

**Bolton Zoning Board of Appeals
Regular Meeting Minutes
July 13, 2026, 7:00 p.m.
Bolton Town Hall, 222 Bolton Center Road
In-Person Meeting and Virtual Utilizing Zoom**

Members Present: Chair William Pike, Member Anne Decker, Member Jonathan Treat, Member Athina Loveland. Absent was Member Joshua Machnik

Others Present in Person: Joseph Costanzo

Others Present Via Zoom: Jim Loersch

1. Call to Order

W. Pike called the meeting to order at 7:08 p.m.

2. Approval of Minutes

A. Decker MOVED to approve the March 9, 2026, Minutes as presented. A. Loveland SECONDED the motion. MOTION CARRIED UNANIMOUSLY 4:0:0.

3. Resident's Forum/Public Comment

None.

4. Public Hearing:

No. BZA-26-1: Joseph Costanzo – 43 Deming Rd. – requesting a variance reducing the left side yard setback from 20 ft to 13 ft to construct an attached 600 sq ft garage

5. Old Business

None.

6. New Business

Discussion/Possible Decision – No. ZBA-26-1: Joseph Costanzo – 43 Deming Rd. – requesting a variance reducing the left side yard setback from 20 ft to 13 ft to construct an attached 600 sq ft garage

J. Treat MOVED to table No. ZBA-26-1 to the August 2026 meeting. A. Loveland SECONDED the motion. MOTION CARRIED 4:0:0.

7. Other

None.

8. Adjournment: J. Treat MOVED to adjourn the meeting at 7:57 p.m. A. Loveland SECONDED the motion. MOTION CARRIED UNANIMOUSLY 4:0:0.

Respectfully submitted by Mary J. Johnston

Bolton Zoning Board of Appeals July 13, 2026, Regular Meeting

Mary J. Johnston

Please see the Minutes of subsequent meetings for corrections to these Minutes and any corrections hereto.



Record No: ZBA-26-1

Zoning Board of Appeals

Status: Active

Submitted On: 6/2/2026

Primary Location

43 DEMING ROAD
BOLTON, CT 06043

Owner

Joseph P Costanzo Jr
43 DEMING ROAD BOLTON,
CT 06043

Applicant

 Joseph Costanzo
 860-930-6559
 jcostanzo421@gmail.com
 43 Deming Rd
Bolton, CT 06043

Submission Information

Occupancy Type*

Residential

Application For*

Variance

Aquifer Protection Area*

No

Zone *

R-1

Zoning Board of Appeals

Statement of Hardship*

To the Bolton Zoning Board of Appeals:

I respectfully request a variance to allow the proposed attached garage to extend seven (7) feet into the required setback.

The hardship supporting this request arises from unique physical conditions affecting my property. A storm drainage easement in favor of the Town of Bolton, together with the location of the existing septic system and leach field, substantially limits the usable and buildable area of the lot. These conditions are specific to this property and significantly restrict where structures may reasonably be located.

Because of these constraints, strict compliance with the setback requirement would create an unusual hardship by preventing the practical placement of an attached garage in a location that is compatible with the existing residence. The hardship is not self-created and results from the physical characteristics and restrictions affecting the property.

The proposed garage has been designed and located to minimize the requested relief while avoiding interference with the drainage easement and septic system. The requested seven-foot encroachment represents the minimum variance necessary to permit a reasonable improvement to the property.

The garage will remain subordinate to the existing residence and will be consistent with the character of the surrounding neighborhood. Granting the variance will not adversely affect public health, safety, welfare, neighboring properties, drainage, or septic operations, and it will remain in harmony with the overall intent of the Bolton Zoning Regulations. I have discussed the proposal with neighboring property owners, and they have expressed no objections to the requested variance.

For these reasons, I respectfully request that the Bolton Zoning Board of Appeals grant the requested seven-foot setback variance.

Thank you for your consideration.

Brief Explanation of Specific Action(s) Requested of the ZBA*

I am requesting that the Zoning Board of Appeals grant me a 7 ft right side yard variance, reducing it from 20 ft to 13 ft, to build an attached 600 sq ft garage.

Has any previous application been filed in connection with these premises? *

No

Setbacks

Front Required

30

Front Provided

30

Rear Required

35

Rear Provided

35

Left Required

20

Left Provided

20

Right Required

20

Right Provided

13

Lot Coverages

Maximum Lot Coverage:

- R1, R2, R3 = 15%
- NB = 20%
- GB, I, GMUIZ, RMUZ = 25%

Lot Coverage Provided (in %)

7.25

Maximum Impervious Coverage:

- R1, R2, R3 = 20%
- NB, GMUIZ, RMUZ = 50%
- GB, I = 65%

Impervious Coverage Provided (in %)

18

Building & Parcel Size

Building Size

600

Lot Area

31746

Applicable Section(s) of Zoning By-Laws

Article VII: Sec. 450-7.1

Does Property Need CCDRB Review?

☐

Signature and Confirmation of Submission of Application

The property owner, or applicant/agent duly authorized by the property owner hereby acknowledges that this applicant has been submitted truthfully. The applicant further acknowledges that any information submitted herein which is found to have been submitted willfully in error may render such application null and void.

