

Temporary and Conditional Permit Renewal
Kebalo Office

Located at: 175 Wheeler Road
South Windsor, CT 06074

Owner: Walter and Lucyna Kebalo, KF Properties LLC

July 22, 2020

Prepared by: Walter Kebalo

Telephone 860-644-5124

Application Narrative Statement
KF Properties, LLC
175 Wheeler Road
South Windsor, Connecticut
July 22, 2020

To Whom It May Concern, you will recognize this narrative as the same since the year 2000, no changes in our use. Walter and Lucyna Kebalo's KF Properties, LLC requests renewal from the Planning & Zoning commission for a temporary and conditional permit to operate a Kebalo owned business, Kebalo Electric Company (1,200 square feet).

HISTORICAL BACKGROUND

Since 1961, the property has been owned by members or entities associated with the Kebalo family. In 1961 the property was purchased by Walt's parents, Helen and Paul Kebalo, along with Walt's grandparents, Walter and Eugene Wasylenko. At that time it contained a historic two-story residence erected in the 1890's, and a separate two-story concrete block commercial building with a slate roof built in the 1920's. This latter building consisted of a lower level horse barn and a second floor dancehall. The dancehall had been used by many Town residents over the years, including a wedding reception in the 1960's. In 1961 the residence was converted to a two-family dwelling, with Town permission. Also in that year, the former horse barn was utilized as a carpentry shop, and in 1969 the Town granted permission for a machine shop, also contained within the horse barn.

RECENT HISTORY

In 1987 Kebalo Electric Company, Inc. commenced operations at the location. Following a zone change in September 1991 (RR to A-20), in 1995 the Kebalo's were issued a permit to relocate the house on the property, then to connect it to the commercial structure (former horse barn/dancehall), with substantial renovations including a new stairwell and foyer addition. After the approval of Wheeler Estates (a six lot subdivision, including the lot for 175 Wheeler Road and a 25-unit senior residence development all served by an extension of Wheeler Road), the Planning & Zoning Commission granted a series of temporary and conditional permits allowing use of the dancehall as a commercial office. The first office T & C permit approval was granted 2000.

OFFICE CONVERSION DENIED

On November 3, 2005 the Kebalo's requested approval from the Zoning Board of Appeals for an office conversion pursuant to Section 5.6 of the South Windsor Zoning Regulations. All criteria contained therein for an office conversion were met with one exception, which is the requirement that the location for such office be on Buckland Road, Oakland Road, Ellington Road, Route 5 or Sullivan Avenue. The specific variance request was to Section 5.6.4 to allow an office conversion on Wheeler Road and Smith Street (i.e., at 175 Wheeler). On November 14, 2005 ZBA denied the application. In 2006, Atty. Hal Cummings applied to the PZC for a text amendment to that same regulation which would allow office uses at this location; again, the application was denied.

PRESENT DAY

Today the Kebalo office operation is used by three office workers. One is a full time secretary that lives in South Windsor. The other is a foreman that uses the office mostly part time in the morning and Walter who lives on the premises. Also using the offices occasionally, are the owner's other family members.

SIGNIFICANT CHANGE AND IMPROVEMENTS SINCE 2018

Regarding the building lot to the north 185 Wheeler Road. This lot is owned by this applicant (KF Properties). A single family house is being built for a buyer and is currently under construction. The design of the house includes buffering from the Kebalo's. The buffering includes a garage portion being built on the south side and very few windows on the south face. Also an existing fence and row of trees between the properties will remain. Some related construction material and equipment may be spotted during this application process. These will be removed after the completion of the home in August or September.

