



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Staff Report

August 15, 2014

To: Historic District Commission

From: Michael Glidden CFM CZEO

Re: 100 East Weatogue Street; Applicant John Pintoff, application for certificate of appropriateness in order to legalize HVAC unit located along the southern exterior side of the residence located at 100 East Weatogue Street

The applicant is requesting a certificate of appropriateness in order to legalize the existing HVAC unit located off the southern exterior side of the residence at the above noted property. The applicant failed to request the appropriate approval from the commission prior to the unit's installation. Instead the applicant is seeking an after the fact approval from the commission.

Because the location of the unit is an exterior improvement to the structure, a certificate of appropriateness is required for the installation. The owner has provided photos of landscaping which surrounds the unit. The Commission will need to determine whether existing landscaping provides the adequate screening for the unit's location.

The owner contacted the Planning Department on whether his contractor applied for the necessary approvals for the installation. According to the Building Department's files, the contractor applied for a building permit application on May 16, 2014. The permit was never issued; staff flagged the application for failing to secure the proper certificate of appropriateness approval from HDC. On May 23, 2014, the contractor was contacted by the Building Department concerning the approval requirement. No response was received from the contractor or property owner. According to the property owner, the contractor proceeded to install the unit without the benefit of certificate of appropriateness and building permit secured.

The Commission will need to determine whether unit's location and screening are appropriate in this location. If the Commission approves the application, the applicant will need to coordinate with the Building Department as far as steps for legalizing the unit from a Building Code perspective.

PHONE (860) 658-3234
FAX (860) 658-3217

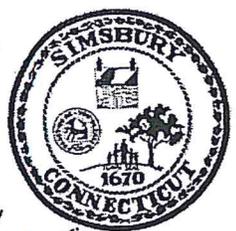
TOWN OF SIMSBURY
PERMIT APPLICATION

933 HOPMEADOW STREET
SIMSBURY CT 06070

PROPERTY ADDRESS 100 E. Water St

EST. COST OF JOB 12,000 COST OF PERMIT 171¹² CHECK# 387
168-312

TYPE OF PERMIT: BUILDING () Blanket Fee () Non-Blanket Fee () Commercial ()
HEATING () PLUMBING () ELECTRICAL () OTHER



DESCRIPTION OF WORK: Install Central A/C Both Floors
2 Zone Ductless 1st Floor / Conventional Split A/C 2nd Floor
Sibelco Electric Berlin CT LG. Goodman Inc

BUILDING OFFICIAL COMMENTS: _____

OWNER(S) <u>John Pinter</u>	CONTRACTOR <u>Doug Solek</u>
ADDRESS <u>100 E. Water St</u>	ADDRESS <u>1205 Worthington Ridge</u>
TOWN <u>Simsbury</u> ST <u>CT</u> ZIP _____	TOWN <u>Berlin</u> ST <u>CT</u> ZIP <u>06037</u>
HOME PHONE # _____ WORK PHONE # _____	LICENSE # <u>402894</u> WORK PHONE # <u>860 778-9142</u> <u>9142</u>

AFFIDAVIT AND AGREEMENT

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION OR THE AUTHORIZED AGENT OF THE PROPERTY OWNER; I AGREE TO CALL AT LEAST 24 HRS. IN ADVANCE FOR EACH INSPECTION INDICATED ON THE PERMIT; I AGREE TO UNCOVER AND EXPOSE ANY WORK WHICH IS COVERED OR CONCEALED WITHOUT INSPECTOR'S APPROVAL; I UNDERSTAND THAT WHEN A PERMIT IS ISSUED, IT IS A PERMIT TO PROCEED AND GRANTS NO RIGHT TO VIOLATE ANY CODE, ORDINANCE OR STATUTE, REGARDLESS OF WHAT MAY BE SHOWN OR OMITTED ON THE SUBMITTED PLANS AND SPECIFICATIONS REGARDLESS OF ANY AGREEMENT WITH ANY OFFICIAL.

I HAVE READ AND AGREE TO ALL THE ABOVE

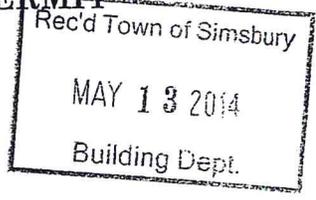
SIGNATURE: [Signature] DATE: 5/13/14

TOWN OF SIMSBURY BUILDING PERMIT

DATE ISSUED _____ BUILDING PERMIT # DM-14-136

DATE CLOSED _____

BUILDING OFFICIAL SIGNATURE [Signature]



REQUIRED INSPECTIONS

- () FOOTING (FORMS IN PLACE BEFORE CONCRETE)
- () DAMPPROOF/WATERPROOF/DRAINS
- () INGROUND MECHANICALS
- () FIREPLACE/THROAT
- () ROUGH FRAME/MECHANICALS
- () INSULATION
- () FINAL INSPECTION
- () CERTIFICATE OF OCCUPANCY