The above is hereby acknowledged and understood*



The property owner, or applicant/agent duly authorized by the owner hereby grants permission to the Town of Bolton, it's agents and the Zoning Board of Appeals to make reasonable property inspections related to the review of the submitted application

The above is hereby acknowledged and understood*



The property owner, or applicant/agent duly authorized by the owner hereby acknowledges the above and by endorsement of the digital signature below, hereby submits this application.

Signature of Owner or Applicant/Agent duly authorized by the owner*



Joseph P Costanzo Jr
Jun 2, 2026

Additional Project Info

Date of Receipt 

—

Hearings Commencement Deadline 

—

Hearings Completion Deadline 

—

Decision Deadline 

—

Distance to Town Line 

Extension Date 

—

Conditions [Internal Use Only -- To be Printed of Permit]

Conditions 

Attachments

	Plot Plan 43 Deming Rd Bolton Ct Plot Plan with proposed garage addition.pdf Uploaded by Joseph Costanzo on Jun 2, 2026 at 2:17 PM	REQUIRED
	Photos 43 Deming Rd Bolton Ct AI image of proposed garage.png Uploaded by Joseph Costanzo on Jun 2, 2026 at 2:20 PM	REQUIRED
	Statement of Hardship Bolton Zoning Board of Appeals Hardship Letter.pdf Uploaded by Joseph Costanzo on Jun 2, 2026 at 2:51 PM	REQUIRED

**Abutters within 500 Ft.pdf**

Abutter within 500 Ft.pdf

Uploaded by Danielle Palazzini on Jun 3, 2026 at 8:53 AM

**Bordering neighbor non-objection letter 43 Deming Rd.pdf**

Bordering neighbor non-objection letter 43 Deming Rd.pdf

Uploaded by Joseph Costanzo on Jun 15, 2026 at 7:02 AM

**Certificate of Mailing Abutters Notice.pdf**

Certificate of Mailing Abutters Notice.pdf

Uploaded by Joseph Costanzo on Jun 29, 2026 at 12:20 PM

**Public Hrg Sign_Posted 7-2-26.pdf**

Public Hrg Sign_Posted 7-2-26.pdf

Uploaded by Danielle Palazzini on Jul 2, 2026 at 2:12 PM

**43 Deming Rd revised plot plan.pdf**

43 Deming Rd revised plot plan.pdf

Uploaded by Joseph Costanzo on Aug 5, 2026 at 2:16 PM

**43 Deming Road variance Google Earth view map.pdf**

43 Deming Road variance Google Earth view map.pdf

Uploaded by Joseph Costanzo on Aug 5, 2026 at 2:17 PM

L2	N68°14'53"E	10.00'
L3	S21°45'07"E	44.25'
L4	S59°45'05"E	50.65'

MAP REFERENCE/NOTES:

1. MAP REFERENCE: STRAWBERRY RIDGE SUBDIVISION PLAN PREPARED FOR ALAN J. COCCONI & BARBARA RAYEL, DEMING ROAD BOLTON, CT. SCALE: 1" = 80' DATED OCTOBER 17, 2001 REVISED THRU FEBRUARY 2, 2004 SHEETS 1 THRU 11 BY ANCHOR ENGINEERING SERVICES, INC.
2. MAP REFERENCE: PLOT PLAN CELEBRATION HOMES LOT 1 STRAWBERRY RIDGE, DEMING ROAD, BOLTON, CT. DATE: 05/25/06, REVISED THROUGH 10/03/06 SCALE: AS NOTED BY ANCHOR ENGINEERING SERVICES, INC.
3. THE FOUNDATION SHOWN WAS FIELD LOCATED ON 12/08/06 BY ANCHOR ENGINEERING SERVICES, INC.

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-3000-1 THRU 20-3000-2 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES- MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENFORCED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS AN IMPROVEMENT LOCATION SURVEY. BOUNDARY DETERMINATION CATEGORY: IMPROVEMENT SURVEY. COMPLIANCE TO HORIZONTAL ACCURACY CLASS 4-2. THE PURPOSE OF THIS SURVEY AND MAP IS TO ENABLE DETERMINATION OF COMPLIANCE OR NON-COMPLIANCE WITH APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

WILLIAM E. WERTZ, CT. L.S., #10087

ANY ORIGINAL OR DUPLICATE OF THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE SURVEYOR WHOSE REGISTRATION NUMBER APPEARS ABOVE. NO OTHER CERTIFICATION OR WARRANTY IS EXPRESSED OR IMPLIED.

LEGEND:

PROPERTY LINE
BUILDING LINE
EASEMENT LINE

210 square feet total
Variance requested
House built on right hand side of property due to ledge on left.

DEMING ROAD

SCALE: 1" = 20'



Anchor Engineering Services, Inc.
75 Nutmeg Lane, Glastonbury, CT 06033
TEL (860) 633-8770 FAX (860) 633-5971

PROJECT ENGINEER	SAS	IMPROVEMENT LOCATION SURVEY	
PROJECT MANAGER	NEW	PREPARED FOR	
OFFICE REVIEW	SAS	CELEBRATION HOMES	
REVISIONS		LOT 1 STRAWBERRY RIDGE	
DATE	12/13/06	BOLTON, CONNECTICUT	
PROJECT	523-24	SHEET NO. 1 OF 1	
SCALE	1" = 20'		

43 Deming Road

Untitled Map

Write a description for your map.

Legend

43 Deming Rd

