

Narrative Statement
Zoning Board of Appeals Application
Ms. Julia A. Bancroft
921 Main Street, South Windsor, Connecticut
DPI Project No. 4410
March 17, 2022

Application Request: Variances to Section 3.1.2A – Side Yard in the A-40 Residential (A-40) Zone, to allow a replacement barn 7.8 feet from the side property line, i.e., 12.2 feet variance from the 20 feet side yard setback requirement.

Julia A. Bancroft is a native of South Windsor and attended South Windsor schools, and participated in 4-H. For much of her life she resided at 921 Main Street, where four generations of her family have lived, and she kept and rode her horse. She, her husband and daughter presently reside in San Francisco, but following the passing of her mother, Laure Bancroft, in early 2021, they have decided to return to South Windsor to live in her family's beautiful New England farm on the westerly side of Main Street. The 6.65 acre tract contains a historic two-story colonial style home, circa 1870 (non-conforming to the front yard setback, which is typical for Main Street), pastures, a three-horse stable, and a tool shed (non-conforming to the side yard setback). The property also contained a historic barn for the storage of tractors and other farm equipment, but the building suffered a partial roof collapse, was in poor and unsafe condition, structurally unsound, and was razed in July, 2021. As a consequence, the tractors and farm equipment are presently not under cover. The old barn had dimensions of 53.3 feet in width, and 31.2 feet in depth, and thus covered 1,670 square feet. It was built 2.6 feet from the northerly property line. Julia and her husband are proposing to replace the barn in its prior location, although a bit smaller in size (24' x 48', or 1,152 square feet), and 7.8 feet from the property line, which is farther away than the barn it is replacing. The barn will have two doors facing the yard, and a third facing to the west. It will have no windows or doors facing to the abutter to the north, and compared to the illustration submitted with the application, will have fewer windows and will not have a cupola. The rebuilding of the barn will restore the historic property to its original layout.

The subject property and all neighboring properties are in the A-40 Residential Zone, as found on the Town of South Windsor Zoning Map, which requires a 20 feet wide side yard setback. The applicant is requesting a variance to allow the barn to be erected 7.8 feet from the northerly line, and that it will be approximately 140 feet back from the front property line, and approximately 175 feet from the edge of Main Street.

The undue hardships and particular circumstances unique to this property include:

- 1) The existing historic residence and farm buildings were built in 1870, or 68 years prior to the establishment of zoning in South Windsor (1938).

- 2) The historic barn that is being proposed to be replaced, was built some 2.6 feet from the side property line, and the adjoining tool shed, to the east of the barn, and which remains, was only 2.9 feet from that property line;
- 3) The proposed barn location is 7.8 feet from the side property line, which is more than the barn it is replacing and the adjoining tool shed;
- 4) The existing historic house, in front of the barn, is situated in front of the front setback line, observing a 27.2 feet setback where 50 feet is required today;
- 5) The proposed barn is behind the existing tool shed;
- 6) The proposed variance will not create a building out of character with historic Main Street, where homes and agricultural buildings are routinely non-conforming to zoning setbacks. Examples of such are on the lots immediately to the north and south of 921 Main Street;
- 7) If approved, the variance will allow Julia and her family to restore the property to its original layout, and will also give them a building in which to store the farm's tractors and farm equipment/implements;
- 8) The majority of the replacement barn is conforming to the 20 feet zoning setback;
- 9) Prior to the public hearing, the applicant will have reached out to all of their abutters to inform them of the application;

In summary, this application will enable the applicant to restore this historic farm to its original layout, and to once again provide storage for the property's tractors and farm implements. Julia, her husband, and their daughter expect to move back to the family homestead in early April, and as such, her daughter will be the family's fifth generation to reside there. Thank you for your consideration of this variance application, which will be in keeping with this historic neighborhood.

