



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Date: August 24, 2020

To: Zoning Board of Appeals

From: Thomas Hazel, Code Compliance Officer

REFERENCE: Application #20-09 Lydecker, Applicant/Owner, 11 East Tomstead Road, for a variance to the Simsbury Zoning Regulations Section 3.9, to construct a front porch within the required front yard setback. (Assessor's Map G12, Block 120, Lot 058B). Zone R-15

The applicant is looking to add a front porch which will encroach into the front yard setback for an R-15 Zone. The encroachment is 2 feet on the north side of the porch and 4 feet on the south side of the porch. The house dates back to 1958 and is situated practically on the setback line.

The commission should explore the applicants proposed hardship and determine a ruling for a variance to section 3.9 of the zoning regulations to encroach 2 feet into the front yard setback on the north side of the primary structure and 4 feet into the front yard setback on the south side of the primary structure.

Thomas Hazel
Code Compliance Officer