

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

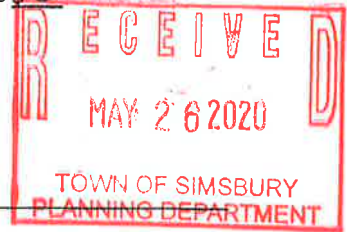
Application Number: 20-04

Fee \$ 240

Requested Action (please check appropriate box):

Variance

Appeal Decision of Zoning Official



Location of Property: 10 Griffin Street
(number and street name)

Simsbury Assessor's Map Number G08 Block Number 126 Lot Number ~~011~~ 011

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

Applicant - Please Print the Following:

Name: Evan & Theresa milone
Address: 10 Griffin St.
Simsbury, CT 06070
Email: evanmilone@hotmail.com Telephone: 860-985-1806

Signature of Applicant: [Signature] Date: 5/11/2020

Applicant's Interest in Property: owners

Record Owner of Property: Theresa & Evan milon, 10 Griffin St. Simsbury,
[Signature] (print name & address of owner) Date: 5/11/2020
(signature of owner) CT 06070

Property is in Zone R-15 of (applicable section(s) Zoning Regulations Art 8 SEC 8

Describe the nature of your application, including the amount of variance requested:
Requesting an eight foot variance for an
addition of a garage / master bedroom on the
south side of the house

Describe the specific hardship:
Requesting variance on south side as electrical,
HVAC and propane are located on north side

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 Names and Addresses of all neighbors within 100 ft. of property:

Dave & Marguerite Rodney
33 Seminary Road
Simsbury, CT 06070

Tom & Mary Lovelace
8 Griffin Street
Simsbury, CT 06070

James & Diane Reynolds
39 Seminary Road
Simsbury, CT 06070

Scot Riley & Tracy Labonte
11 Griffin Street
Simsbury, CT 06070

James & Joyanne Wasz
7 Griffin Street
Simsbury, CT 06070

Steve & Jacqueline Petrella
31 Seminary Road
Simsbury, CT 06070

Mark & Ellen Edwards
9 McLean Street
Simsbury, CT 06070

Mark & Patricia Sperandio
7 McLean Street
Simsbury, CT 06070

EXHIBIT 2

WARRANTY DEED

To all People to whom these Presents shall come, Greeting:

KNOW YE, PETER B. HANLEY AND CHARLINE A. HANLEY A/K/A SHERI-CHARLINE HANLEY, both individuals with an address of 10 Griffin Street, Simsbury, Connecticut ("Grantor") for **\$347,500.00** and other good and valuable consideration and received to its full satisfaction of **EVAN C. MILONE AND THERESA W. MILONE** both with an address of 80 Pitkin Street, Manchester, Connecticut ("Grantee"), does give, grant, bargain, sell and confirm unto the Grantee, as Joint Tenants with Rights of Survivorship, their respective heirs, successors and assigns forever, with Warranty Covenants, that certain property located at 10 Griffin Street, Simsbury, Connecticut and more particularly described in **Exhibit A** attached hereto and made a part hereof, together with the buildings and improvements located thereon.

TO HAVE AND TO HOLD the above granted and bargained Property, with the appurtenances thereof, unto the Grantee, their heirs, successors, and assigns forever, to themselves and their own proper use and behoof. And also, the Grantor does for himself and his heirs, successors and assigns, covenant with the Grantee, their heirs, successors and assigns, that at and until the ensealing of these presents, he is well seised of the Property, as a good indefeasible estate in Fee Simple; and have good right to bargain and sell the same in manner and form as is above written.

Said premises are conveyed subject to the following:

- a. Real estate taxes due on the List of October 1, 2012, second half due and all years thereafter, which the Grantee herein assumes and agrees to pay; and
- b. Building lines, easements, restrictions of record and any and all provisions of any ordinance, municipal regulations or public or private law and any and all other facts that an accurate survey or physical review of the premises would disclose.

*ACTING HEREIN BY PETER B, HANLEY ATTORNEY-IN-FACT

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed this 1st day of November, 2013.

Signed, Sealed and Delivered
in the presence of:



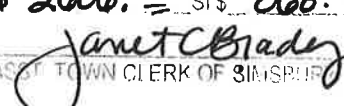
Mike Perse


David A. Bullock




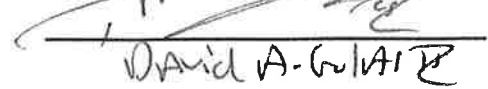
Peter B. Hanley

EXHIBIT 3

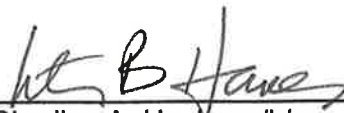
CONVEYANCE TAX RECEIVED
CTS \$ 2606.²⁵ SI \$ 868.⁷⁵


JANET C. BRADLEY
ASST. TOWN CLERK OF SIMSBURY, CT



Mike Pease


David A. Gulari



Charline A. Hanley a/k/a
Sheri-Charline Hanley
by Peter B. Hanley her
Attorney in fact under
Power of Attorney dated
October 31, 2013

STATE OF CONNECTICUT)
)
COUNTY OF HARTFORD)

ss: Manchester

On this 1st day of November, 2013 personally appeared **PETER B HANLEY**,
signer and sealer of the foregoing instrument who acknowledged the same to be his free
act and deed as said, before me.




