



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 #20-11DiBatitisto, Applicant. Pynn and Edwards, Owner, 25 Walker Drive, for a variance to the Simsbury Zoning Regulations Section 3.9, to construct an addition with in the required front yard. (Assessor's Map E14, Block 131, Lot 052). Zone R-40

The applicant is looking to build an addition onto the primary structure which will encroach into the front yard setback for an R-40 Zone. The encroachment is 12.5 feet on the northwest side of the house. The house dates back to 1953 and is already situated within the 50 foot front yard setback

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 12.5 feet into the front yard setback on the northwest side of the primary structure.

Thomas Hazel
Code Compliance Officer