

Narrative Statement
Zoning Board of Appeals Application
Mr. Donald T. Kasheta
1300 & 1320 Main Street, South Windsor, Connecticut
DPI Project No. 4832
March 17, 2022

Application Request: Variance to Section 3.1.2A – Front Yard in the A-40 Residential (A-40) Zone, to allow a single-family residence 26.4 feet from the front property line, i.e., 23.6 feet variance from the 50 feet front yard setback requirement.

Mr. Donald T. Kasheta, a local farmer and co-owner of Kasheta Farms and Kasheta Power Equipment, and his wife, Ms. Kelly Ann Kasheta, a local attorney, own a picturesque six-acre farm with domestic animals, including horses and cows, stables, and barns on the easterly side of Main Street. It contains the Kasheta family homestead, built in 1947 by Donald's dad, the late Edward Kasheta, Sr., which is situated on a high point overlooking pastures, agricultural buildings and the confluence of Stoughton Brook and Bancroft Brook, which contains regulated wetlands, a federally designated floodway, and a federal 100-year flood plain (Zone AE).

The subject properties 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. The applicant is requesting a variance to allow additions to the existing non-conforming two-story single-family residence. At its closest point to the front property line, a 26.4 feet setback dimension is proposed. Donald and Kelly Ann presently reside in the house directly across the street at 1305 Main Street, which is considerably smaller and has no garage. Their vision is to renovate this home to accommodate their family now and into retirement. Additions include a first-floor master bedroom, porch, office, and garage. The applicant retained the services of David Goslin, an architect who resides further up Main Street from the subject property, Jacques Construction, a South Windsor builder experienced in new homes, renovations and additions, Design Professionals, a South Windsor civil engineering and land surveying practice, and Ian Cole, a wetlands scientist, in order to assist in the design of the home and in site design. The house setback and style is in keeping with the architecture and development patterns of historic Main Street, and will improve the neighborhood from an aesthetic and property value perspective. The farm will remain active.

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

- 1) The properties front on Main Street. As depicted on a state highway right of way map dating from 1931, the property was subject to a taking for 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 no less than 56 feet, or an additional 31 feet beyond the Town standard, and no more than 62 feet, or an additional 37 feet beyond the Town standard. If you were to add this additional right of way width (37 feet) to the proposed minimum house front yard (26.4 feet), the front yard

setback would normally be 63.4 feet, or 13.4 feet more than required in the A-40 zone. The extent of the right of way, including the right of way limit on the westerly side of the street, is depicted on the Improvement Location Survey ZBA Plan dated March 17, 2022, by Design Professionals, Inc. (Sheet ZBA-1; Scale 1 inch = 20 feet);

- 2) The house and additions are restricted by the parcel's topography. Immediately to the north and east of the house, the grade elevation rapidly drops over ten feet down toward Stoughton Brook;
- 3) The house and additions are restricted by the federal 100-year flood plain (Zone AE), which is very close to the north and east sides of the house, at elevation 33, and which is adjacent to the federal floodway;
- 4) At the toe of the slope on the north and east sides of the house are regulated wetlands, as determined by Ian Cole, which restricts the placement of the house and additions;
- 5) The 80 feet Town wetlands upland review area goes right through the house;
- 6) The applicant proposes to remove the non-conforming free-standing one-car garage, which is in the front yard and is closer to the street than the proposed additions, and to replace the current attached garage on the north side to accommodate their new first floor bedroom. The current driveway will be abandoned in favor of a driveway leading to the new attached garage on the south side of the home;
- 7) On the south side of the house is an active driveway and right of way in favor of a residence on a separate lot to the rear of the property. This further restricts the area available for development;
- 8) The Kasheta's have engaged a local architect, David Goslin, who has designed the renovations and additions to be aesthetically pleasing, in keeping with the character of the neighborhood, and architecturally compatible with the historic nature of the street, as he did with his own house about a mile away;
- 9) As this is to be a residence for the Kasheta's for the long term, including into their eventual retirement as they age, the architectural plans include an attached garage. Donald and Kelly Ann do not have a garage at their current residence at 1305 Main Street, and look forward to the convenience, especially during cold or inclement weather.
- 10) The proposal is to remove the current circular driveway in front of the current one car detached garage. This will eliminate one driveway curb cut on Main Street;
- 11) The attached garage placement is designed to not only balance the front façade, but also to preserve the exterior access to the basement;
- 12) The property will be attractively landscaped and maintained, which is what Donald does for a living at Kasheta Farms;
- 13) The existing residence, largely untouched since its construction in 1947, requires a major renovation;