Commissioner of the Superior Court
Notary Public
My Commission Expires: Mike Pease

STATE OF CONNECTICUT)
)
COUNTY OF HARTFORD)

ss: Manchester

On this 1st day of November, 2013 personally appeared **CHARLINE A. HANLEY**
a/k/a SHERI-CHARLINE HANLEY by **PETER B. HANLEY** her attorney in fact, signer
and sealer of the foregoing instrument who acknowledged the same to be his free act
and deed as said, before me.



Commissioner of the Superior Court
Notary Public
My Commission Expires: Mike Pease

SCHEDULE A

A certain piece or parcel of land situated on the easterly side of Griffin Street in the Town of Simsbury, County of Hartford and State of Connecticut, and shown as a parcel containing 15,030 sq. ft.± on a map entitled: "Property of R. Bruce & Elizabeth D. Ingram Seminary Road & Griffin Street Simsbury, Connecticut Scale 1" = 20' January 1982 Office of Sanderson & Washburn, Simsbury, Connecticut R-15 Zone Revised August 1983 Rev. 11-01-83 Rev. 4-06-84, certified substantially correct by Clifford A. Washburn, Jr., which map is to be filed with the Simsbury Town Clerk.

Subject to a Driveway reservation in deed dated 4/5/1984 and recorded 4/12/1984 in Volume 273 at Page 1168 of the Simsbury Land Records.

