



Town of Cheshire

Department of Planning and Development

Zoning Board of Appeals Application

Office Use Only

Date submitted: 2/11/26

App. No.: _____

Total fee \$ \$310.00

Property Address: 698 Clearview Drive

1. TYPE OF VARIANCE[S]

- Residential Setback Commercial Setback Industrial Setback
 Use Variance Locational Approval for CTDMV

2. OWNER(S) OF RECORD

Name: John Guglielmoni & Olivia Almon **Telephone#:** 203-923-7264
Address: 698 Clearview Drive
City/State: Cheshire, CT **Email:** John.Guglielmoni@gmail.com

3. APPLICANT INFORMATION

Name: John Guglielmoni **Telephone#:** 203-923-7264
Address: 698 Clearview Drive
City/State: Cheshire, CT **Email:** John.Guglielmoni@gmail.com

4. AGENT INFORMATION

Name: _____ **Telephone#:** _____
Address: _____
City/State: _____ **Email:** _____

5. APPEAL OF DECISION OF ZEO

- I/We hereby apply for an appeal of the decision, order, or requirement of the official charged with the enforcement of the Cheshire Zoning Regulations.
 A copy of the written decision, order, or requirement issued by the official charged with the enforcement of the Cheshire Zoning Regulations is attached to this application.



Zoning Board of Appeals Application

6. PARCEL INFORMATION

Assessor Map 66 Lot 34 Block _____ Street No. & Name: 698 Clearview Drive

Approximate lot size sq ft/ac: 1.01 acre Zoning District: R-40

Deed recorded on Cheshire Land Records: _____ Volume: 2910 Page: 311

The application relates to (check one):

Use Area Frontage Yards/Setbacks Signs CTDMV Appeal of ZEO Other

Is an A2 Survey enclosed with the application (check one):

Yes No, a waiver is being requested for survey

7. ZONING DISTRICT

<u>STANDARD</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
MINIMUM FRONT YARD	40	40	30
MINIMUM SIDE YARD	30	65	24
MAXIMUM BUILDING COVERAGE	10%	5.8%	6.8%
MAXIMUM BUILDING HEIGHT	40	38	38
MINIMUM PARKING SPACES			
MINIMUM LOT SIZE OR FRONTAGE	40,000 sqft, 50' frontage	43995.6, 435' frontage	
OTHER STANDARDS			

8. UNDER WHAT SECTION OF THE ZONING IS THE APPEAL BASED ON?

Section of Zoning Regulations: 32.2 (Setbacks, as indicated in Section 32, Schedule B) and 32.8.2 (Driveways)

State amount of variance or action Board is requested to take:

10 foot encroachment on street-line of corner lot, 6 foot encroachment on sole side-line of corner lot, and use of 2nd curb-cut/driveway

9. WHAT IS THE HARDSHIP CLAIMED?

Please see attached letter



Zoning Board of Appeals Application

10. APPEALS OF ZEO, STATE REASON ORDER IS BEING APPEALED

11. HAS/HAVE ANY APPEAL(S) BEEN FILED IN CONNECTION WITH THESE PREMISES DURING THE PAST TEN CALENDAR YEARS?

Yes

No

If yes, _____ and _____
Date(s) Appeal Number(s)

12. OWNER, APPLICANT AND/OR AGENT ACKNOWLEDGEMENT

Application Content

The undersigned hereby acknowledges that this application and statements submitted herewith are true to the best of my knowledge and approval of the application is contingent upon compliance with all requirements of said regulations.

Right of Entry and Inspection

The undersigned hereby authorizes the Cheshire Zoning Board of Appeals or its agents, to enter the subject property for the purposes of inspection and enforcement for the said Zoning Regulations until receipt of final Certificate of Occupancy and/or Certificate of Zoning Compliance.

Electronic Data Accuracy and Transmission

If applicable, the undersigned hereby acknowledges that all electronic data submitted as part of this application is an accurate and true representation of all paper transmissions provided as part of this application and may be transmitted publicly when requested and all applicable fees are paid in full by the requesting party.

