

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

Application Number: ZBA-20-08

Fee \$ 240

Requested Action (please check appropriate box):

Variance

Appeal Decision of Zoning Official



Location of Property: 2 Grant Estate Drive
(number and street name)

Simsbury Assessor's Map Number _____ Block Number C10 101 Lot Number 001

Deed Volume Number 932 Page Number 416 (property owner must supply copy of the deed)

Applicant - Please Print the Following:

Name: Scott Woessner

Address: 2 Grant Estate Dr
West Simsbury CT 06092

Email: SCOTT.B.WOESSNER@SIEMENS.COM Telephone: 8605930577

Signature of Applicant: [Signature] Date: 7/1/20

Applicant's Interest in Property: want to install an in ground pool

Record Owner of Property: Scott Woessner 2 Grant Estate Dr West Simsbury CT 06092

(print name & address of owner)

[Signature]
(signature of owner)

Date: 7/1/20

Property is in Zone _____ of (applicable section(s) Zoning Regulations _____)

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

see attached photo. We just want to put a pool directly
in our backyard
frontyard

Describe the specific hardship:

The pool would be close to the conservation easement

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 WITHIN 100 FEET OF THE SUBJECT SITE.** Six complete sets of fol completed and signed application, and any correspondence, must be submit the property and letters from the neighbors are very helpful. Applicant at meeting.

EXHIBIT 1

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

INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED



3167

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

KNOW YE, THAT KENNETH C. BUSICK and PRISCILLA B. MALLOY, both of the Town of Simsbury, County of Hartford and State of Connecticut

for the consideration of ONE HUNDRED SIXTY THOUSAND AND 00/100ths (\$160,000.00) DOLLARS

received to their full satisfaction of SCOTT B. WOESSNER and WENDY A. WOESSNER, both of the Town of Gahanna and State of Ohio

do give, grant, bargain, sell and confirm unto the said SCOTT B. WOESSNER and WENDY A. WOESSNER

and the survivor of them, and the heirs and assigns of the survivor of them forever a certain

piece or parcel of land together with the improvements thereon known as 3 Middle Lane and shown as Lot #23 on a map entitled, "Plan of Re-Subdivision 'Pine Hill' Section I owned by Pine Hill Associates Route 10-Hopmeadow St., Simsbury, Conn. Scale 1"=40' August 1974 revised to January 1975 certified substantially correct W.F. Grunewald, Surveyor Hode Surveying Associates P.D.", beginning at a point on the westerly highway line of Middle Lane, said point marking the northeast corner of Lot #24 and the southeast corner of Lot #23 herein conveyed; thence N 59° 40' 18" W ninety-two and forty-eight hundredths (92.48) feet to a point; thence N 30° 19' 42" E sixty-two (62.00) feet to a point; thence S 59° 40' 18" E ninety-two and forty-eight hundredths (92.48) feet to a point; thence S 30° 19' 42" W sixty-two (62.00) feet to point of beginning.

Containing 5,734 feet of land more or less and being bounded:

- NORTH: by Lot #22;
- EAST: by Middle Lane;
- SOUTH: by Lot #24; and
- WEST: by Lot #25 and Lot #26 in part by each.

Said property is conveyed subject to and together with the Pine Hill Home Owners Association Amended and Restated Declaration of Covenants, Conditions and Restrictions on file in the Simsbury Town Clerk's Office in Volume 213, at Page 314.

Being all and the same premises conveyed to the Grantors herein by Warranty Deed from R. James Wasz dated April 6, 1984 and recorded April 9, 1984 in Volume 273, at Page 1096 of the Simsbury Land Records.

CT CONVEYANCE TAX PAID
 \$ 500.00 Receipt # C-6594
Carolyn D. Kelly

CONVEYANCE TAX PAID
 \$ 176.00 Receipt # 14391
Carolyn D. Kelly

EXHIBIT 2

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TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto them the said grantees and the survivor of them, and the heirs and assigns of the survivor of them forever, and to their own proper use and behoof. And also, the said grantor do for them selves their heirs, executors, administrators, and assigns covenant with the said grantees, their survivor and such survivor's heirs and assigns, that at and until the ensembling of these presents, they are well seised of the premises, as a good indefeasible estate in FEE SIMPLE; and have a good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as is above written.

AND FURTHERMORE, the said grantor do by these presents bind them selves and their heirs and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to them the said grantees and to the survivor of them and to such survivor's heirs and assigns, against all claims and demands whatsoever, except as is above written.

IN WITNESS WHEREOF, Kenneth C. Busick and Priscilla B. Malloy

have hereunto set their hands this 26th day of March 19 90
Signed and Delivered in the presence of (Type or Print name below each signature.)

