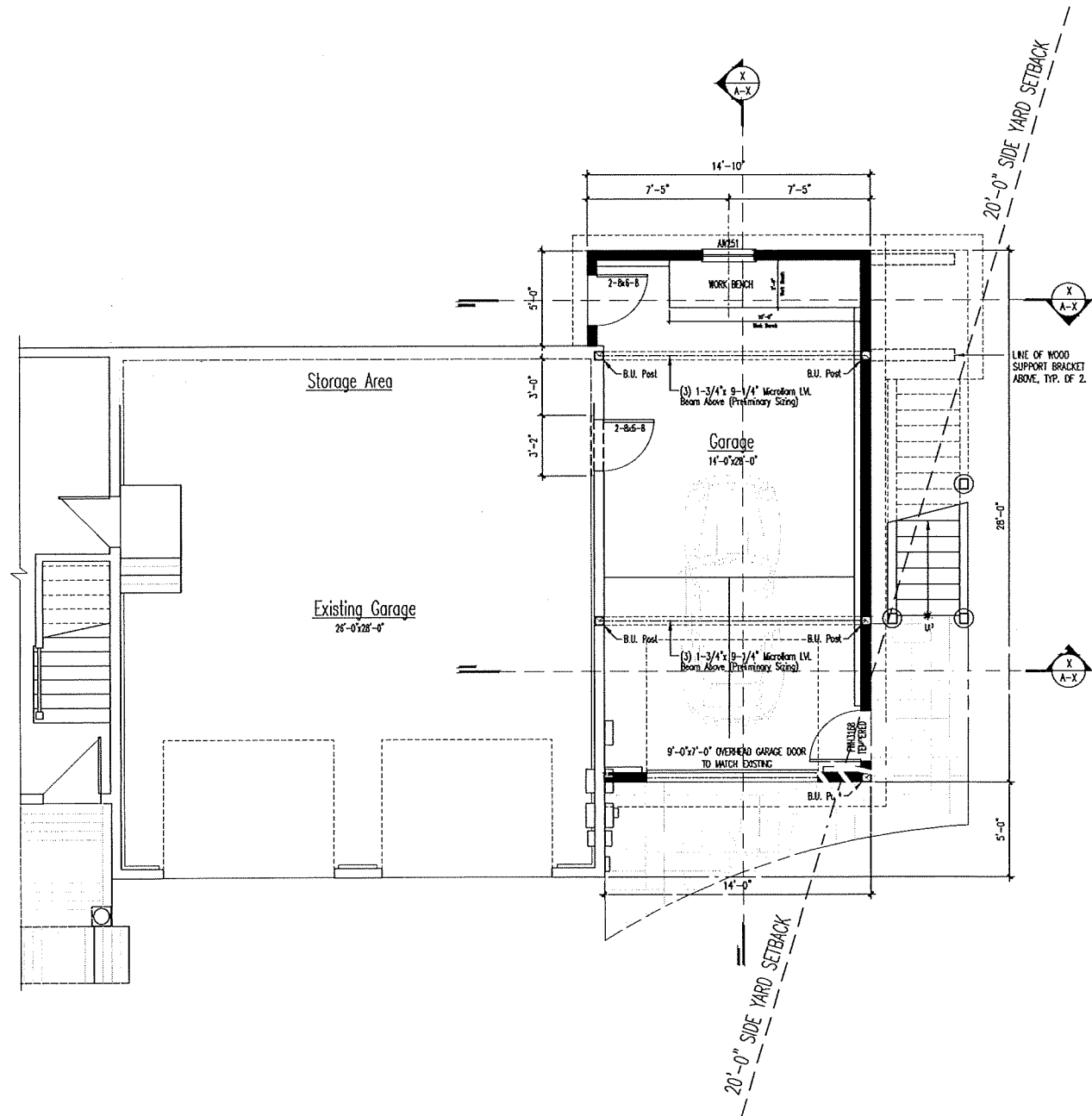


1
A-0 Site Diagram
Scale: 1" = 20'-0"

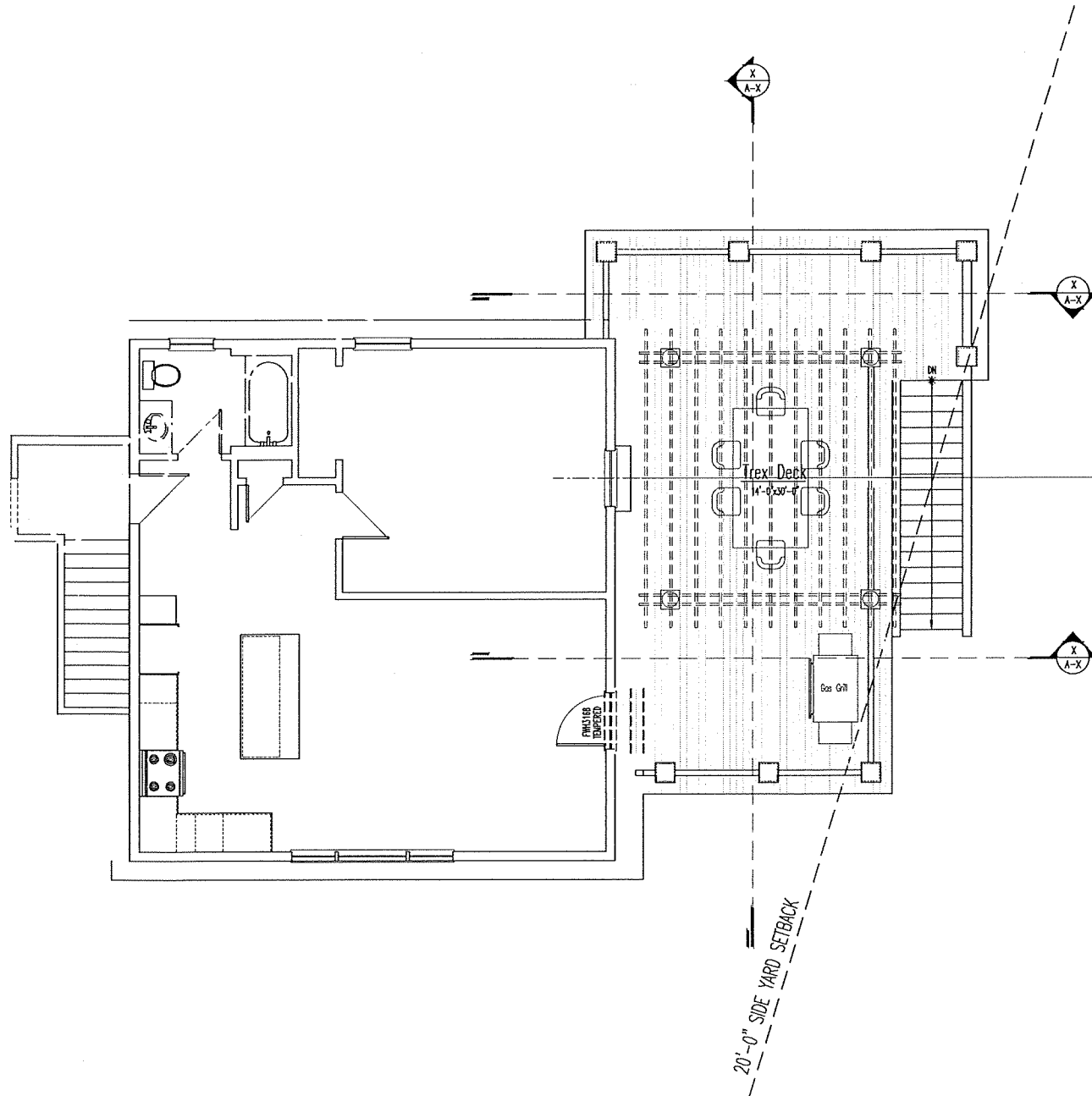
THIS IS NOT A SITE SURVEY. THIS SITE DIAGRAM IS BASED ON INFORMATION PRODUCED BY ANDERSEN & WASHBURN, DATED APRIL 20, 1973. IT IS INTENDED TO ILLUSTRATE THE RELATIONSHIP OF THE NEW ADDITION(S) TO THE EXISTING HOME AND SITE BOUNDARIES.

**PROGRESS PRINT
NOT FOR CONSTRUCTION**

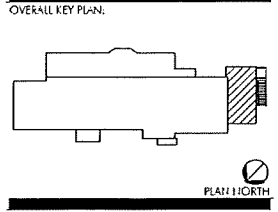
THE INTENT OF THESE SCHEMATIC DRAWINGS ARE FOR PRICING PURPOSES ONLY. THESE DRAWINGS ARE NOT CONSTRUCTION DOCUMENTS AND DO NOT INCLUDE IMPORTANT DESIGN INFORMATION SUCH AS STRUCTURAL ENGINEERING, FINAL DIMENSIONS, ETC.
THESE SCHEMATIC DRAWINGS ARE NOT ISSUED FOR OBTAINING A BUILDING PERMIT.



