



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

To: Simsbury Zoning Commission

From: Laura Barkowski, Code Compliance Officer

Date: April 13, 2022

RE: Application #22-15 of Michael and Julia Knowles Owners/Applicants; application for a site plan amendment pursuant to section 3.5 of the Simsbury Zoning Regulations for a 596 square foot addition of an accessory dwelling unit at the property located at 49 Munnisunk Drive (Assessor's Map G02, Block 403 Lot 095). Zone R-40 OS.

Summary of Site Plan:

The owner of 49 Munnisunk Drive is requesting approval for a site plan in order to construct an addition to the primary residence including an attached accessory dwelling unit. Below is a copy of an aerial photograph of the property:



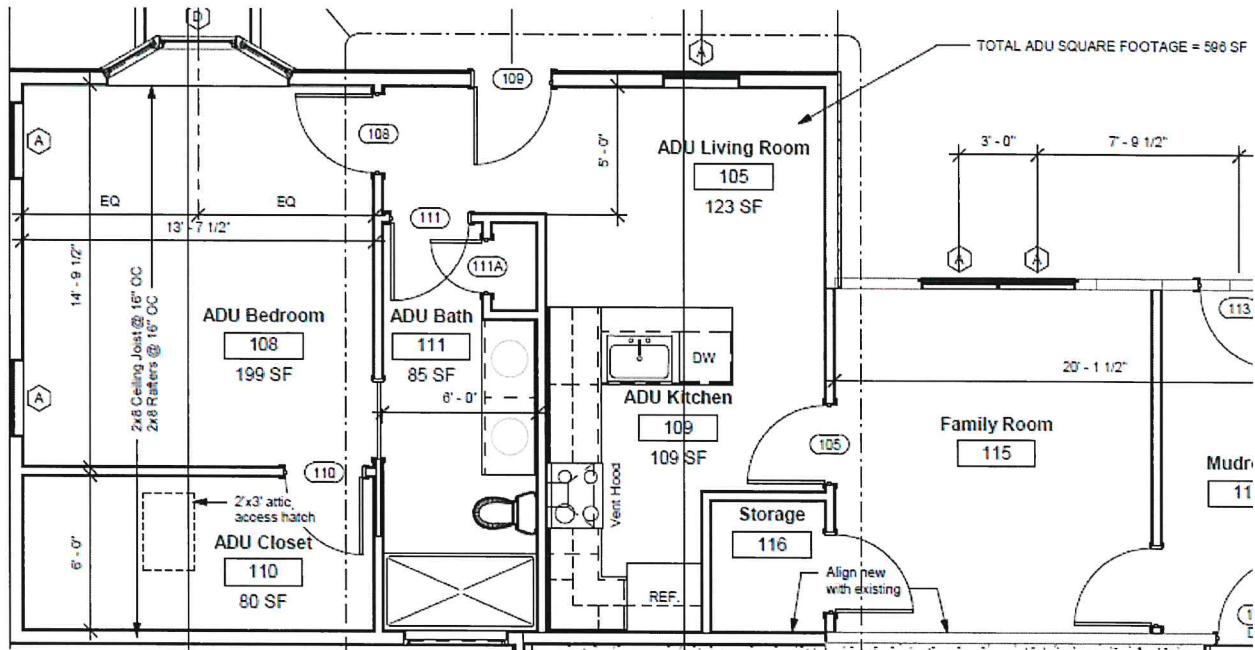
According to the Assessor's card, the home is approximately 2,022 square feet in size with the proposed additions totaling 850 square feet making the new square footage approximately 2,872. The area which is devoted to the accessory dwelling unit is 596 square feet. The total area is below the maximum of 600 square feet allowed by zoning regulations.

Telephone (860) 658-3245
Facsimile (860) 658-3206

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

Below is a copy of floor plans for the portion of the addition.



- The utilities serving the primary home and accessory dwelling unit will not be separated.
- The owner of record plans on residing at the property.
- The site contains adequate parking for both the primary residence and the accessory dwelling unit.
- There is interior access between the accessory dwelling unit and the primary residence.

Staff Comment

Staff supports the granting of approval. A draft motion in the affirmative has been prepared for discussion purposes. Please see attached “A” for language.

A draft motion in the affirmative has been prepared for the commission for discussion purposes. Please refer to attachment “A” for the draft language. Staff is available to answer any questions.

**Attachment “A”
Monday, April 13, 2022
Simsbury Zoning Commission**

A motion to approve Application# 22-15 of Michael and Julia Knowles Owners/Applicants; application for a site plan amendment pursuant to section 3.5 of the Simsbury Zoning Regulations for a 596 square foot addition of an accessory dwelling unit at the property located at 49 Munnisunk Drive (Assessor’s Map G02, Block 403 Lot 095). Zone R-40 OS.

Site Plan approval is subject to the following:

- 1.) An administrative zoning permit is required