**** OTHER APPROVALS OR PERMITS REQUIRED ****

FIRE MARSHAL _____ FVHD _____ DRIVEWAY _____ SEWER _____
ZBA _____ ZONING _____ WETLANDS _____ HDC _____

**** THIS PERMIT IS NOT VALID UNLESS PERTINENT INFORMATION IS ATTACHED ****



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Building Department

May 23, 2014

Doug Solek
1205 Worthington Ridge
Berlin, CT 06037

RE: 100 East Weatogue Street

Dear Doug:

Enclosed please find a copy of the permit application you recently submitted to install a new central air conditioning system at the above address. Per our phone conversation of 5/14/14, we noted that this house is located within the Historic District. Due to the fact that the proposed AC condenser is to be located on the side of the house, and therefore visible from the street, the owners would need to apply for a Certificate of Appropriateness as directed by the rules regulating that District. To our knowledge, no one has come in to apply for that Certificate. Please contact Howard Beach, staff liaison to the Historic District Commission, at 860-658-3240 to begin that process.

As soon as the Certificate of Appropriateness process is completed and approved we can issue the building permit. We look forward to hearing from you.

Sincerely,

Colleen Fenn
Simsbury Building Department

cc: John Pintoff, 100 East Weatogue St., Simsbury, CT 06070

Telephone (860) 658-3234
Facsimile (860) 658-3217

www.simsbury-ct.gov

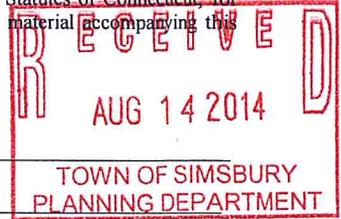
An Equal Opportunity Employer
8:30 - 4:30 Monday through Friday

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION NUMBER: 14-07

HISTORIC DISTRICT COMMISSION - TOWN OF SIMSBURY
933 HOPMEADOW STREETSIMSBURY, CONNECTICUT 06070 - Telephone 860-658-3252 or 860-658-3245

Application is hereby made for the issuance of a Certificate of Appropriateness under the Historic District Ordinance of Simsbury, Connecticut, enacted pursuant to the enabling authority contained in Chapter 97, Section 7-147d, as amended, of the General Statutes of Connecticut, for proposed work as described below (and, where applicable, as shown on plans, drawings, or other supplementary material accompanying this application):



HOME OWNER INFORMATION (required) PLEASE PRINT:

Owner of Record: Jonathan Pintoff

Address of Proposed Work: 100 East Wealogue St., Simsbury, CT 06070

Owner's Telephone Number: 860-651-9138 Email Address: jon.pintoff@gmail.com

Owner's Mailing Address (if different from proposed work location):

Architect Name (when applicable):

APPLICANT INFORMATION (if not owner) PLEASE PRINT:

Applicants Name:

Applicants Address:

Applicants Telephone Number: Email Address:

PLEASE CHECK LINE WHERE PROPOSED WORK IS IN CONNECTION WITH:

Dwelling [x]; Accessory Building; Other. If other, please describe:

Please briefly describe (print or type) the proposed work (you can also attach a summary). Be as specific as possible, including all pertinent design elements. Include all design data to scale. Site plans and elevations are required. Photographs will be helpful and may be required. Use attachments.

Installation of Central Air. Condensing Units located on South Side of house. Units are behind a hydrangia bush and tree line comes up to the south side of the house. Units are not viewable from the street to oncoming traffic or pedestrians.

Estimated start date: Estimated completion date: 04/24/2014

- Site Plan Elevations [x] Photographs (check off if attached)

THE ITEMS ARE TO BE SUBMITTED TO TOWN STAFF NO LATER THAN TWO WEEKS PRIOR TO THE HISTORIC DISTRICT COMMISSION MEETING.

SIGNATURE OF OWNER (signature required)

Date 8/11/14

FOR COMMISSION USE ONLY:

Date of Hearing: Date of Determination by Commission: (VALID FOR ONE YEAR)

Application as Above Made: GRANTED: DENIED:

OR GRANTED WITH STIPULATIONS AS NOTED:

