

Narrative Statement
Zoning Board of Appeals Application
Mr. Edward T. Sunderland III
1091 Main Street, South Windsor, Connecticut
DPI Project No. 3780
March 17, 2022

Application Request: Variances to Section 3.1.2A – 1) Front Yard in the A-40 Residential (A-40) Zone, to allow a single-family residence addition 39.5 feet from the front property line, i.e., 10.5 feet variance from the 50 feet front yard setback requirement, and 2) to Section 3.1.2A Side Yard in the A-40 Residential (A-40) Zone, to allow a single-family residence addition 16.7 feet from the side property line, i.e., 3.3 feet variance from the 20 feet side yard setback requirement.

Mr. Edward T. Sunderland, a local builder and restorer of historic homes, who resides with his wife Linda in a historic home at 1464 Main Street and owns Sunderland Period Homes, has built or restored numerous homes on Main Street. Mr. Sunderland owns the subject property at 1091 Main Street, on its westerly side, which contains the Asahel Olcott house, a historic residence built in 1782. The lot contains 1.727 acres. Asahel Olcott was a revolutionary war hero who fought in the Battle of Lexington. At one point this house was under consideration for demolition, to the chagrin of the neighborhood. Some 180 members of the public favored saving the building. In a collaborative effort with others, Mr. Sunderland agreed to acquire and restore this 18th century center chimney colonial, which at the time was a two-family dwelling. A complete restoration from top to bottom has been underway for the last six years. The house was in horrible condition – structurally and otherwise. Now that the main house restoration is nearing completion, and prior to its sale as a single-family residence, the building still requires a rear addition for the kitchen, a second-floor master bedroom, a family room, a basement for mechanicals, stairs to the basement, and bathrooms. Once a buyer has been identified, a decision will be made as to the location of a garage, either attached or detached.

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 50 feet wide front yard setback and a twenty feet wide side yard setback. The applicant is requesting variances to allow the additions to the existing non-conforming two-story single-family residence. The existing house is 11.3 feet from the front property line, and 11.9 feet from the side property line. At its closest point to the front property line, a 39.5 feet front setback dimension is proposed for the addition in the back of the house. At its closest point to the side, or northerly property line, the setback dimension is proposed to be 16.7 feet. Both setbacks are thus well beyond those of the existing dwelling. This beautifully home, restored to be consistent with its period, adds tremendously to the streetscape of historic Main Street. Granting of these two variances will enable Mr. Sunderland to bring this property to market.

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

- 1) With respect to the front yard variance, the property was previously subject to a taking by the State of Connecticut Highway Department, when Main Street was U.S. Route 5. The right of way was then and is now about 100 feet wide along the subject frontage, which is double the

Town standard for a public street. More importantly, rather than measuring 25 feet from the street centerline to the street line, or front property line, the highway right of way in front of the house and additions is 50 feet, or an additional 25 feet beyond the Town standard. If you were to add this additional right of way width (25 feet) to the proposed minimum house front yard setback for the addition, or 39.5 feet, the addition would be 64.5 feet from the front property line, or conforming to zoning, and thus not requiring a variance. The addition is thus 14.5 feet back from where a front yard setback line would normally be in South Windsor. The extent of the right of way, including the right of way limit on the easterly side of the street, is depicted on the Design Professionals' ZBA plan;

- 2) The existing historic residence was built in 1782, or 240 years prior to the establishment of zoning in South Windsor (1938).
- 3) The existing house is substantially non-conforming to the front and side yard setbacks of today's zoning. The front yard setback is 11.3 feet from the front property line, and 11.9 feet to the side property line;
- 4) The entire existing house is situated in front of the front setback line;
- 5) No addition could be added to the house without first securing a variance;
- 6) The proposed addition is behind the existing restored residence;
- 7) The proposed variances will not create a building out of character with historic Main Street, where homes and agricultural buildings are routinely non-conforming to zoning setbacks. An example of such is the building on the lot immediately to the north of 1091 Main Street;
- 8) The renovation and additions to the Asahel Olcott House saved this building from demolition, and this endeavor was an expensive and challenging undertaking. For example, the house had to be jacked up to replace its entire foundation, and it was structurally unsound. Indeed it required a full restoration from top to bottom. This project was supported by a large cross-section of the community;
- 9) If approved, the two variances will allow the builder to finalize the property for sale by adding the missing features, including bathrooms, a kitchen, a third bedroom (the master bedroom), and a family room, nearly all of which is within the current zoning setbacks;
- 10) Only the front 8.5 feet of the addition's 50.5 feet depth requires a front yard variance, or about 211 square feet of the addition, which has a total footprint of approximately 1,262.5 square feet;
- 11) Only a tiny sliver of the addition requires a side yard setback, for nearly all of the addition is conforming to the 20 feet yard;
- 12) 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 finish restoration of the historic Asahel Olcott House and thus prepare it for sale. Without the variances, the addition would have to be in a separate detached building, which is a nonstarter. We appreciate your consideration of this application. Thank you.

ATTACHMENTS



Town of South Windsor, CT

Property Listing Report

Map Block Lot

70-23

Account

54901091

Property Information

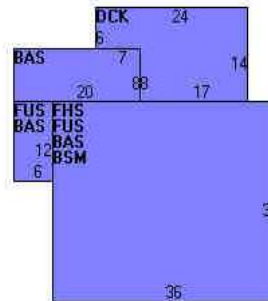
Property Location	1091 MAIN STREET
Owner	SUNDERLAND EDWARD
Co-Owner	
Mailing Address	12 STRONG ROAD SOUTH WINDSOR CT 06074
Land Use	101 Res Dwelling
Land Class	R
Zoning Code	MZ
Census Tract	4873

Neighborhood	
Acreage	1.71
Utilities	
Lot Setting/Desc	
Water Information	MDC 860.278.7850
Trash Day	MONDAY

Photo



Sketch



Primary Construction Details

Year Built	1740
Stories	2.4
Building Style	Antique
Building Use	Residential
Building Condition	B-
Floors	Pine/Soft Wood
Total Rooms	7

Bedrooms	2 Bedrooms
Full Bathrooms	1
Half Bathrooms	1
Bath Style	Average
Kitchen Style	Average
Roof Style	Gable
Roof Cover	Arch Shingles

Exterior Walls	Clapboard
Interior Walls	Plaster
Heating Type	Hot Water
Heating Fuel	Gas
AC Type	
Gross Bldg Area	4928
Total Living Area	2464



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

Item	Appraised	Assessed
Buildings	97700	68400
Extras	0	0
Improvements	97700	68400
Outbuildings	0	0
Land	161300	112900
Total	259000	181300

Sub Areas

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
First Floor	1312	1312
Basement	300	0
Finished Upper Story	1152	1152
Crawl Space	852	0
Unfinished Qtr Sry	72	0
Piers	160	0
Unfinished Half Story	1080	0
Total Area	4928	2464

Outbuilding and Extra Items

Type	Description

Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
SUNDERLAND EDWARD	2519/ 318	5/2/2016	215000
MUNDO MICHAEL T JR &	2504/ 345	1/28/2016	150000
PAOLE DONALD	2499/ 266	12/22/2015	190000
RIORDAN STEPHEN J	612/ 7	7/3/1991	0