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**Town of Simsbury  
Zoning Board of Appeals Application  
Project Description/Variance Request/Specific Hardship  
for  
34 Farms Village Road  
Simsbury High School  
Grandstand and Press Box Reconstruction**

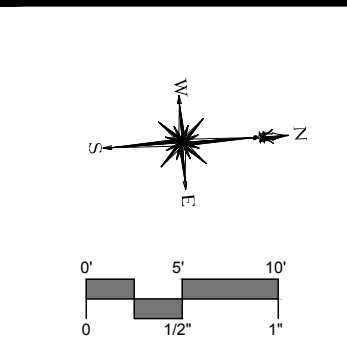
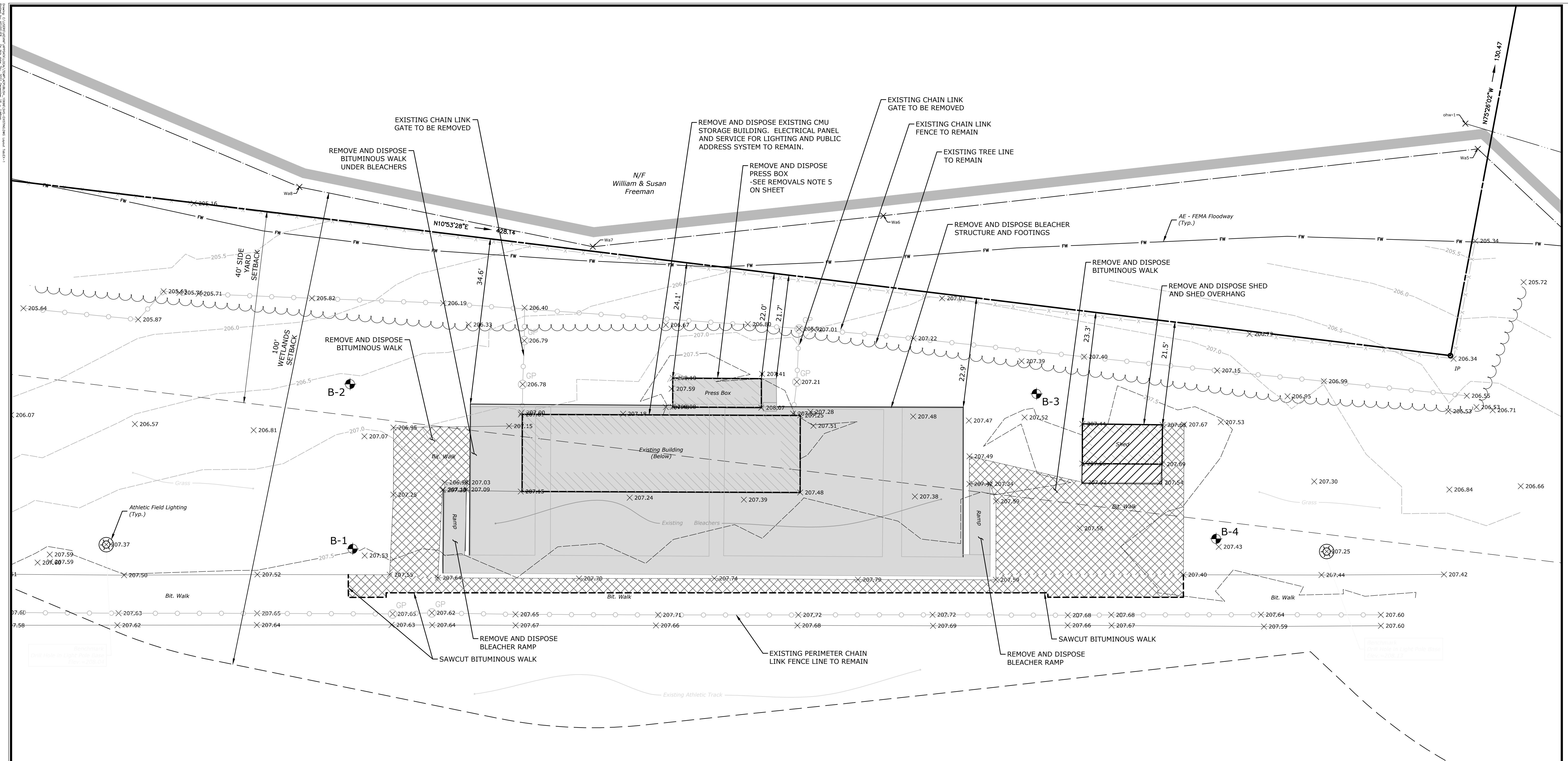
**Describe the nature of your application, including the amount of variance requested:**