Signature



Applicant

Printed Name

John F Guglielmoni

Date

12/17/25

Agent

Property Owner

John Guglielmoni & Olivia Almon
698 Clearview Drive
Cheshire, CT 06410

December 26, 2025

Town of Cheshire
Department of Planning and Development
84 South Main Street
Cheshire, CT 06410

Dear Planning and Development Representatives,

Thank you for considering our application for variance to the Zoning Regulations of the Town of Cheshire. We are proposing to build a simple, detached garage measuring 26' wide by 22' deep, on the eastern side of our property, while having the least impact on the natural environment, and our neighborhood aesthetic. The zoning regulation preventing this project is the front-line setback requirement of 40 feet, side-line setback requirement of 30 feet, as well as the driveway restriction of one per premises.

Our home was built in 1967 and is situated on a corner lot, nestled well into varying topography and many mature trees, with much curb appeal. Because of the corner lot, natural landscape, and topography, it was constructed in such a way as to face both frontages equally (diagonal). The proposed location for our garage is the only such location where the construction of such a structure is feasible, based upon the topography, accessibility, and location of existing septic system. Situating the structure on any other location of our property would cut-off access to the backyard, and/or require significant changes to grade and topography which would impact a retaining wall that supports the septic system. We would also have to remove several mature trees which provide much shade, habitat, and aesthetic appeal.

In an effort to preserve the character of the property, keeping the mature trees and maintaining other setback requirements, we are seeking a variance to the front-line setback requirement of 40 feet. As proposed, the structure would be set-back a distance of 30 feet from the Town's right of way. This side of the property fronts Sir Walter Drive, and the Town right of way is nearly 10 feet beyond the placement of the roadway, meaning that the resulting location of the garage would remain 40 feet from the curb of the road. In addition, a small variance to the side-line requirement of 30 feet, would allow us to better align the garage structure with the main house and retaining walls.

The proposed location for a secondary driveway would restore the dwelling's original access, utilizing an existing curb-cut. It is presumed that this original driveway was removed when the current, attached 2 car garage was added by a previous owner, relocating the driveway from Sir Walter Drive to Clearview Drive. The proposed location of the restored driveway would have a distance between it and the current access of more than 250 feet, on two separate streets.

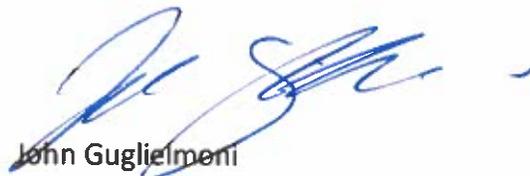
The purpose of the garage is to provide covered and protected storage of a utility/lawn tractor and landscaping equipment, small boat, camping equipment, patio furniture, and a number of bicycles and outdoor toys that are quickly collecting with our growing family. Our existing, attached 2 car garage would be used for protection and security of vehicles out of the elements, as it was intended.

Furthermore, we are requesting a waiver of the required A2 survey. All relevant pins have been located on the premises, identifying precise boundaries of the proposed site. The expense of this survey would significantly impact the affordability of this small project. We intend to serve as General Contractor of the project, and perform much of the trade work necessary for construction, ourselves.

We have received approval of our B100a application through the Chesprocott Health District, and received favorable feedback from the Town Engineering Office in regards to the restored driveway.

We appreciate and respect the culture and quality of life that the Town of Cheshire offers its residents, and the zoning regulations that help ensure the character of our community is maintained. We believe our proposal is in the best interest of not only our own property, but the entirety of the neighborhood and greater community as a whole.

