

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

Application Number: 20-11

Fee \$ 240 -

Requested Action (please check appropriate box):

Variance

Appeal Decision of
Zoning Official

Location of Property: 25 WALKER DRIVE
(number and street name)

Simsbury Assessor's Map Number E14 Block Number 131 Lot Number 52

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

Applicant - Please Print the Following:

Name: LORRI D. BATTISTO

Address: 5 CREAMERY BROOK

EAST GRAUBY, CT 06026

Email: LORRIE.D.BATTISTO.COM

Telephone: 860-653-4432

Signature of Applicant: *L. Battisto*

Date: 7/24/2020

Applicant's Interest in Property: DESIGN PROFESSIONAL REPRESENTING
THE HOME OWNERS.

Record Owner of Property: REGINA RYAN + MATTHEW EDWARDS 25 WALKER DRIVE
SIMSBURY, CT
(print name & address of owner)

Regina K. Ryan & Matthew Edwards
(signature of owner)

Date: 7-28-2020

Property is in Zone R-40 of (applicable section(s) Zoning Regulations _____)

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

ZONING REGULATION UNDER SECTION 3.9 ZONE R-40.

VARIANCE AMOUNT FRONT YARD SETBACK - 12'-6"

Describe the specific hardship:

SEE ATTACHED.

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

Describe the specific hardship:

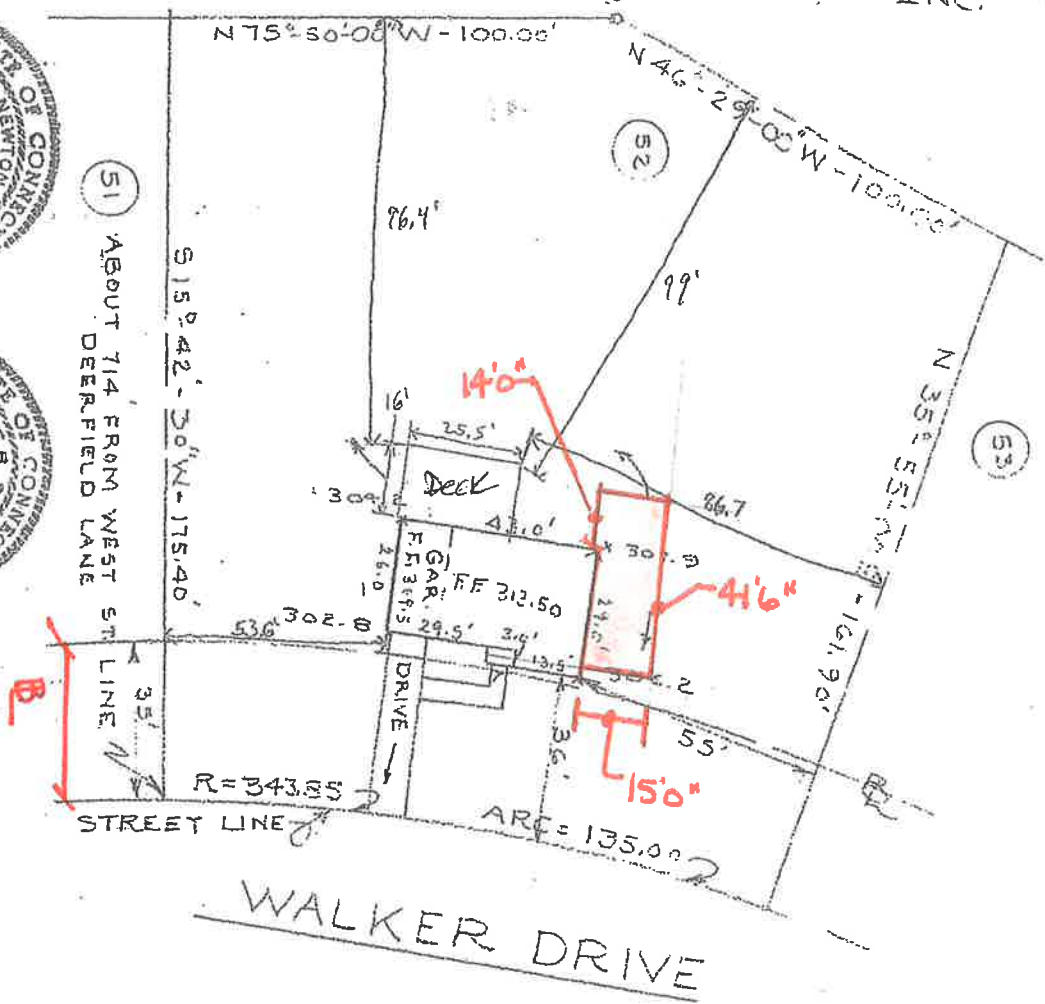
The Pynn and Edwards Residence was built in 1953. The attached Loomis and Sullivan plot plan is dated June 22, 1953 and the building line is 35'0". The Pynn and Edwards variance application is on the front yard setback. The building expansion will be located on the right-hand side of their home. The new structure will be set back from the home's front wall by 1'-6" and is in compliance with the side and rear yard setbacks. The lot size is 28314 sq. foot where under the current R-40 zone regulations, the minimum lot size shall be 40000 sq. ft.: thus, the lot is non-compliant.