Simsbury Public Schools is proposing to replace the existing grandstand and press box that serve the running track and synthetic turf multisport field located at Simsbury High School. The existing structure(s) are located on the western side of the high school property along the existing primary track and field. This project will require the removal of the existing grandstand and press box structure, the associated steel and concrete support system, a concrete masonry storage building, and a small timber storage shed. This application is seeking approvals to construct a new, safer, and more accessible grandstand and press box that will be compliant with the state building code and Americans with Disabilities Act (ADA). In order to achieve compliance, the new grandstand and press box structure will require a slightly larger footprint than the existing grandstand footprint.

The Simsbury Zoning Regulations Section 3.9 Dimensional Requirements states that the side yard building setback in a R-40 Low Density Residential designated zone is 40 feet. The current grandstand and press box do not meet the required setback and are located approximately 21.65 feet from the side yard property line. If approved and constructed, the proposed grandstand improvements will maintain the existing separation from the property line.

**Describe the specific hardship:**

The current grandstand and press box do not meet the required 40-foot setback, at 21.65 feet from a side yard property line as designated in a R-40 Zone, and this replacement project will maintain the existing separation from the property line. The need for the project is to bring the bleacher and press box up to modern building codes, improve universal accessibility, and increase the overall seating capacity, which is deficient. If the grandstand replacement was required to meet the 40-foot setback, the project would not meet the need for increased seating and increased universal accessibility. The track and field stadium are the high school's primary competition field, and there are no plans to relocate this facility elsewhere on the campus. It is not feasible to shift the track and field in its current location to accommodate the proposed grandstand improvements, and a 40-foot building setback at this location would require complete reconstruction of the track and field. All required sedimentation and erosion controls will be implemented prior to any work on this project to define and protect the existing setback area. The existing vegetative buffer between the grandstand and property line will remain unchanged. For these reasons, a variance is respectfully requested for reduction of the R-40 side yard building setback.



**SLR**  
 99 REALTY DRIVE  
 SUITE 100  
 20327177  
 SLRCONSULTING.COM

DESCRIPTION	DATE	BY
ADD. REMOVALS	12/16/21	KCF

**SITE PLAN - EXISTING CONDITIONS AND REMOVALS PLAN**  
 SIMSBURY HIGH SCHOOL  
 GRANDSTAND & PRESS BOX REPLACEMENT  
 34 FARMS VILLAGE ROAD  
 SIMSBURY, CONNECTICUT

JDL DESIGNED	JDL DRAWN	KCF CHECKED
SCALE 1"=10'		
DATE OCTOBER 5, 2021		
PROJECT NO. 15030.00007		

**EX-1**  
 SHEET NAME

**EXISTING CONDITIONS NOTES**

- BOUNDARY INFORMATION IS BASED UPON FIELD SURVEY CONDUCTED BY: SLR INTERNATIONAL CORPORATION (SLR), TAKEN FROM A MAP ENTITLED "IMPROVEMENT LOCATION SURVEY" PREPARED FOR SIMSBURY BOARD OF EDUCATION AT A SCALE OF 1"=20', DATED: JULY 14, 2021.
- BORINGS BY SLR WERE PERFORMED BY SITE, LLC ON 6/21/2021. SEE GEOTECHNICAL REPORT PREPARED BY SLR FOR FINDINGS AND RECOMMENDATIONS.
- THE LOCATIONS OF THESE BORINGS WERE DETERMINED BY TAPING/PACING FROM EXISTING SITE FEATURES. THESE LOCATIONS SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.