Thank you for your consideration,

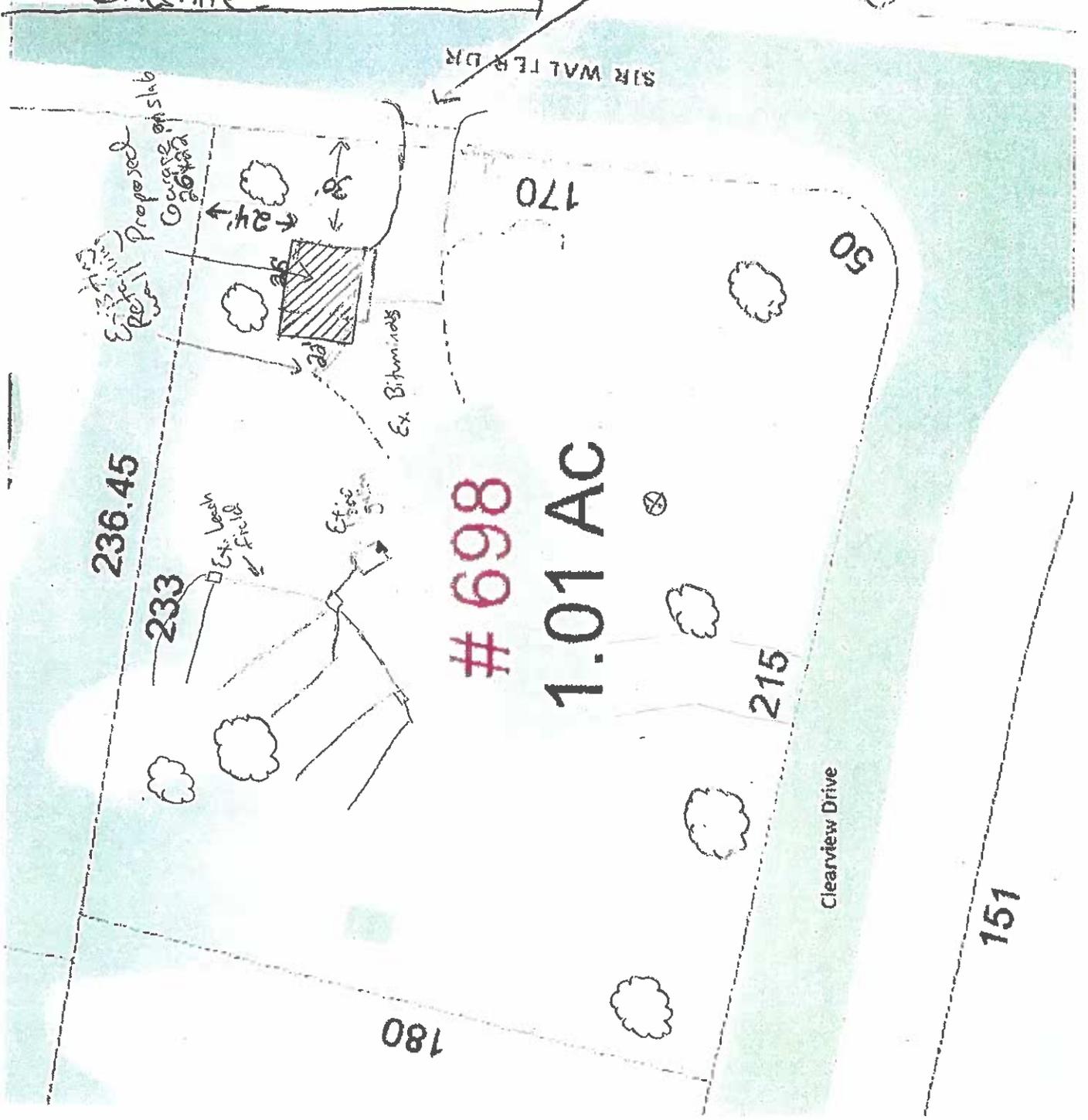


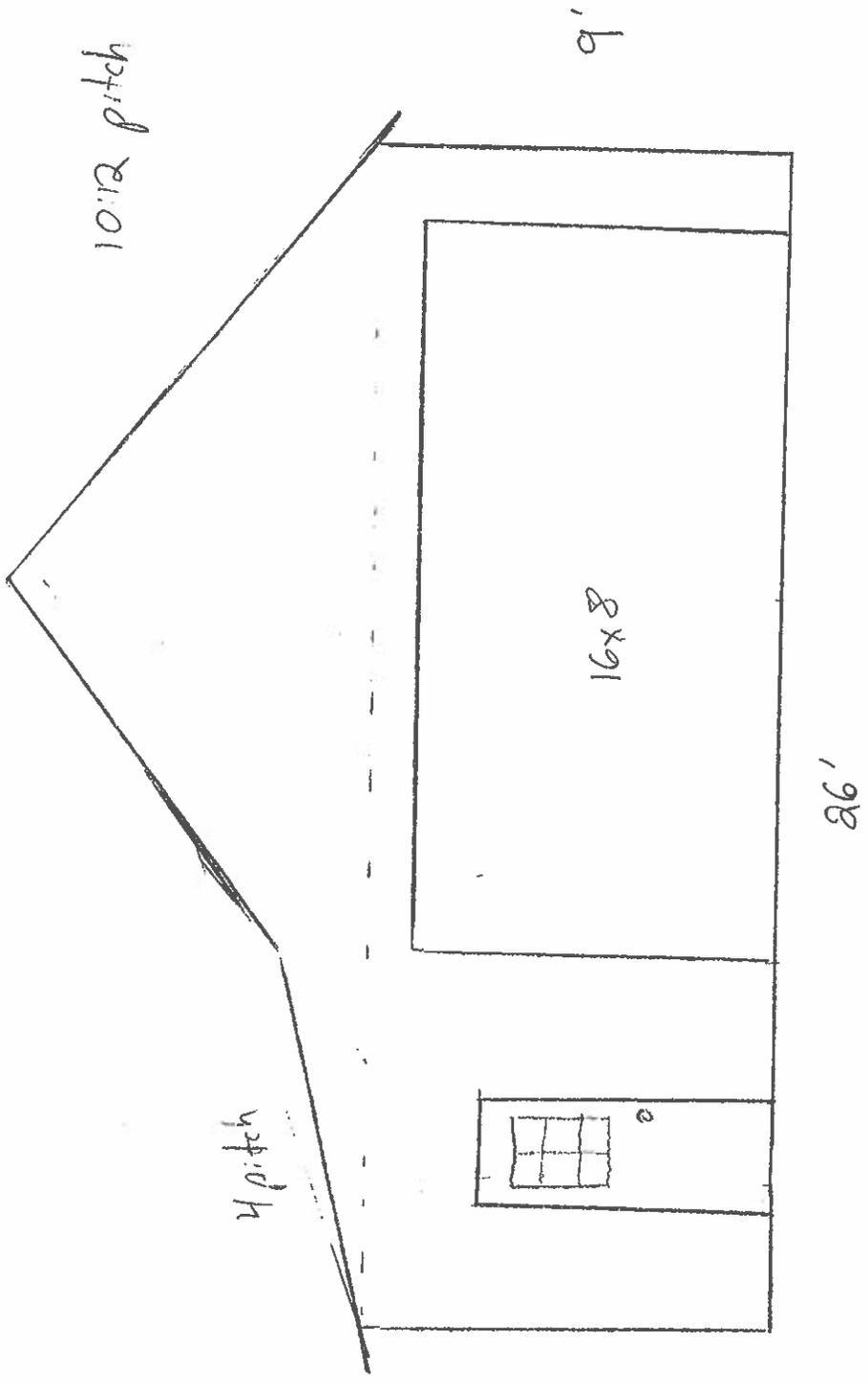
John Guglielmoni

John Lyghelmon.
203-923-7264
698 Clearview Drive
Cheshire

Proposed Drive
(Gravel w/leap)