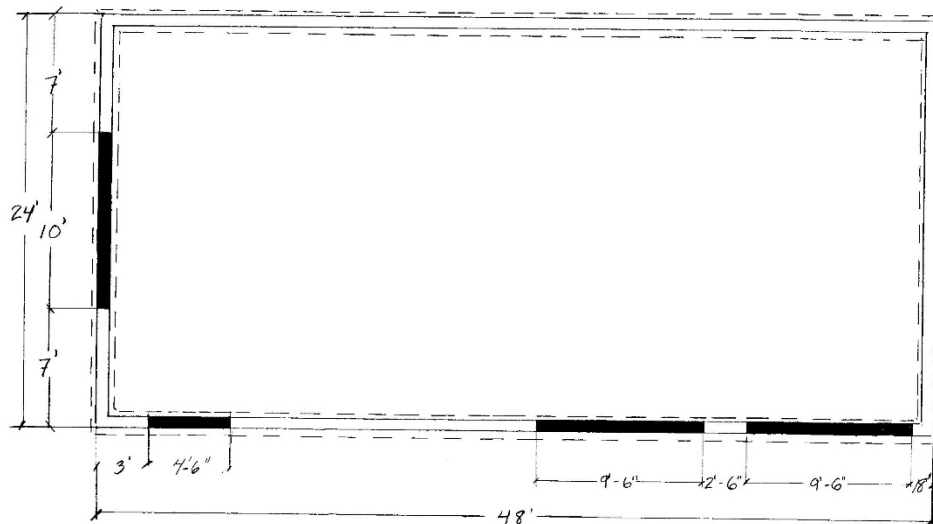
ATTACHMENTS



Reference Example of Proposed Barn

JULIA DANDROKT
921 MAIN ST.
S. WINDSOR CT

CITY OF WINDSOR



FOUNDATION PLAN
1/4" = 1'-0"

Proposed Barn Foundation Plan with Door Locations



Town of South Windsor, CT

Property Listing Report

Map Block Lot

58-34

Account

54900921

Property Information

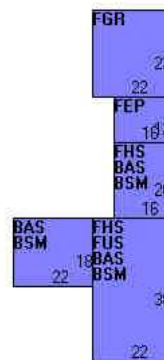
Property Location	921 MAIN STREET
Owner	BANCROFT LAURE F ESTATE OF
Co-Owner	BANCROFT JULIA ANNE FIDUCIARY
Mailing Address	2778 BUSH STREET SAN FRANCISCO CA 94115
Land Use	101 Res Dwelling
Land Class	R
Zoning Code	MZ
Census Tract	4873

Neighborhood	
Acreage	6.5
Utilities	
Lot Setting/Desc	
Water Information	WELL WATER
Trash Day	MONDAY

Photo



Sketch



Primary Construction Details

Year Built	1870
Stories	2.4
Building Style	Antique
Building Use	Residential
Building Condition	B-
Floors	Average
Total Rooms	9

Bedrooms	4 Bedrooms
Full Bathrooms	1
Half Bathrooms	1
Bath Style	Average
Kitchen Style	Average
Roof Style	Gable
Roof Cover	Arch Shingles

Exterior Walls	Vinyl Siding
Interior Walls	Drywall
Heating Type	Hot Water
Heating Fuel	Oil
AC Type	
Gross Bldg Area	5794
Total Living Area	2966



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Valuation Summary (Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed
Buildings	125000	87500
Extras	0	0
Improvements	126300	88400
Outbuildings	1300	900
Land	195600	111260
Total	321900	199660

Sub Areas

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
First Floor	1552	1552
Basement	1552	0
Finished Enclosed Porch	192	0
Garage	506	0
Finished Half Story	1156	578
Finished Upper Story	836	836
Total Area	5794	2966

Outbuilding and Extra Items

Type	Description
Shed	504.00 S.F.
Shed	504.00 S.F.
1 Story Barn	728.00 S.F.

Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
BANCROFT LAURE F ESTATE OF	2861/ 225	4/26/2021	0
BANCROFT LAURE F	1297/ 274	2/26/2002	187500
KRYZAK DOROTHY M L/U	607/ 478	5/13/1991	0