- 14) As is more common these days, Donald and Kelly Ann expect to frequently work remotely from their new in-house office;
- 15) Of note, the two contiguous parcels known as 1300 and 1320 Main Street, now under common ownership by the applicant, will be consolidated; and
- 16) Prior to the public hearing, the applicant will have reached out to all of their abutters to inform them of the application;

In summary, the applicant, a life-long resident of Main Street, has a situation unique to his property, which represents hardships, including a topography with very steep slopes, a federal flood plain and federally-designated floodway at the confluence of Stoughton Brook and Bancroft Brook, extensive wetlands, and a huge street right of way, all of which restrict the developable land area and influence the placement of their proposed house additions. They look forward to the garage they've never had. And they have assembled a design team which has worked with them to provide a setting and architectural style in keeping with the character of our community's historic Main Street, which they cherish. Thank you.

ATTACHMENTS



Town of South Windsor, CT

Property Listing Report

Map Block Lot

84-73

Account

54901300

Property Information

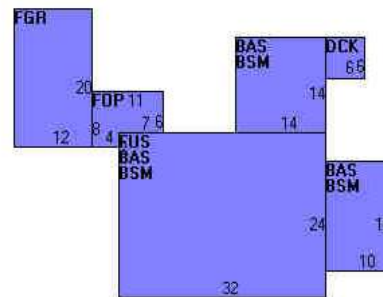
Property Location	1300 MAIN STREET
Owner	KASHETA EDWARD W L/U
Co-Owner	KASHETA DONALD T
Mailing Address	1300 MAIN ST SOUTH WINDSOR CT 06074
Land Use	101 Res Dwelling
Land Class	R
Zoning Code	A40
Census Tract	4873

Neighborhood	
Acreage	0.85
Utilities	
Lot Setting/Desc	
Water Information	WELL WATER
Trash Day	MONDAY

Photo



Sketch



Primary Construction Details

Year Built	1947
Stories	2.0
Building Style	Colonial
Building Use	Residential
Building Condition	C+
Floors	Carpet
Total Rooms	7

Bedrooms	4 Bedrooms
Full Bathrooms	2
Half Bathrooms	1
Bath Style	Average
Kitchen Style	Average
Roof Style	Gable
Roof Cover	Arch Shingles

Exterior Walls	Vinyl Siding
Interior Walls	Plaster
Heating Type	Hot Water
Heating Fuel	Oil
AC Type	
Gross Bldg Area	3366
Total Living Area	1892



Town of South Windsor, CT

Property Listing Report

Map Block Lot

84-73

Account

54901300

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

Item	Appraised	Assessed
Buildings	105400	73800
Extras	0	0
Improvements	146400	102500
Outbuildings	41000	28700
Land	149700	104800
Total	296100	207300

Sub Areas

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
First Floor	1124	1124
Basement	1124	0
Deck	36	0
Garage	240	0
Open Porch	74	0
Finished Upper Story	768	768
Total Area	3366	1892

Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
KASHETA EDWARD W L/U	2049/ 308	6/8/2009	0
KASHETA EDWARD W & ADELIA E EST	1118/ 44	11/23/1999	0

Outbuilding and Extra Items

Type	Description
1 Story Barn	900.00 S.F.
Shed	128.00 S.F.
1 Story Barn	1140.00 S.F.
1 Story Barn	1350.00 S.F.



Town of South Windsor, CT

Property Listing Report

Map Block Lot

84-72

Account

54901320

Property Information

Property Location	1320 MAIN STREET
Owner	KASHETA EDWARD W SR & ADELLA E
Co-Owner	L/U DONALD T
Mailing Address	1300 MAIN STREET SOUTH WINDSOR CT 06074
Land Use	713 490 Tillable D
Land Class	S
Zoning Code	A40
Census Tract	4873

Neighborhood	
Acreage	4.6
Utilities	
Lot Setting/Desc	
Water Information	
Trash Day	TBD

Photo



Sketch

Primary Construction Details

Year Built	
Stories	
Building Style	
Building Use	
Building Condition	
Floors	
Total Rooms	

Bedrooms	
Full Bathrooms	
Half Bathrooms	
Bath Style	
Kitchen Style	
Roof Style	
Roof Cover	

Exterior Walls	
Interior Walls	
Heating Type	
Heating Fuel	
AC Type	
Gross Bldg Area	
Total Living Area	



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

Item	Appraised	Assessed
Buildings		
Extras		
Improvements		
Outbuildings		
Land		
Total		

Sub Areas

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
Total Area		0

Outbuilding and Extra Items

Type	Description

Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
KASHETA EDWARD W SR & ADELLA E	1118/ 44	11/23/1999	0