The application of the R-40's front yard setback of 50'-0" is an unnecessary hardship. The amendment to the R-40 zone to increase the 1953 building line of 36'-0" to 50'-0" places an unnecessary requirement on established neighborhoods like Walker Drive. The homeowner's proposed home expansion of a bedroom with a bathroom suite and a family room provides an increase to living area for their family's growth and enjoyment. Their expansion offers them continued satisfaction to remain in their neighborhood where they have been established for six years.

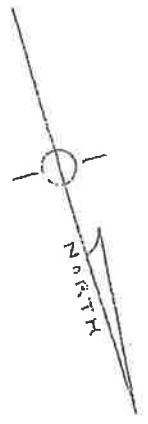
THE ETHEL WALKER SCHOOL INC.



EXAMINED TO BE SUBSTANTIALLY CORRECT



WALKER DRIVE



SURVEY
 LOT 52
 PROPERTY OF
 GREEN ACRES INC
 SIMSBURY, CONN.

HENRY N. LOOMIS	
EUGENE B. SULLIVAN	
CIVIL ENGINEERS	
87 FARMINGTON AVE.	HARTFORD 5, CONN.
SCALE 1" = 40'	DATE 6-22-1953
DRAWING No. H 53-07 D	

NOTICE TO APPLICANTS

THIS AFFIDAVIT IS REQUIRED FOR ALL APPLICATIONS REQUIRING A PUBLIC HEARING BY THE ZONING COMMISSION OR THE ZONING BOARD OF APPEALS.

NOTE: PUBLIC HEARING SIGNS MUST BE POSTED ON THE SUBJECT PROPERTY 15 DAYS PRIOR TO THE PUBLIC HEARING DATE.

THIS FORM (SIGNED AND NOTARIZED) MUST BE PRESENTED AT THE PUBLIC HEARING.

AFFIDAVIT

STATE OF CONNECTICUT)

Ss:

COUNTY OF HARTFORD)

I, LORRI DIBATTISTO of EAST GRANBY, CT.
(Applicant) (City, State)

Being duly sworn, make oath and say that I have maintained sign(s) as required by the Simsbury Zoning Regulations, stating that either a Zoning application or a Zoning Board of Appeals application is pending for the following property:

25 WALKER DRIVE SIMSBURY, CT.
(Location of Property)

DATE: 7/24/2020 [Signature]
(Signature of Applicant)

LORRI DIBATTISTO
(Type or Print Name of Applicant)

Subscribed and sworn to before me this 24th day of July, 2020
[Signature]
(Notary Public)