Received for Record at Simsbury, CT
On 11/04/2013 At 11:58:31 am

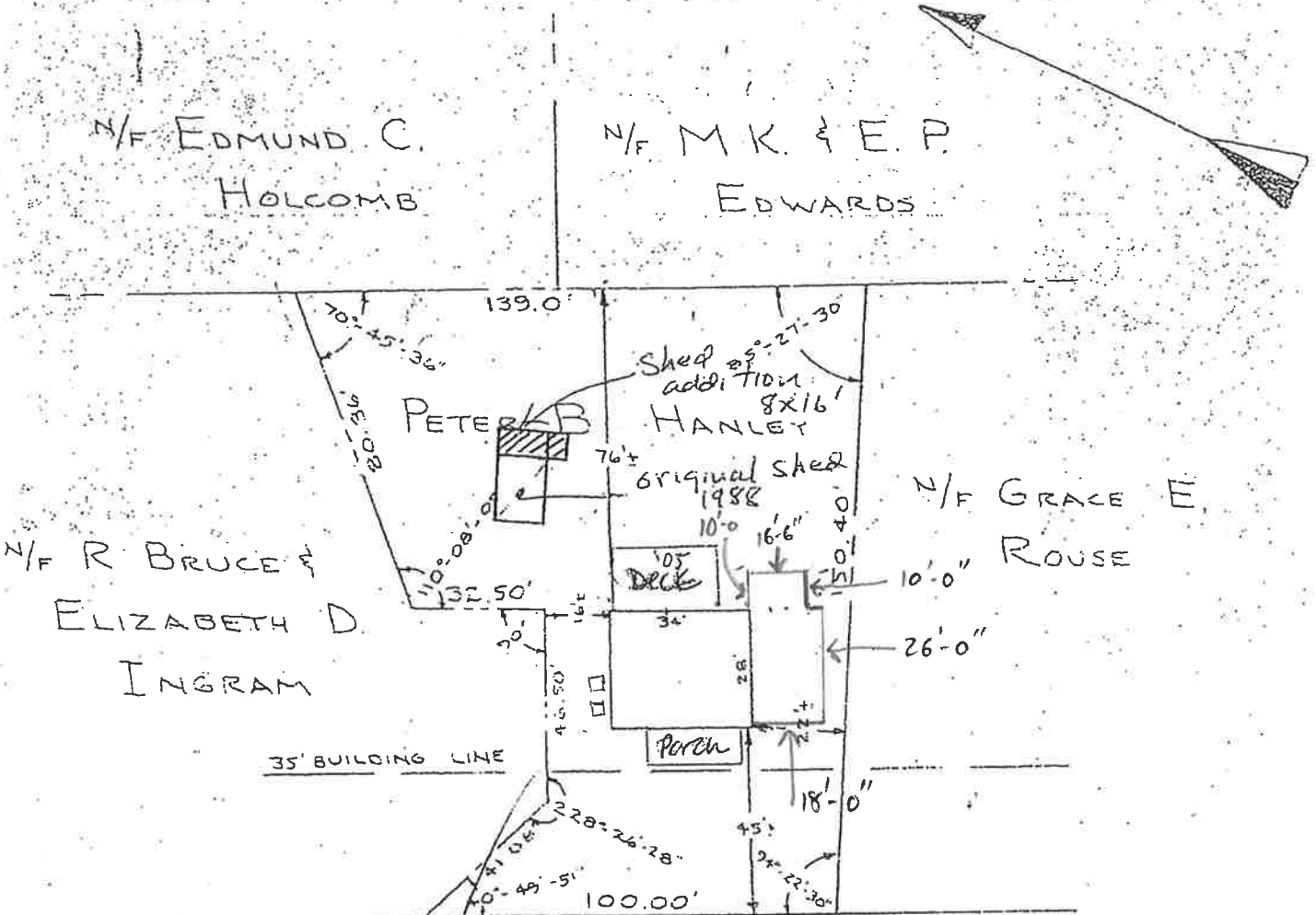

Carolyn D. Kelly, Town Clerk

SANDERSON & WASHBURN

SIMSBURY, CONN.

BY DAF DATE 6-29-84 SUBJECT SURVEY - HANLEY
FDN CHKD BY CAW DATE 5-18-84 GRIFFIN STREET
SIMSBURY, CONN.

SCALE 1" = 40'
JOB



10 GRIFFIN STREET

July '16
36" x 36" (2 condensers)
- 19" off house

RECEIVED

AUG - 8 1997

TOWN OF SIMSBURY
BUILDING DEPT.

THIS SURVEY IS CERTIFIED TO BE SUBSTANTIALLY CORRECT. NO ZONING REGULATIONS ARE VIOLATED.