1 Proposed Main Level Floor Plan
A-3 Scale: 1/4" = 1'-0"



2 Proposed Upper Level Floor Plan
A-3 Scale: 1/4" = 1'-0"



REVISIONS:

NO.	DATE	DESCRIPTION
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LEGEND OF SYMBOLS:

- DOOR OPENING
- ◡ WINDOW OPENING
- ⊙ DRAWING NUMBER
- ⊙ SECTION SHEET NUMBER
- ⊙ DRAWING NUMBER
- ⊙ DETAIL SHEET NUMBER
- 1 2 INTERIOR ELEVATIONS
- 3 ROOM NUMBER / NAME
- ◊ WALL TYPE (SEE WALL TYPES)
- ▬ NEW WALL
- ▬ EXISTING WALL - REMAINS
- ▬ EXISTING WALL - REMOVE

PROJECT: NEW ADDITION, RENOVATION PLANS FOR

Monique & Tom Gerken
7 Mount Vernon Drive
East Granby, CT 06026

MAIN LEVEL GARAGE AREA: 396 SF.
UPPER LEVEL DECK AREA: 463 SF.

SHEET TITLE:

PROPOSED FLOOR PLANS

SCALE: 1/4" = 1'-0"
SHEET NUMBER

A-3

DATE: JULY 11, 2022

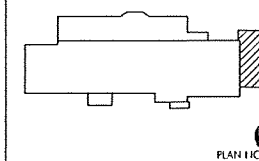
SCHEMATIC DESIGN

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OVERALL KEY PLAN:



REVISIONS:

NO.	DATE	DESCRIPTION

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Monique & Tom Gerken

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East Granby, CT 06026

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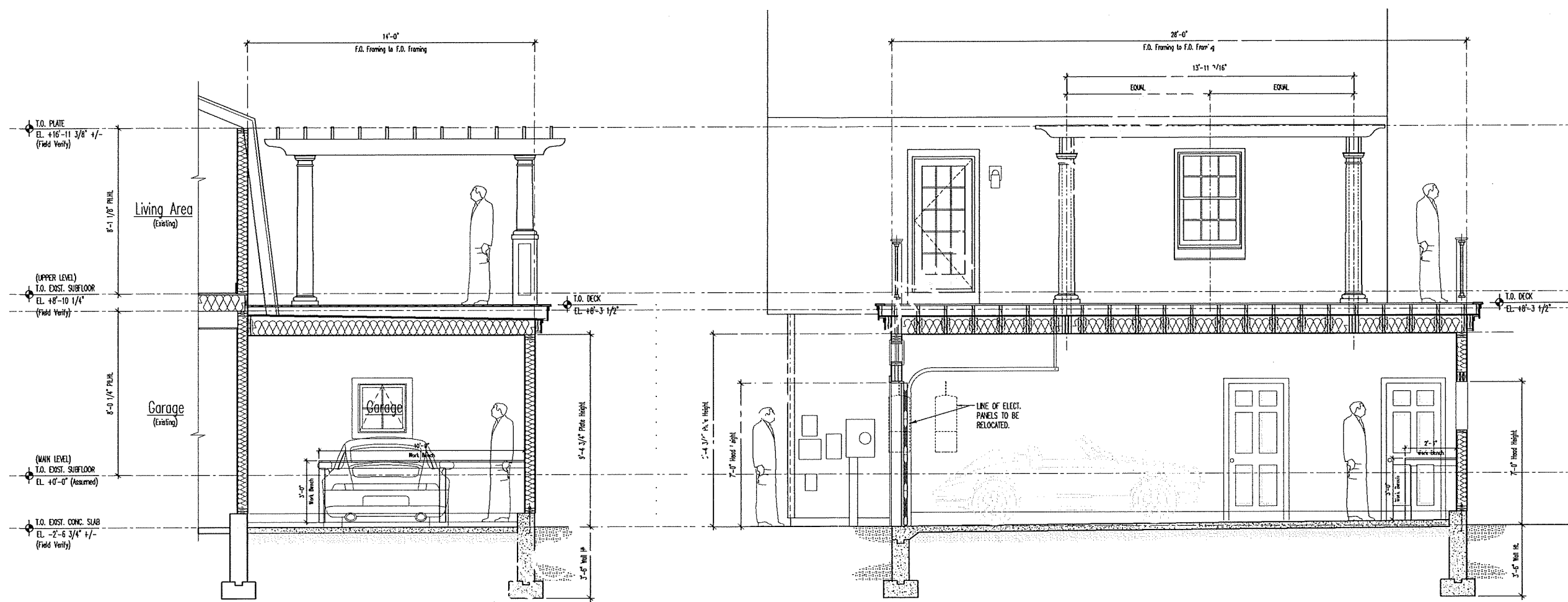
PROPOSED
BUILDING
SECTIONS

SCALE: 3/8" = 1'-0"
SHEET NUMBER:

A-5

DATE: JULY 11, 2022

SCHEMATIC DESIGN



1 Building Section
A-5 Scale: 3/8" = 1'-0"

2 Building Section
A-5 Scale: 3/8" = 1'-0"

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