



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

To: Simsbury Zoning Commission
From: Laura Barkowski, CZEO
Code Compliance Officer
Date: January 18, 2023
RE: ZC 22-42 - 1185 Hopmeadow Street - Antonio's

Background & Description of Modification:

The Applicant, 5Ants LLC, proposes minor exterior and façade modifications to an approved site plan (ZC 19-26) at 1185 Hopmeadow St., Antonio's Restaurant.

Existing conditions:



The Applicant plans the following updates:

A 14'6" x 8' glass vestibule is to be constructed under existing canopy rather than enlarging the building as originally proposed. Two interior columns under the canopy will be removed. The applicant is not proposing any changes to the building height at peak of A-frame and intends to go forward with the relocation of existing horse statue while maintaining compliance with the maximum height restrictions within a B-2 District of 40'.

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8:30 - 7:00 Monday
8:30 - 4:30 Tuesday through Thursday
8:30 - 1:00 Friday

A standing seam metal roof is proposed only on the existing A-frame differing from the previous approval where it extended towards the Hoops-N-Hops sign. The existing masonry is to remain.



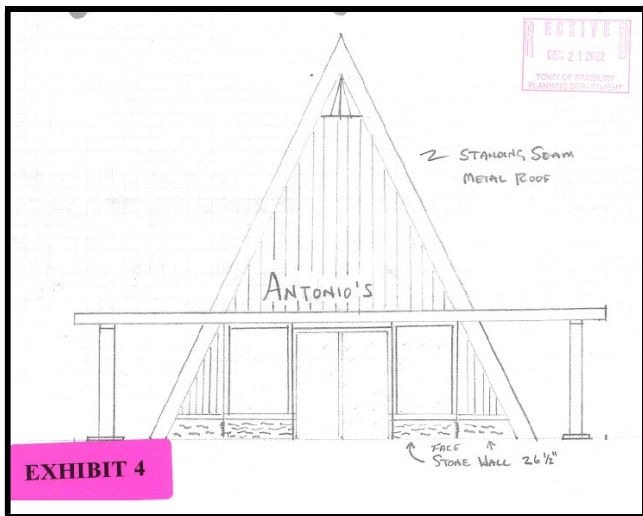
In lieu of the 4'x5' faux louver doors and railing (above the entrance) on approved plans the applicant is proposing the installation of a 60" diameter canister clock (picture left) on existing A-frame façade.

At this time the applicant is not going forward with the ADA compliant ramp nor the outdoor patio improvements (the removal of the brick half wall and enclosing the area with cast iron fencing).

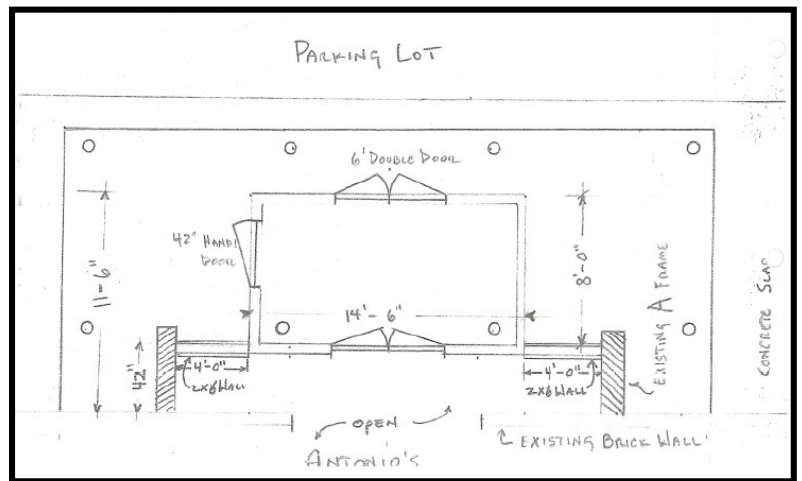
The brick platform base for the statue of liberty is to remain in existing location. Additionally, a knee wall with faux stone veneer is to be constructed in the location of existing planters adjacent to the new vestibule.

adjacent to the new vestibule.

Sketches provide by the Applicant illustrating the changes:



Draft Elevation



Vestibule detail

Summary of Previous Approval (ZC 19-26)

On May 20, 2019 the Zoning Commission approved a Site Plan Amendment for façade improvements at Antonio's Restaurant which included:

- a 34'x8.4' enlargement of the building for the creation of a new vestibule entrance area
- ADA compliant ramp for access to the building and
- improvements to 7.6'x38' outdoor patio area.
- relocation of existing signage
- an increase in height of A-frame was from 28 to 28'10" to accommodate the relocation of the existing horse statue with the total height being 37'2".

The elevations approved in ZC 19-26 are included in the Application packet.

A condition placed upon this approval by the Commission stated that any modification of these plans must return to the Commission for their approval. There was no deferral to Town Staff for minor changes.

Rendering of the previous approval in ZC 19-26



A draft motion in the affirmative has been prepared for the commission for discussion purposes. Please refer to attachment "A" for the draft language.

Attachment "A" Simsbury Zoning Commission Wednesday, January 18, 2022

Application ZC# 22-42 of Steven Antonio 5Ants LLC, Applicant, site plan amendment for the construction of a ±116 sq. ft. vestibule and façade improvements for the property located at 1185 Hopmeadow Street (Assessor's Map I05 Block 412 Lot 001) Zone – B2.

1. An Administrative Zoning Permit must be obtained.