

Narrative Statement  
Zoning Board of Appeals Application  
Mascolo Road Realty, LLC  
49 Mascolo Road, South Windsor, Connecticut  
DPI Project No. 3838  
January 13, 2022

Application Request: Variances to Table 4.1.6A – Commercial and Industrial Area, Density and Dimensional Requirements in the Industrial (I) Zone:

1. to allow a 3,230 SF building addition 22 feet from the rear property line, i.e., 3 feet variance from the 25 feet rear yard setback requirement;
2. to allow a prior 8,724 SF original building 9 feet from the rear property line, i.e. 16 feet variance from the 25 feet rear yard setback requirement, and;
3. to allow a prior 8,724 SF original building 23 feet from the front property line, i.e. 12 feet variance from the 35 feet front yard setback requirement.

Progressive Sheet Metal will be operating a portion of their business on the subject property, with their main business location being across the street at 36 Mascolo Road. Progressive Sheet Metal received site plan approval for the 3,230 SF building addition from the South Windsor Planning & Zoning Commission on September 8, 2020. The construction of the addition was recently completed. The as-built survey for the addition revealed the addition was constructed over the normally required rear yard within the Industrial Zone.

The 8,724 SF original building was constructed in 1961 per Town Assessor Records. Subsequently, the building, along with the other properties along Mascolo Road, were subject to a subdivision approved on June 16, 1970 as filed in the South Windsor Land Records as Map No. 563B, which shows the original building existed in approximately the same size and location as exists today. Therefore, the original building is considered an existing non-conforming structure with regards to setbacks.

Based on the Town of South Windsor Zoning Map, the subject property is completely surrounded by properties that are either commercially or industrially zoned. The properties to either side and across the street from 49 Mascolo Road are also in the industrial zone. The abutting property to the south (753 John Fitch Boulevard) is in the General Commercial (GC) zone and is currently wooded and undeveloped.

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

- 1) The Industrial Zone requires a minimum Lot Depth of 150 feet. At the eastern property line, the Lot Depth is 150.95 feet per our A-2 Property Survey and tapers down to 106.68 feet at the western property line. Therefore, nearly the entire property does not conform to

- the Lot Depth Requirements in current Zoning Regulations, making the property difficult to comply with current front and rear yard setbacks.
- 2) The Lot Depth when measured along the eastern side yard, the deepest portion of the property where a building could be located while conforming to the side yard setbacks, is 149.47 feet, which is less than the required 150 feet.
  - 3) The existing structure is an existing non-conforming structure with regards to front and rear yard setbacks. These variance requests are merely to document an existing non-conforming structure that existed prior to the approval of the subdivision.
  - 4) The variances will not impact the abutting property.
  - 5) The existing structure is in a similar location relative to the southern property line as other existing buildings on either side of the subject property.
  - 6) The variance request for the building addition is because the addition was not built in the location as shown on the approved site plan.
  - 7) The building addition is the same size as depicted on the approved site plan. Therefore, the variance is not a result of the addition being constructed larger than approved.
  - 8) The degree of variance for the building addition is minimal.
  - 9) The building addition is located substantially farther away from the southern property line than the original non-conforming building.
  - 10) Both the original building and the addition are conforming to side yard setbacks.

In summary, the applicant has a situation unique to their property, mainly the lot configuration and the shallow depth of the lot. Thank you for your consideration.