

Town of Chester
203 Middlesex Avenue
Chester Connecticut 06412



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Planning & Zoning
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APPLICATION FOR A TEXT AMENDMENT or MAP CHANGE

Refer to Section 123 of the Chester Zoning Regulations

FEE: \$210

1. Applicant Name: Brooke Girty
 2. Applicant's Address: 261 Grassy Hill Road, Lyme Ct 06371
 3. Telephone Number: 860-391-3158 Email: brookegirtydesign@yahoo.com
 4. Section of the Zoning Regulations or Address of properties proposed for amendment of map or text:
(attach separate sheet if necessary) 40.J - see attached
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The Planning and Zoning Commission is authorized to grant an amendment to the Zoning Regulations or the Zoning Map proposed by the provision of Section 123 of the Chester Zoning Regulations.

Accompanying this application form are the following:

- (1) A full text of any proposed change in these regulations clearly indicating existing provisions to be repealed and new provisions to be enacted;
- (2) A map clearly showing, and a complete written description of, any proposed change in district boundaries, including a precise description by metes and bounds or courses and distances of the location of the new boundary to be established and a list, keyed to said map, of the names and addresses of the record owners of land within, and within 500 feet outside, the area to be affected by such boundary change; and
- (3) A complete and comprehensive statement of the reasons for any proposed change, including any special interest the petitioner may have in such change.

I certify that all of the information on this application, including that shown on the site plan, and on any attachments, is correct as of the date below and is complete to the best of my knowledge.

Owners: _____ Date: _____
Applicants: Brooke Girty Date: 11/29/2021



Application Number: 21-42 Date Received: Nov. 29, 2021
 Fee Paid: \$ 210 Check #/Cash: 1069 Granted: _____ Denied: _____
 Zoning Compliance Officer: _____ Date: _____

November 22,2021

To the Chester Planning and Zoning Commission:

Please consider amending the text of 40.J of the Chester zoning regulations to include "cupolas not more than 10% of the roof area and not intended for human occupancy" in the list of exceptions to the current height limitation.

Please see the proposal in bold below:

40.J HEIGHT LIMITATION. The height of any improvement shall be measured vertically from the average ground level at the base to the highest feature of, or appurtenant to, the improvement. Church spires, industrial storage tanks, chimneys, radio or television towers and antennas, **AND CUPOLAS NOT MORE THAN 10% OF THE ROOF AREA AND NOT INTENDED FOR HUMAN OCCUPANCY**, may be erected to a reasonable and necessary height notwithstanding the applicable maximum height limitations prescribed in these regulations provided, however, that no radio or television tower or antenna shall exceed 15 feet in height above the highest point of the highest building on the lot or 15 feet in height above the highest point of ground elevation of the lot, whichever is the higher. Fences and freestanding walls shall not exceed eight feet in height.

The surrounding towns of Haddam, Killingworth, Lyme, and Essex have included this exception for cupolas. These towns have similar historic characters that include architectural features such as cupolas. Cupolas add to the charm and character of a building without adding to the perceived bulk and height, and allowing them would add similar interest to the streetscape in Chester.

Respectfully submitted,

Brooke Girty