☁ = Mature tree
⊗ = Well



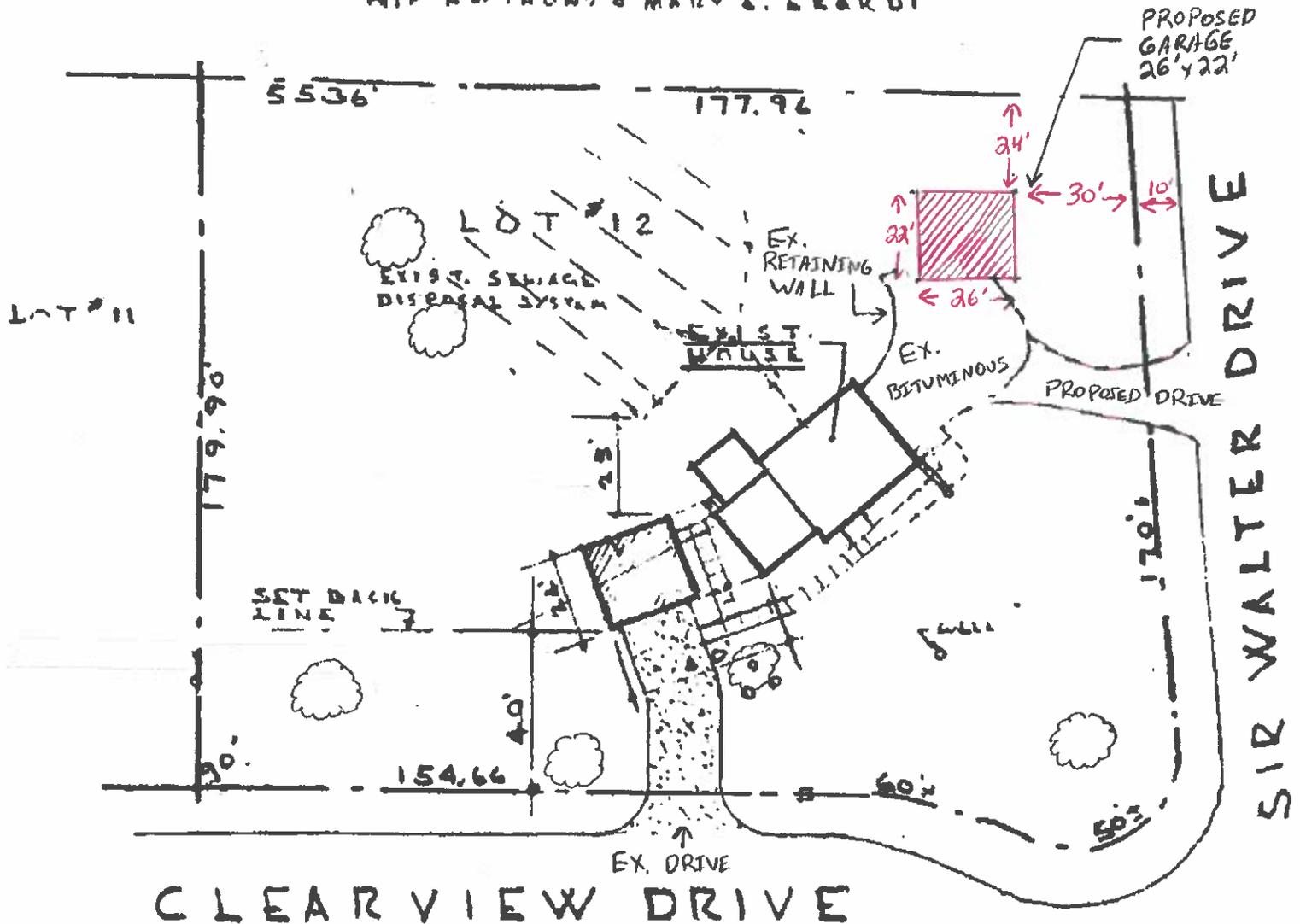


$\frac{1}{4}'' = 1'$

PRELIMINARY
 ADDITION & ALTERATIONS
 Mr. & Mrs. RONALD HAWKINS
 698 CLEARVIEW DRIVE
 CHESHIRE, CONN.

ROBERT P. KEATING - ARCHITECT
 WOODBURY, CONN.
 AUG. 11, 1981 REV. 5/1/81

N/F ANTHONY & MARY E. BERARDI



CLEARVIEW DRIVE

S I T E P L A N

SCALE 1" = 50'-0"

NOTE:

1. LOCATION OF EXIST. HOUSE BY FIELD MEASUREMENT
2. PROPERTY LINES TAKEN FROM MAP OF LOT 12 'CLEARVIEW ESTATES' MADE BY CARL G. MATTSOON CE & LS DTD 5/28/66
 SEWAGE DISPOSAL SYSTEM LOCATION FROM MAP DATED 8/5/66