My Commission Expires on 11/30/2022

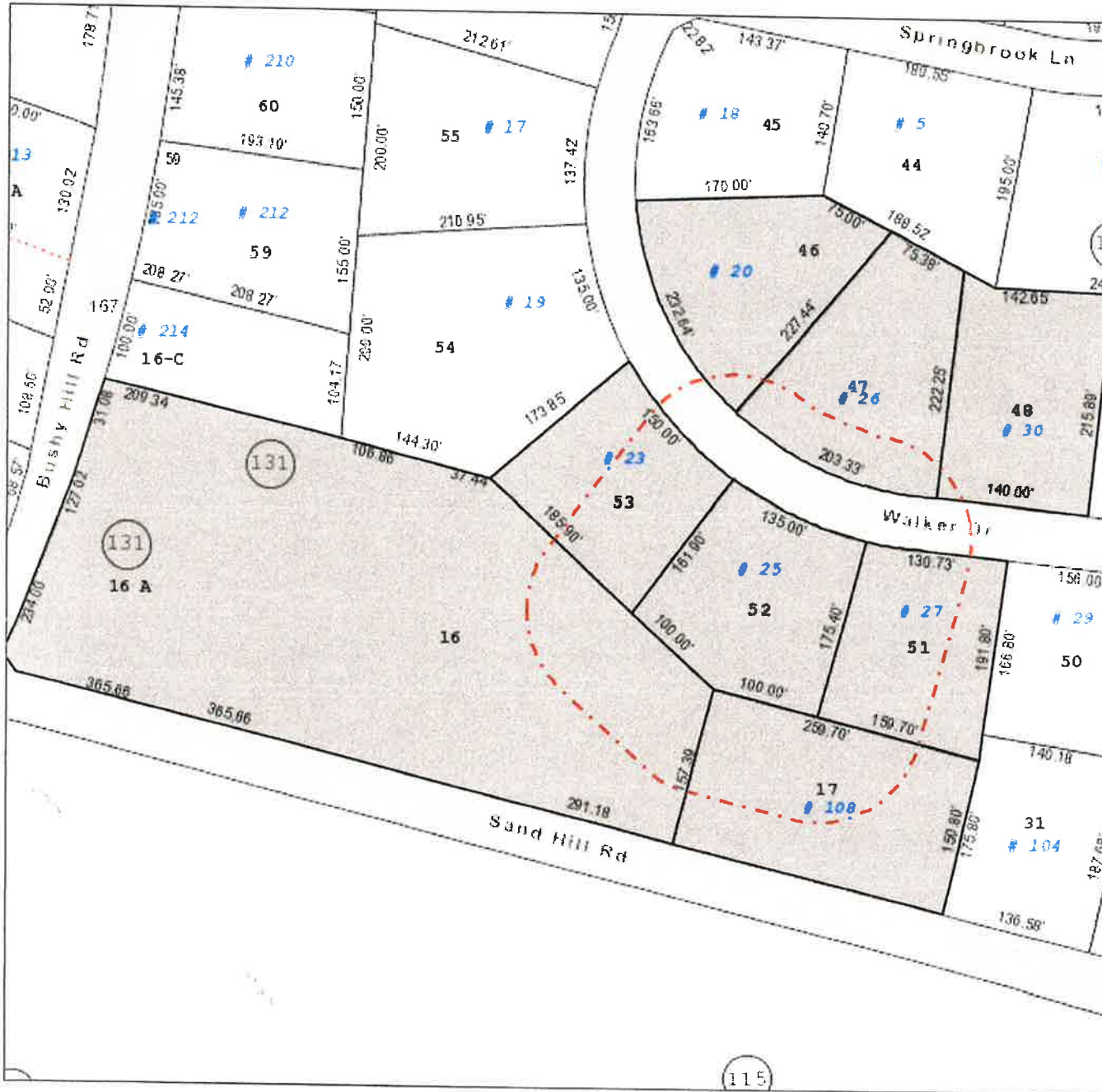


Town of Simsbury

Geographic Information System (GIS)

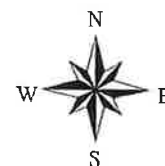


Date Printed: 8/3/2020



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Simsbury and its mapping contractors assume no legal responsibility for the information contained herein.



E14 131 052
PYNM REGINA AND EDWARDS MATTHEW
25 WALKER DRIVE
SIMSBURY CT 06070

E14 131 053
SHEA AARON M AND KIM M
23 WALKER DRIVE
SIMSBURY CT 06070

E14 130 048
RUMBOLD ROBERT AND CATHLEEN
30 WALKER DRIVE
SIMSBURY CT 06070

E14 130 046
DENAGY DONALD (LU) BOONE DEBORAH
20 WALKER DRIVE
SIMSBURY CT 06070

E14 131 16
COBB SCHOOL MONTESSORI INC THE
112 SAND HILL ROAD
SIMSBURY CT 06070

E14 131 017
ETHEL WALKER SCHOOL THE INC
230 BUSHY HILL ROAD
SIMSBURY CT 06070

E14 130 047
GOLDBERG EDWARD M AND SHERRI L
26 WALKER DRIVE
SIMSBURY CT 06070

E14 131 051
RODGERS MICHAEL AND BRIDGET E
27 WALKER DRIVE
SIMSBURY CT 06070

SUPPORT LETTER
Michael and Bridget Rogers
27 Walker Drive
Simsbury, CT 06070

8 July 2020

Katie Martin, Chair
Simsbury Zoning Board of Appeals
Town of Simsbury, CT
933 Hopmeadow St.
Simsbury, CT 06070

Dear Chair Martin and Board Members,

We live next to Regina Pynn and Matthew Edwards of 25 Walker Drive. We understand Ms. Pynn and Mr. Edwards are seeking an expansion of their house, including additional bedroom space, living space, and a bathroom.