WITNESS:

Patricia McVane
M. Patricia McVane
Marie J. [unclear]
MARIE J. [unclear]

GRANTOR:
Kenneth C. Busick
Kenneth C. Busick
Priscilla B. Malloy
Priscilla B. Malloy

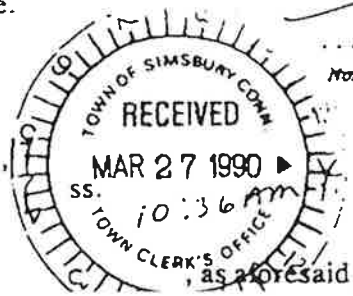
STATE OF CONNECTICUT, }
COUNTY OF HARTFORD } ss. Avon March 26 19 90

Personally Appeared Kenneth C. Busick and Priscilla B. Malloy
Signer(s) of the foregoing Instrument, and acknowledged the same to be their free act and deed, before me.

Patricia McVane
Notary Public J. of Peace & Commissioner of Superior Court
M. Patricia McVane

STATE OF CONNECTICUT,
COUNTY OF

Personally Appeared



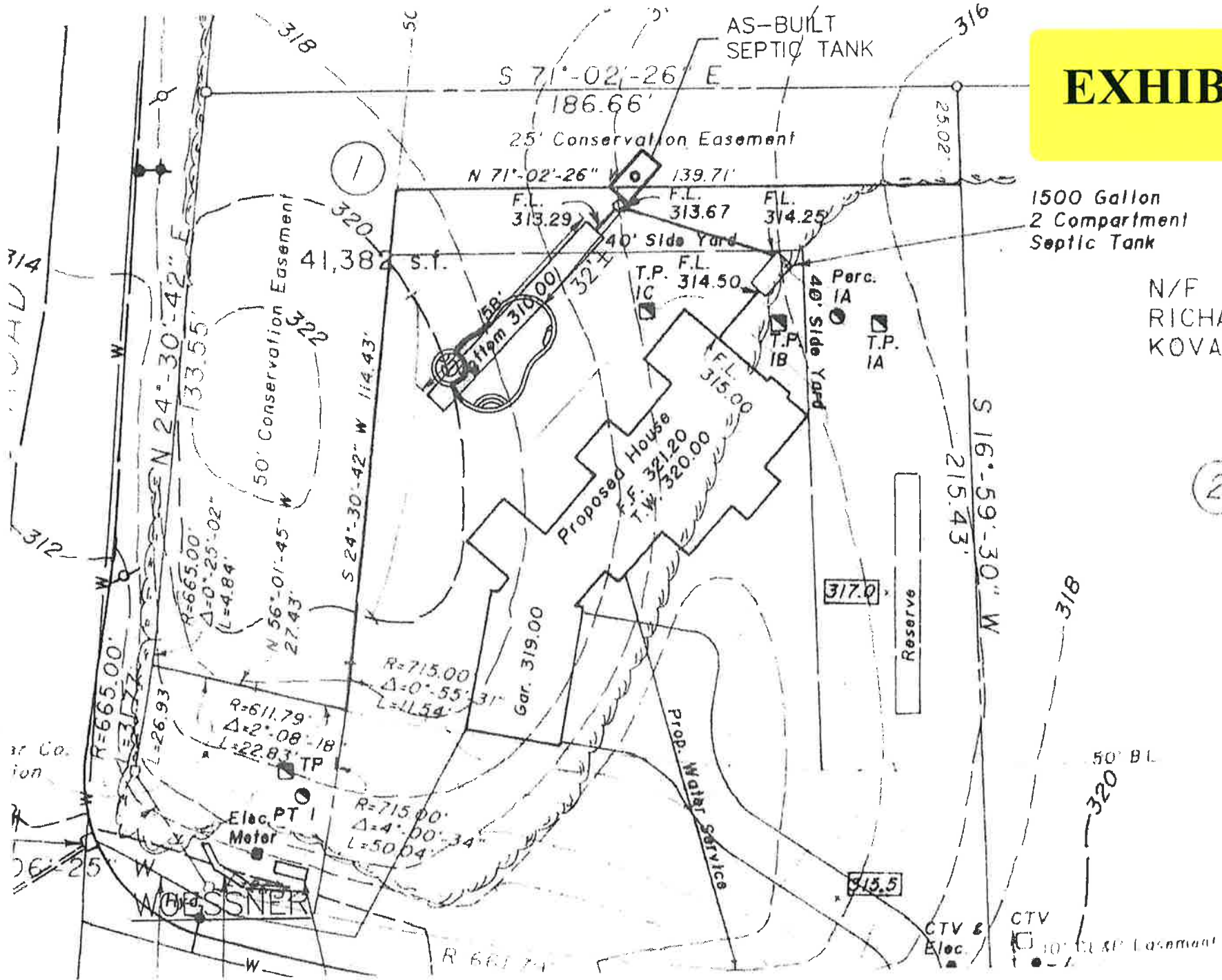
as aforesaid, Signer of the foregoing Instrument, and

EXHIBIT 3



WOESSNER

EXHIBIT 4



N/F
RICHARD I
KOVARIK