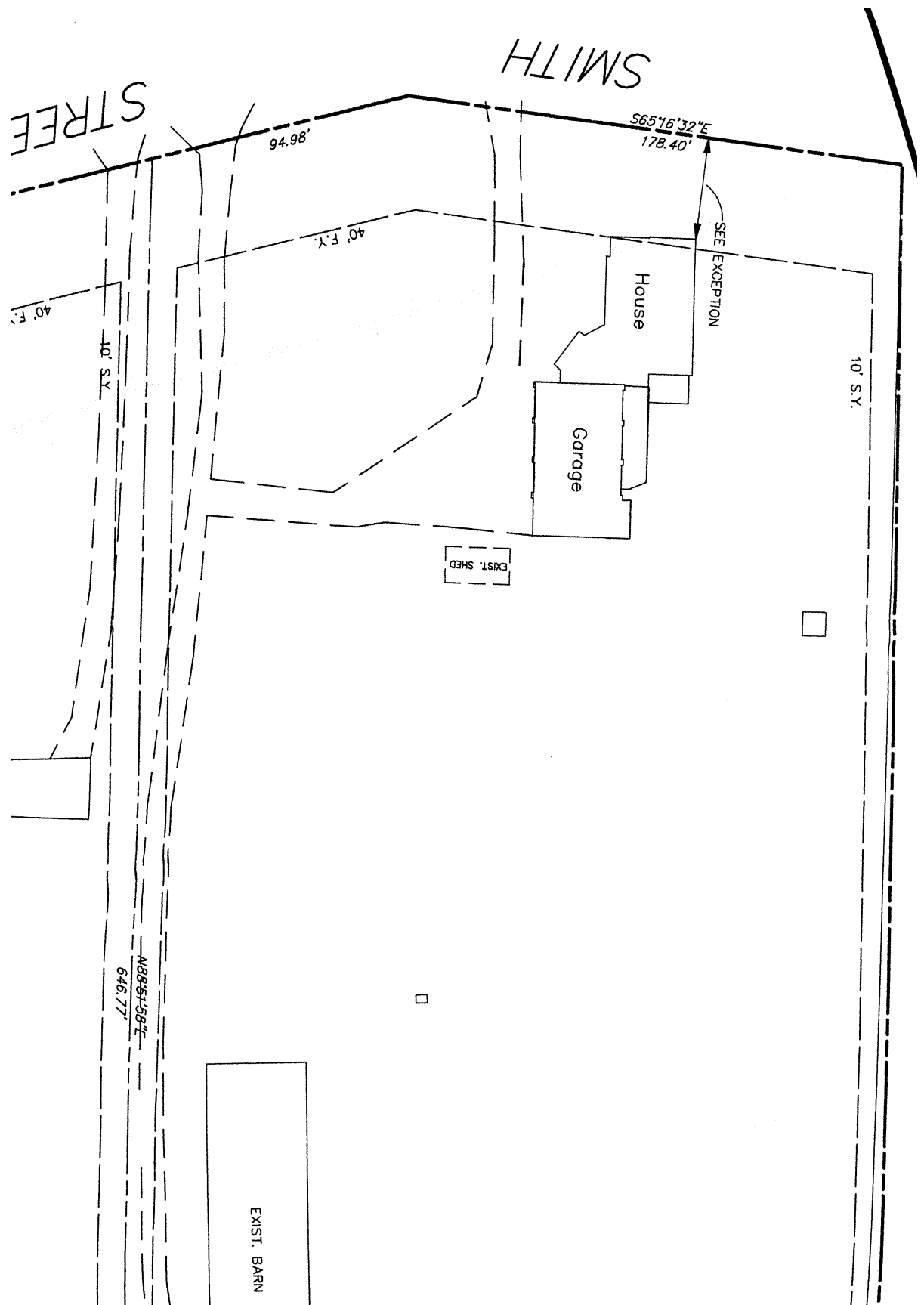
General information:

1. The particular site has been used as an office for some 20 years without objection or impact on any abutting property owner.
2. Kebalo Electric has operated from this site since 1987 without any objection or impact on any abutting property owner.
3. Adequate parking exists on the subject property.
4. There is no need for any on-street parking.
5. Buffers exist the northerly and easterly property lines.
6. Kebalo Electric does not require any exterior signage at this location.
7. The subject office is subject to normal property and personal property taxes.
8. The office has not and will not require evening or weekend office hours.
9. Both original structures on the subject property, which were connected in 1995, are historic and well preserved.
10. Conversion of the subject dancehall to any other use would require variances.
11. The subject parcel is diagonally across the street from a large commercially zoned (DC) tract adjacent to the Plaza at Buckland Hills.
12. The subject building has a long history of commercial use, including a carpentry and machine shop.
13. The office space is within the former dancehall, and presently consists of three small offices, a conference room, lounge, bathroom, and a large room with work stations and a copier/storage/fax area. It is an attractive office environment with original (dancehall) wood floors with lots of windows and ten foot ceilings.
14. The building's exterior has a residential appearance.
15. As a condition of approval a dumpster is used for any garbage that is produced by the business, at Kebalo's expense. The dumpster has screening around it and is not visible from the public road.

The commercial use of this office is very limited and low impact to the neighborhood. Because of the unusual conditions stated above, renewal of the temporary and conditional permit or an office conversion is the only solution.

Thank You

Walter and Lucyna Kebalo



Partial plan of 175 Wheeler Road (formerly 176 Smith Street)
Before Wheeler Estates Development