**EXISTING CONDITONS LEGEND**

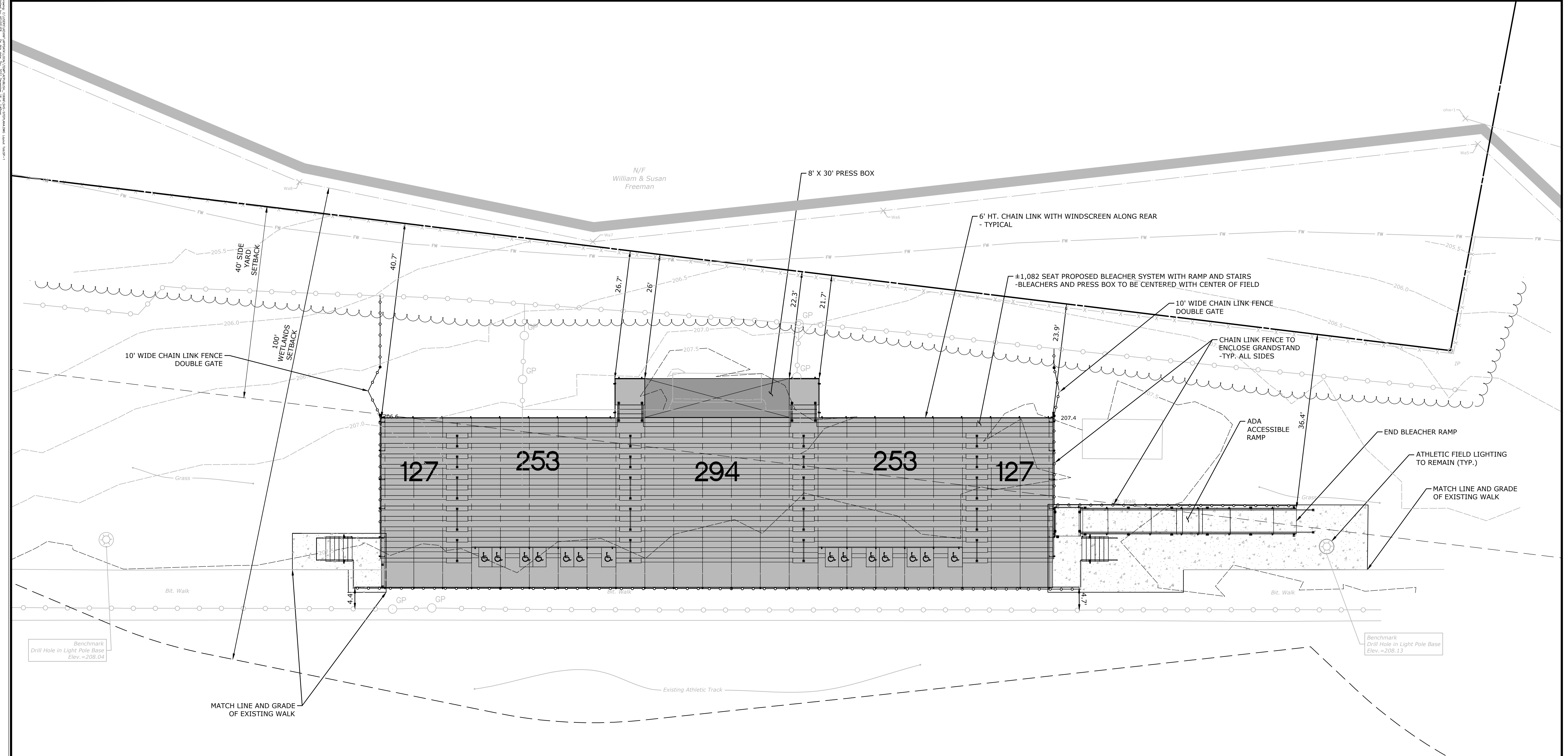
- PROPERTY LINE
- WIRE FENCE
- CHAIN LINK FENCE
- TREELINE
- AE - FEMA FLOODWAY
- GATE POST
- FENCE POST
- LIGHT POST
- IRON PIPE FOUND
- IRON PIN FOUND
- BORINGS BY SLR

**REMOVALS NOTES**

- THE CONTRACTOR IS RESPONSIBLE FOR HAULING AND DISPOSING ALL MATERIAL DESIGNATED FOR REMOVAL OFFSITE IN A PROPER AND LEGAL MANNER.
- THE CONTRACTOR IS RESPONSIBLE TO REPAIR ALL DISTURBED AREAS BACK TO PRE-CONSTRUCTION CONDITIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION AND/OR RELOCATION OF ALL UTILITIES ABOVE AND BELOW GRADE AS NEEDED.
- BACKFILL AND COMPACT ALL AREAS OF REMOVED STRUCTURES AND FOUNDATIONS WITH STRUCTURAL FILL.
- UPON REMOVAL OF PRESS BOX AND STORAGE BUILDING, SALVAGE FOR REUSE: ALL COMMUNICATIONS EQUIPMENT, PA SYSTEM, SCHOOL SIGNAGE, ETC. COORDINATE WITH OWNER PRIOR TO REMOVAL.