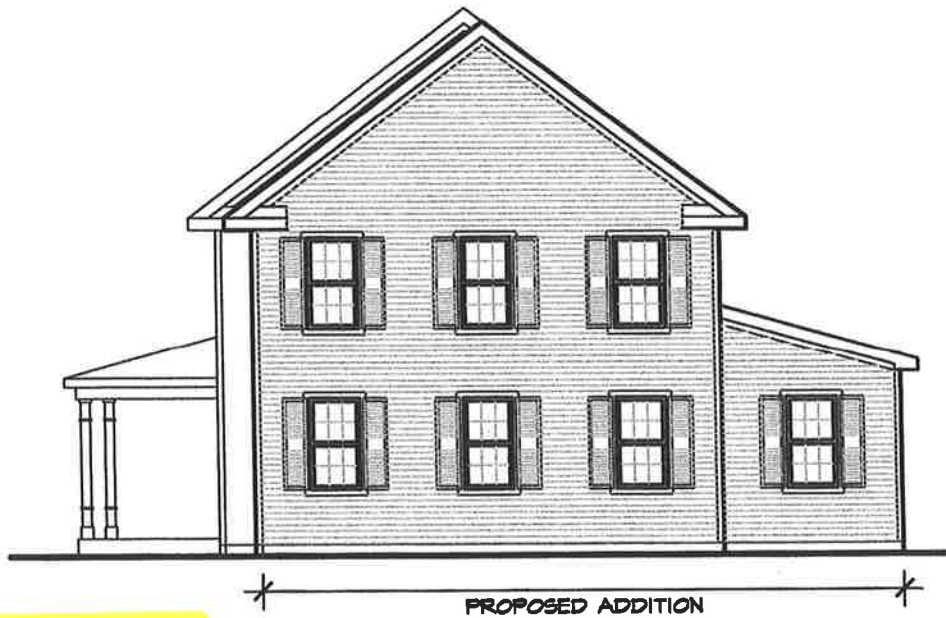
Clifford A. Washburn

EXHIBIT 4






FRONT ELEVATION
 SCALE: 3/32"=1'-0" SCHEME B



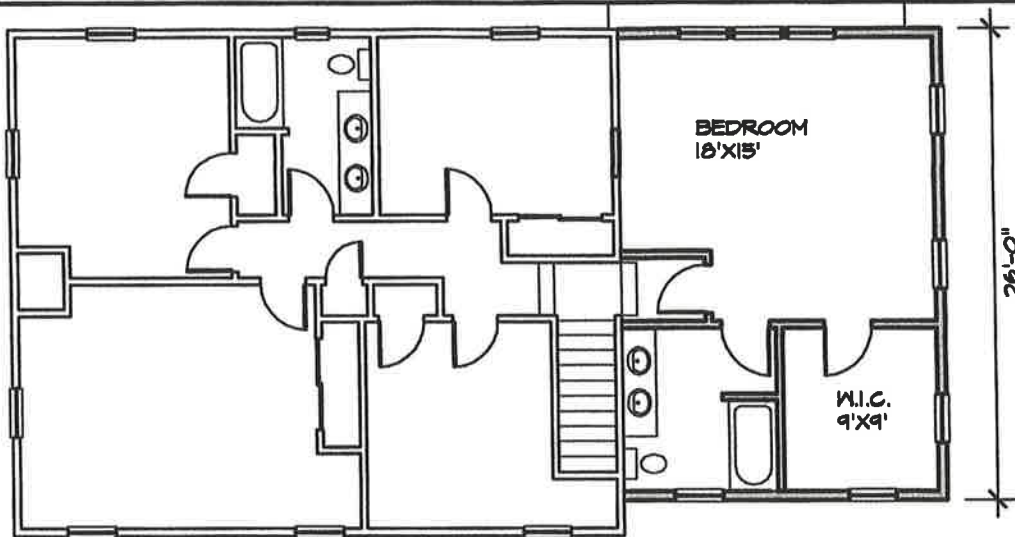

RIGHT ELEVATION
 SCALE: 3/32"=1'-0" SCHEME B

EXHIBIT 5

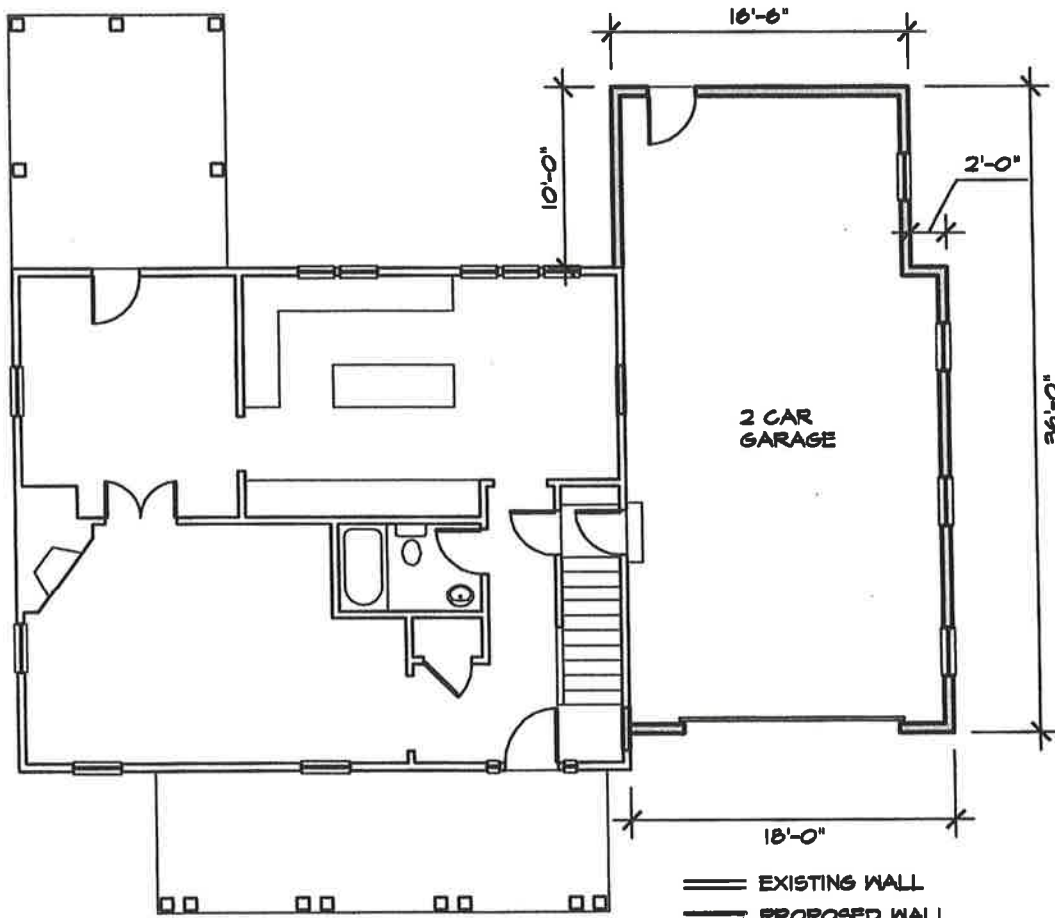
1051
DESIGN

ELEVATIONS
SCHEME "B"

8/16/19
SCALE: 3/32"=1'-0"
19-001



SECOND FLOOR PLAN
 SCALE: 3/32"=1'-0" SCHEME B



FIRST FLOOR PLAN
 SCALE: 3/32"=1'-0" SCHEME B

1051
 DESIGN

FLOOR PLANS
SCHEME "B"

8/16/19
SCALE: 3/32"=1'-0"
19-001