

# Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Date: September 23, 2020

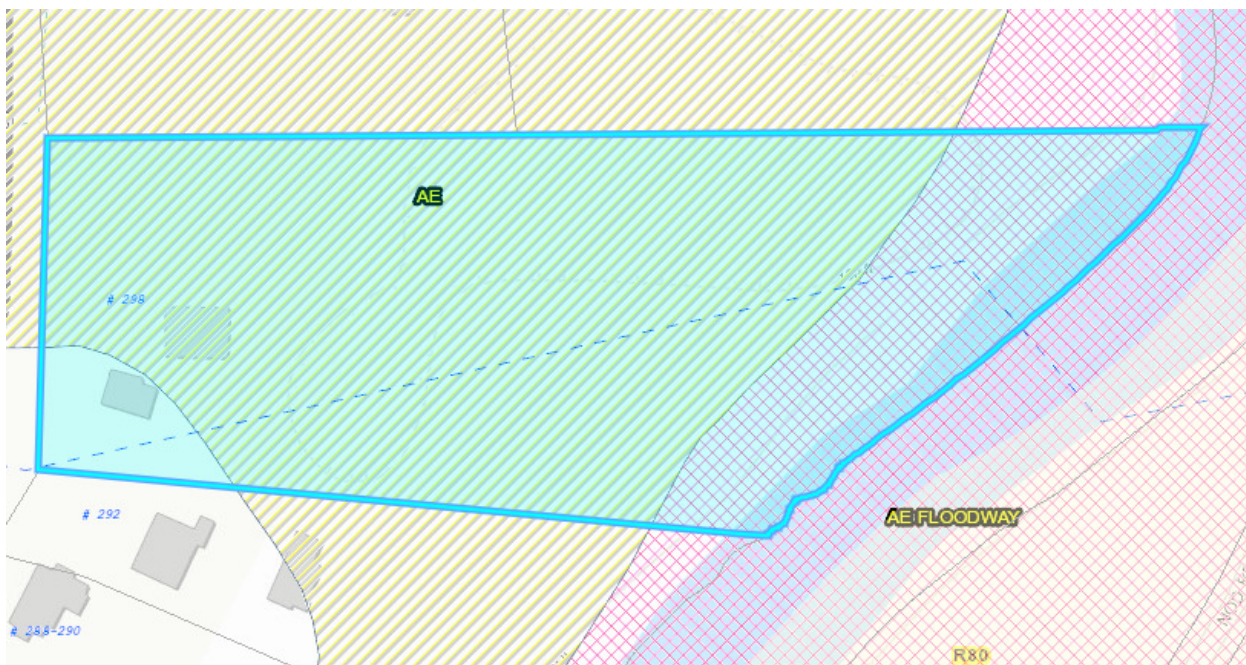
To: Zoning Board of Appeals

From: Thomas Hazel, Code Compliance Officer

**REFERENCE:** Application #20-12 Jesus Hernandez Cobo & Daniel Castle, owners/applicants, 298 Hopmeadow Street, for variances to the Simsbury Zoning Regulations Section 3.9, to construct a three car garage addition encroaching into the front yard and side yard setbacks. (Assessor's Map G14, Block 153, Lot 015). Zone R-40

The applicants/owners are proposing the construction of the 30x40 three car garage addition to be attached to the primary structure via breezeway that will encroach into both the front yard setback and side yard setbacks. The encroachment is approximately 33 feet resulting in a 7 foot side yard setback instead of 40 feet. The encroachment into the front yard is approximately 43 feet leaving a 7 foot front yard setback instead of 50 feet.

The owners/applicants noted within the application that the neighbor directly abutting the proposed structure does not object. The majority of the property is located within the AE floodplain and a portion within the floodway. The owners/applicants are proposing to construct within the corner not located within the floodplain or floodway.



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



The applicant states that the specific hardship is: *“Most of our land is in the Farmington river floodplain. The corner of the property where the house is located is the only area of the property that is not in the floodplain Due to risks of floods and what that would mean for insurance of the structure and the risk that our three vehicles will be at, we would like to build our garage at the front of the property.”*

The public hearing notice was published in the Hartford Courant on both September 9, 2020 and September 16, 2020. The neighborhood abutters were mailed notification of the public hearing on September 2, 2020.

The commission should explore the applicants proposed hardship and determine a ruling for a variance to section 3.9 of the zoning regulations to encroach 43 feet into the front yard setback on the western side of the primary structure and encroach 33 feet at its greatest into the side yard setback on the southwestern side of the primary structure.