**REMOVALS LEGEND**

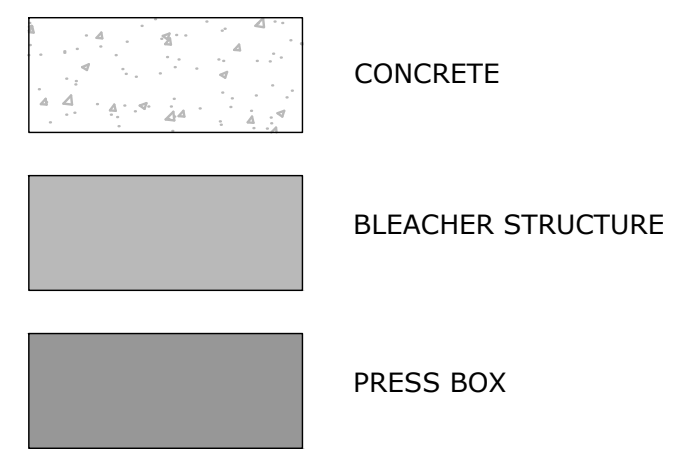
- REMOVE AND DISPOSE BITUMINOUS WALK
- REMOVE AND DISPOSE BLEACHER STRUCTURE, PRESS BOX, CMU STORAGE BUILDING, RAMPS, AND FOOTINGS
- REMOVE AND DISPOSE SHED AND SHED OVERHANG
- SAWCUT BITUMINOUS WALK



**LAYOUT NOTES**

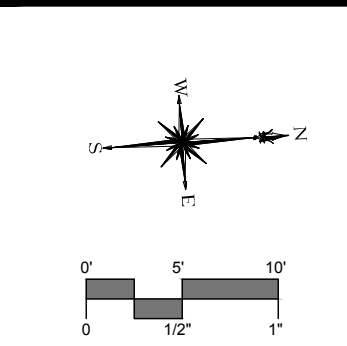
1. SLR INTERNATIONAL CORPORATION ACCEPTS NO RESPONSIBILITY FOR MAPS AND DATA THAT HAVE BEEN PREPARED AND SUPPLIED BY OTHERS.
2. LAYOUT CRITERIA AND DIMENSIONS FOR BUILDINGS ARE NOT SHOWN ON THIS PLAN. ALL BUILDINGS SHALL BE LOCATED BY A CONNECTICUT LICENSED SURVEYOR AND COORDINATED WITH THE FOUNDATION PLANS SUPPLIED BY THE ARCHITECT OR THEIR CONSULTANT. ALL FOUNDATION PLANS SHALL BE PROVIDED TO THE SURVEYOR AND THE ENGINEER AT THE TIME OF STAKE-OUT REQUEST.
3. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
4. FOR DETAILED INFORMATION PERTAINING TO PROPOSED BUILDINGS AND BLEACHERS REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS.

**LAYOUT LEGEND**



**SEATING PLAN**

ROWS 14	ELEVATION 42"
RISE 13	RUN 26
DECK SYSTEM - WELDED	
DECK FINISH - SSRD	
BENCH SEATING CAPACITY	1054
CHAIR SEATING CAPACITY	0
WHEELCHAIR SEATING CAPACITY	14
COMPANION SEATING CAPACITY	14
<b>TOTAL SEATING CAPACITY</b>	<b>1082</b>



DESCRIPTION	DATE	BY
REVISED FOOTPRINT	12/16/21	KCF

**SITE PLAN - SMALLER GRANDSTAND**  
**SIMSBURY HIGH SCHOOL**  
**GRANDSTAND & PRESS BOX REPLACEMENT**  
 34 FARMS VILLAGE ROAD  
 SIMSBURY, CONNECTICUT

JDL DESIGNED	JDL DRAWN	KCF CHECKED
SCALE 1"=10'		
DATE SEPTEMBER 15, 2021		
PROJECT NO. 15030.00007		

**SP-1**