C. E. & LAND SURVEYOR.

Carl G. Mattson

THIS MAP IS SUBSTANTIALLY CORRECT

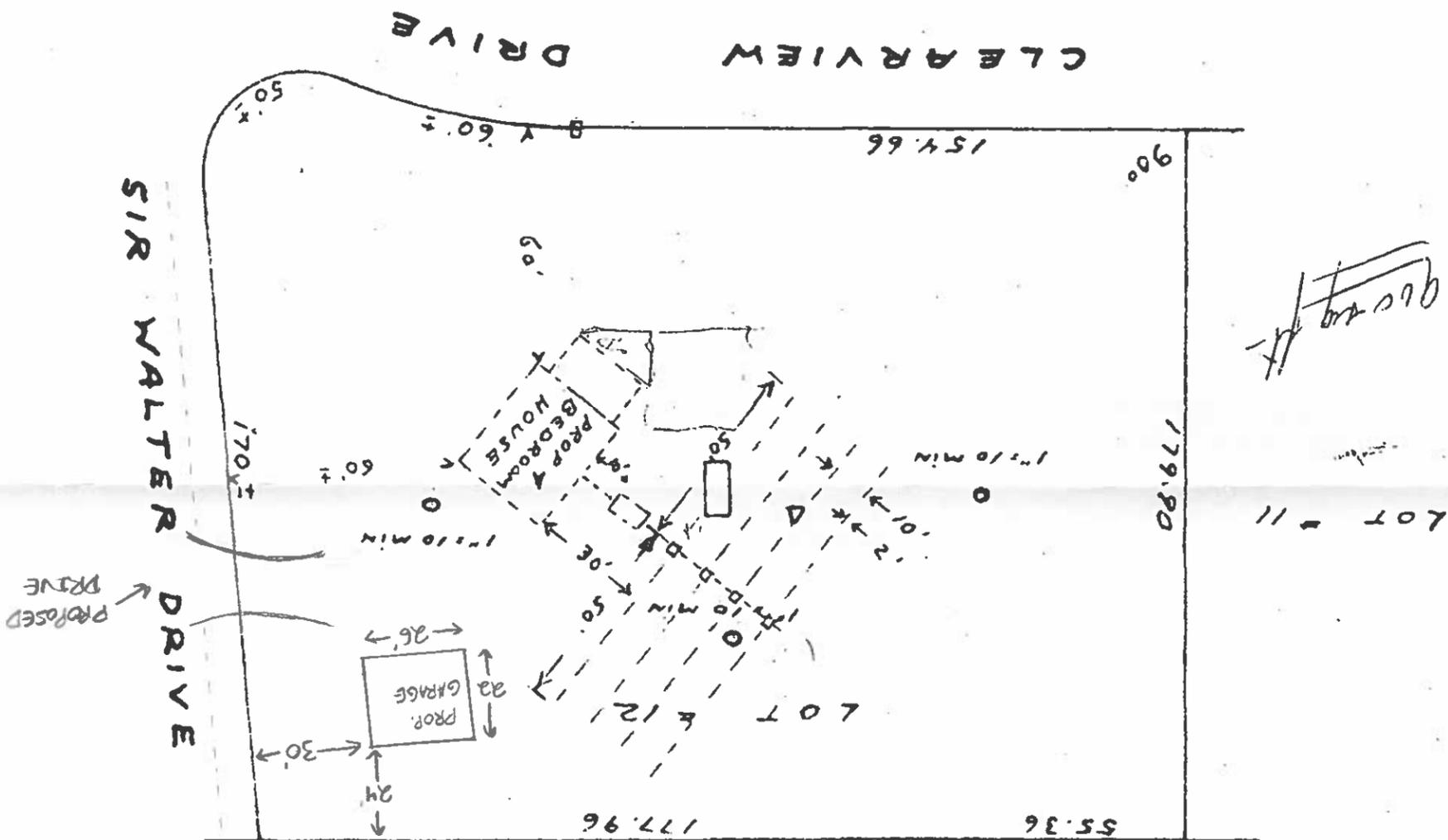
- STRATA HOLE
- ▲ PERC TEST TAKEN

NOTE :

APRIL 15, 1965
1" = 6 MIN.

NOV. 3, 1965

OFFICE OF
 CARL G. MATTSON
 CIVIL ENGINEER & LAND SURVEYOR
 363 EAST ST. WOLCOTT, CONN.
 MAP SHOWING LOT #12
 CLEARVIEW ESTATES
 CLEARVIEW DR. & SIR WALTER DR.
 CHESHIRE CONN.
 SCALE 1" = 50'
 MAY 28, 1966



960 sq ft

LOT # 11

ANTHONY & MARY E. ERARDI

NIP

LEACHING FIELD DATA

EFFECTIVE AREA = 800'

SEPTIC TANK SIZE 1000 GAL.

INDICATES JUNCTION BOX