The drawings created by DiBattisto and Associates were made available to me by Ms. Pynn and Mr. Edwards for me to review. We have no objections to the proposed addition. Multiple homes in our neighborhood have similar additions and these plans are in keeping with the character of the community.

We hope this letter helps the board quickly approve the setback variance so the project can proceed.

Thank you,





SUPPORT LETTER
The Cobb School, Montessori
112 Sand Hill Rd
Simsbury, CT 06070

1 July 2020

Katie Martin, Chair
Simsbury Zoning Board of Appeals
Town of Simsbury, CT
933 Hopmeadow St.
Simsbury, CT 06070

Dear Chair Martin and Board Members,

I am the business manager for The Cobb School, Montessori which abuts the property of Regina Pynn and Matthew Edwards at 25 Walker Drive in one corner. I understand Ms. Pynn and Mr. Edwards are seeking an expansion of their house, including additional bedroom space, living space, and a bathroom.

The drawings created by DiBattisto and Associates were made available to me by Ms. Pynn and Mr. Edwards for me to review. The Cobb School, Montessori has no objections to the proposed addition: the variance does not affect our shared property line and the addition will have no negative impact on the school, its students, or its operation.

We hope this letter helps the board quickly approve the setback variance so the project can proceed.

Thank you,

Joe Lardner
Business Manager
The Cobb School
jlardner@cobbschool.com
(860)-658-1144 x 108



The Ethel Walker School

Date: July 16, 2020

To: Town of Simsbury Planning and Zoning

In the matter of Regina Pynn and Matthew Edwards proposed expansion to their residence at 25 Walker Drive, The Ethel Walker School has no objection to the project as it appears on construction plans from Dibattisto Associates, llc, East Granby, CT 06026 for Project DA20-027, titled Pynn Residence, drawing A1.0 and A2.0, dated May 6, 2020.

The property at 25 Walker Drive abuts the property at 108 Sand Hill Road which is owned by The Ethel Walker School.

If you require additional information, please contact me.

Best

Richard Meier
Director of Facilities and Operations
The Ethel Walker School
230 Bushy Hill Road
Simsbury, CT 06070
203-408-4349
rmeier@my.ethelwalker.org

SUPPORT LETTER
Ed & Sherri Goldberg
26 Walker Drive
Simsbury CT 06070

1 July 2020

Katie Martin, Chair
Simsbury Zoning Board of Appeals
Town of Simsbury, CT
933 Hopmeadow St
Simsbury CT 06070

Dear Chair Martin and Board Members,

We live adjacent to Regina Pynn and Matthew Edwards, of 25 Walker Drive and have lived in our home for decades. We understand Ms. Pynn and Mr. Edwards are seeking an expansion of their house, including additional bedroom space, living space, and a bathroom.

The drawings created by DiBattisto and Associates were made available to us by Ms. Pynn and Mr. Edwards for us to review. We have no objections to the proposed addition: it is in keeping with the character of their house and the neighborhood overall, and is similar to additions that multiple houses in this neighborhood already have including our own home, the house immediately adjacent to our home, and the house immediately adjacent to their home.

We hope this letter helps the board quickly approve the setback variance so the project can proceed.

Thank you,

S. Goldberg 7/2/2020
Sherri Goldberg 7/2/2020

SUPPORT LETTER
Aaron and Kim Shea
23 Walker Drive
Simsbury, CT 06070

8 July 2020

Katie Martin, Chair
Simsbury Zoning Board of Appeals
Town of Simsbury, CT
933 Hopmeadow St.
Simsbury, CT 06070


Dear Chair Martin and Board Members,

We live next to Regina Pynn and Matthew Edwards of 25 Walker Drive. We understand Ms. Pynn and Mr. Edwards are seeking an expansion of their house, including additional bedroom space, living space, and a bathroom. This expansion would be on the side of their house that directly abuts our property.

The drawings created by DiBattisto and Associates were made available to me by Ms. Pynn and Mr. Edwards for me to review. We have no objections to the proposed addition. Our own home has an addition that has a similar width and is setback from the road the same amount that the proposed addition is setback from their existing home. Multiple homes in our neighborhood have similar additions and their plans are in keeping with the character of the community.

We hope this letter helps the board quickly approve the setback variance so the project can proceed.

Thank you,

Kim M. Shea 7/8/20
 7/8/20

