

ZONING BOARD OF APPEALS APPLICATION
TOWN OF SIMSBURY, 933 HOPMEADOW STREET, SIMSBURY, CT 06070

Application Number: _____

Fee \$ 130.00

Requested Action (please check appropriate box):

Variance

Appeal Decision of
Zoning Official

Location of Property: 969 Hopmeadow Street
(number and street name)

Simsbury Assessor's Map Number H08 Block Number 116 Lot Number 041

Deed Volume Number 732 Page Number 876 (property owner must supply copy of the deed)

Applicant - Please Print the Following:

Name: Freedom Property LLC c/o Luke Florian

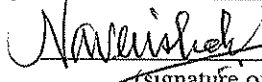
Address: 395 Copper Ridge Road
Southington, CT 06489

Email: _____ Telephone: (860) 877-5800

Signature of Applicant:  Date: 07/06/21

Applicant's Interest in Property: Developer/Under Contract

Record Owner of Property: IronHorse LLC 969 Hopmeadow Street, Simsbury, CT 06070

 (print name & address of owner)
(signature of owner) Date: 07-06-21

Property is in Zone SCZ of (applicable section(s) Zoning Regulations Section 2.4. 2 Gr

Describe the nature of your application, including the amount of variance requested:

Applicant seeks to improve structure and grounds and parking.

* Table of Variances attached.

Describe the specific hardship:

Existing topography & structure need improvement to adequately reuse facility as an apartment facility as current motel use is functionally obsolete.

*This application must be accompanied by required fee, site plan and any other information required by the Zoning Regulations, Building Code, or Rules of the Board. **EACH APPLICATION SHALL INCLUDE A LIST OF NAMES AND ADDRESSES OF ALL ABUTTING PROPERTY OWNERS AND ALL PROPERTY OWNERS WITHIN 100 FEET OF THE SUBJECT SITE.** Six complete sets of folded plans and eleven copies of the completed and signed application, and any correspondence, must be submitted with the application. Pictures of the property and letters from the neighbors are very helpful. Applicant and/or Authorized Agent must attend meeting.*

NOTE: PICKUP YOUR PUBLIC HEARING SIGN WHEN APPLICATION IS SUBMITTED.

INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED

LIST OF ABUTTERS:

1. Mary Hannon
542 Hopmeadow Street
Simsbury, CT 06070
2. Seth Joseph
12 Oxford Court
Simsbury, CT 06070
3. David & June Saunders
18 Oxford Court
Simsbury, CT 06070
4. Udolph Enterprises LLC
8 Ellsworth Road, #401
West Hartford, CT 06107
5. Lek Enterprises LLC
963 Hopmeadow Street
Simsbury, CT 06070

TABLE OF VARIANCES:

1. Variance for Parking Setback along Rear Property Line
- Section 2.4.2G
Required – 10'
Proposed – 8'
2. Variance for Carport Setback along Rear Property Line
- Section 2.4.2G
Required – 10'
Proposed – 8'
3. Variance for Dumpster Setback along Rear Property Line
- Section 2.4.2G
Required – 10'
Proposed – 8.5'