



# Town of Simsbury

933 HOPMEADOW STREET  
06070

P.O. BOX 495

SIMSBURY, CONNECTICUT

Date: **July 17, 2021**

To: **Simsbury Zoning Commission**

From: **Michael Glidden CFM CZEO**  
**Director of Planning and Community Development**

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Re: **Application #21-15** of Avon Marketplace Investors LLC, owner; Dave Symonds, Applicant; for a special exception pursuant to Section 4.5 of the zoning regulations for a change of use from retail to educational (Russian School of Mathematics) at the property located at 530R Bushy Hill Road (Assessor Map B20, Block 508, Lot 002A) Zone B-3

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## Summary of Special Exception

The owner of 530R Bushy Hill is requesting approval for the change of use from retail to school. The location for the proposed school was a retail pet store. Educational uses are specially permitted in the B3 zoning district.

According to the zoning regulations, retail uses such as the former pet store require 3.3 parking spaces for every 500 square feet. The educational use requires 2.5 spaces per 500 square feet. Purely from a parking perspective, the use is less intense than the former retail establishment.

The plans for interior fit out were shared with the Fire Marshal and Building Official. Neither were concerned with the use at this location. Applicant needs to coordinate building permit application with Building Official should the Commission approve the change in use.

## Staff Comments

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

**Attachment "A"**  
**Simsbury Zoning Commission**  
**Monday July 19, 2021**

A motion to approve **Application #21-15** of Avon Marketplace Investors LLC, owner; Dave Symonds, Applicant; for a special exception pursuant to Section 4.5 of the zoning regulations for a change of use from retail to educational (Russian School of Mathematics) at the property located at 530R Bushy Hill Road (Assessor Map B20, Block 508, Lot 002A) Zone B-3

Special Exception Approval is subject to the following condition:

1. An administrative zoning permit is required for the tenant fit out.