Signature of Commission Officer Date



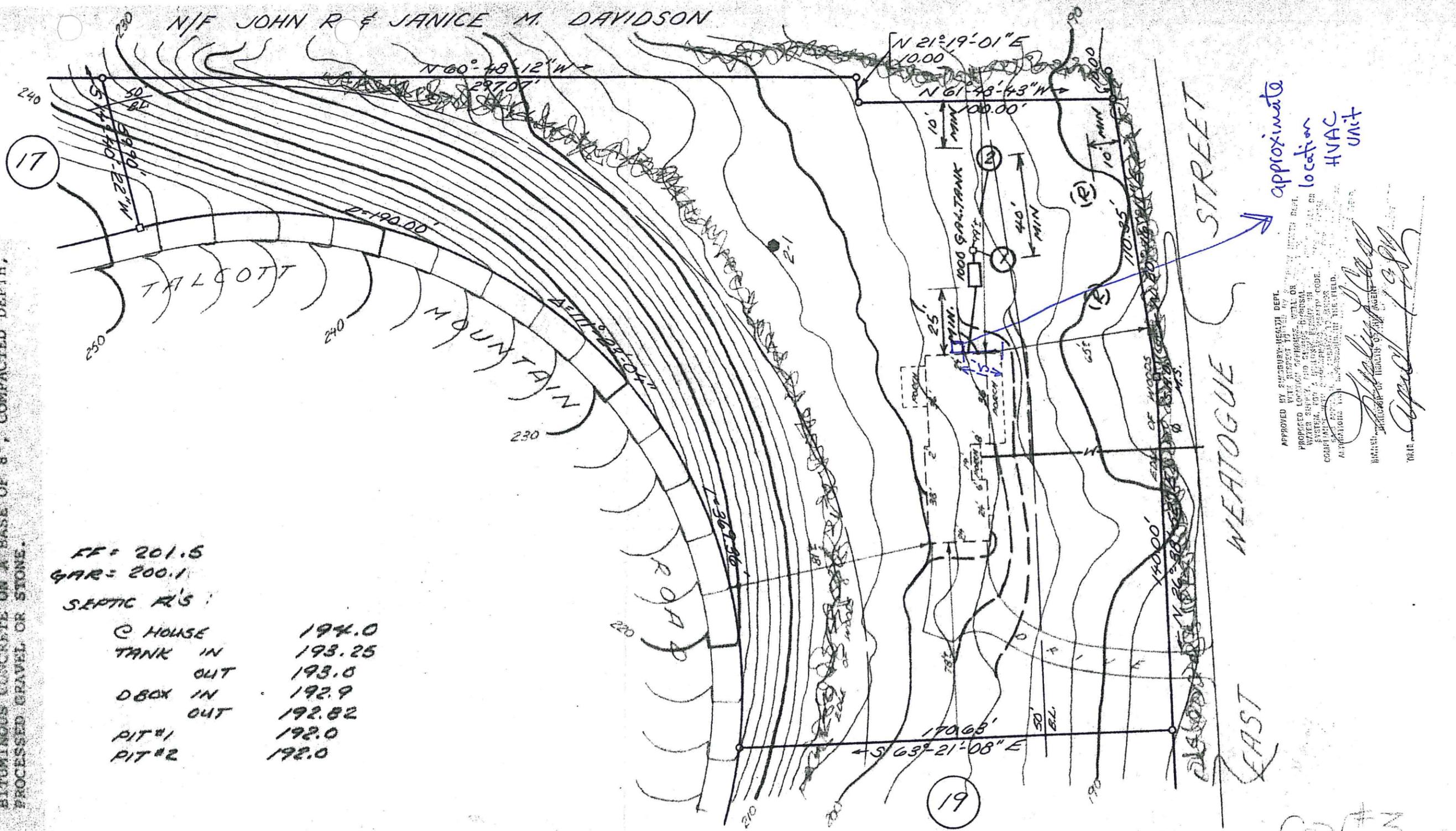
1. 6" OF 2" STONE SHALL BE PLACED OVER FIRST 50' OF THE DRIVEWAY BEFORE STARTING CONSTRUCTION.
2. RAY SALES SHALL BE PLACED AT CATCHBASINS, AND AT THE BOTTOM OF STEEP SLOPES TO PREVENT SILTATION.
3. CRUSH, LOGS, OR SOME MEASURE SHALL BE USED AT THE TOP OF STEEP SLOPES TO PREVENT EROSION.
4. SEED OR WHICH DISTURBED AREAS AS SOON AS POSSIBLE TO PREVENT EROSION.
5. THE FIRST 12" OF THE DRIVEWAY (IN THE STREET R.O.W.) SHALL BE PAVED WITH A MINIMUM OF 2", COMPACTED DEPTH, BITUMINOUS CONCRETE ON A BASE OF 8", COMPACTED DEPTH, PROCESSED GRAVEL OR STONE.

FF = 201.5
GAR = 200.1
SEPTIC R.I.S :

HOUSE	194.0
TANK IN	193.25
TANK OUT	193.0
DBOX IN	192.9
DBOX OUT	192.82
PIT #1	192.0
PIT #2	192.0

LOT AREA = 61,578 SQ. FT.

NO ZONING VIOLATIONS IF HOUSE
ERECTED AS SHOWN AND STAKED.



approximate
location
HVAC
UNIT

APPROVED BY SURGEON-GENERAL DEPT. OF HEALTH BY [Signature]
PROPOSED LOCATION APPROXIMATE WITH OR WITHOUT PERMITS.
WATER SUPPLY, THE MASSIVE SYSTEM, IN COMPLIANCE WITH THE STATE CODE. APPROPRIATE AND NECESSARY AT THE FIELD.
[Signature]
[Signature]
[Signature]

I HEREBY CERTIFY THAT THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED DECEMBER 10, 1975 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

ed lally and associates
Ed Lally

PROPERTY OF
LANDEV, INC.
LOT 18
EAST WEATOGUE ST. - SIMSBURY, CONN.

• 123 PROSPECT HILL ROAD • WINDSOR, CONN. 06095 • SCALE: 1/IN. = 40 FT. MARCH 11, 1982.