

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

Application Number: ZBA-20-12

Fee \$ 370

Requested Action (please check appropriate box):

Variance

Appeal Decision of Zoning Official



Location of Property: 298 Hopmeadow Street
(number and street name)

Simsbury Assessor's Map Number G15 Block Number 1 Lot Number 15

Deed Volume Number 962 Page Number 983 (property owner must supply copy of the deed)

Applicant - Please Print the Following:

Name: Jesus Hernandez Cobo and George Daniel Castle
Address: 298 Hopmeadow Street
Simsbury CT
Email: jesus.hernandez.cobo@gmail.com / gdanielcastle@gmail.com Telephone: (860) 420-9764

Signature of Applicant: Jesus Cobo Dan Castle Date: 8/24/2020

Applicant's Interest in Property: This property is intended to become our primary residence and we would like to add a garage where we can park our 3 vehicles. We want to build a garage structure of maximum 30 x 40 feet that will be attached to the existing house. In order to avoid blocking the front of the house and to allow enough space to maneuver from the driveway into the garage area we would like to build the structure in location described in the attached drawing.

Record Owner of Property: George Daniel Castle and Jesus Hernandez Cobo, 298 Hopmeadow Street, Simsbury CT 06089

(print name & address of owner)
Jesus Cobo Dan Castle Date: 8/24/2020
(signature of owner)

Property is in Zone R-40 (FP) of (applicable section(s) Zoning Regulations 3

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

In order to build a garage attached to the house in the front side of the property, we request a variance to the setback requirements for our zoning district (R-40), which is 40 feet for side setbacks and 50 feet for front setbacks. We request a reduction of those setback requirements to 7 feet on both side and front. Our neighbor has no objection to the building of the structure next to his lot, and, due to the design of the lot lines, the desired structure would still be approximately 35 feet away from the road.

Describe the specific hardship:

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 the risks of flood and what that would mean for insurance of the structure and the risk that our three vehicles would be at, we would like to build our garage at the front of the property. Unfortunately, the current space between the house and the property line is just enough to fulfill the setback requirements.

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

08-26-2020

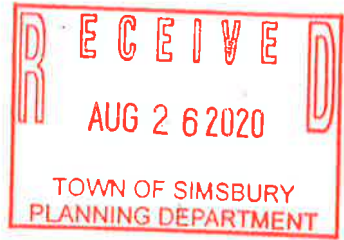
7083

CHECK

370.00

After recording please return to:
George Daniel Castle
Jesus A. Hernandez Cobo
168 Colonial Street
West Hartford CT 06110

Doc ID: 002580350002 Type: LAN
BK 962 PG 983-984



EXECUTOR'S DEED

KNOW YE THAT I, CIARAN J. LAVERY, Executor of the Estate of FIONNGHUALA P. LAVERY (the "Grantor") duly authorized under Article FIFTH of the Will of Fionnghuala P. Lavery dated September 19, 2018, for the consideration of FOUR HUNDRED THOUSAND DOLLARS and NO CENTS (\$400,000.00) received to my satisfaction of **GEORGE DANIEL CASTLE and JESUS A. HERNANDEZ COBO** of West Hartford, Connecticut (the "Grantees"), do hereby remise, release and forever grant and convey unto the said Grantees, their heirs, successors and assigns forever, with EXECUTOR COVENANTS AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, all such right and title as the said Grantor have or ought to have in or to a certain piece and parcel of land, together with all the buildings thereon, situated on the Easterly side of Hopmeadow Street known as 298 Hopmeadow Street, in the Town of Simsbury, County of Hartford and State of Connecticut, and bounded as follows:

- NORTHERLY: by land now or formerly of William L. Nicoll, Jr., et al and Pat-I-Matic, Inc., partly by each, about 1,097.06 feet;
- EASTERLY: by the Farmington River, about 570 feet;
- SOUTHERLY: by land now or formerly of Walden A. Chesley, et al, about 686.26 feet; and
- WESTERLY: by Hopmeadow Street, 310.7 feet.

Said premises are subject to the following:

1. Taxes on the List of October 1, 2019 payable to the Town of Simsbury, which Grantees herein assume and agree to pay.
2. A Caveat from the Town of Farmington Sewer Commission dated October 21, 1976 recorded in the Simsbury Land Records in Volume 224 at Page 861.
3. A Notice of Easement Rights from the State of Connecticut dated July 31, 1990 recorded in the Simsbury Land Records in Volume 372 at Page 670.

CONVEYANCE TAX RECEIVED
CT \$ 3020 SI \$ 1020
ASST TOWN CLERK OF SIMSBURY, CT
Book: 962 Page: 983 Seq: 6

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 4th day of August, 2020.



ESTATE OF FIONNGUALA P. LAVERY

By: Ciaran J. Lavery, Executor

[Handwritten signature of Ciaran J. Lavery]

Signed, Sealed and Delivered in the presence of:

Renee M Lawrence
Witness:

Judy Vaine
Witness:

Shane Boyer

STATE OF NH

COUNTY OF Cheshire

} ss. Keene

The foregoing Instrument was acknowledged before me this 4th day of August, 2020 by Ciaran J. Lavery, Executor of the Estate of Fionnghuala P. Lavery, duly authorized, as his free act and deed in the capacity therein stated and for purposes therein contained.



Renee M Lawrence

~~Commissioner of the Superior Court~~
Notary Public

Grantees Address:
298 Hopmeadow Street
Wcatogue, CT 06089

Received for Record at Simsbury, CT
On 08/17/2020 At 9:20:56 am

Ericka L. Butler
Ericka L. Butler, Town Clerk

GEORGE DANIEL CASTLE AND JESUS A. HERNANDEZ COBO
298 HOPMEADOW STREET

LIST OF ABUTTING PROPERTIES

Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
G15 116 007	6 PHEASANT LANE	ALBAIR JEFFREY AND TANYA L	6 PHEASANT LANE	WEATOGUE	CT	06089-0000
G15 153 017	308 HOPMEADOW STREET	ROSOW DANIEL	41 CROSSROADS PLAZA, S 125	WEST HARTFORD	CT	06117-0000
G15 153 016	HOPMEADOW STREET	ROSOW DANIEL	41 CROSSROADS PLAZA, S 125	WEST HARTFORD	CT	06117-0000
G15 153 014A	292 HOPMEADOW STREET	FULLER DAVID P AND FULLER DAVID (LU) AND	12 WINTERSSET LANE	SIMSBURY	CT	06070-0000
G15 116 008	303 HOPMEADOW STREET	ATTENELLO JACLYNN AND ROBERT F JR	303 HOPMEADOW STREET	WEATOGUE	CT	06089-0000
G15 153 014	288 HOPMEADOW STREET	MCCABE JULIA M S	288 HOPMEADOW STREET	WEATOGUE	CT	06089-0000

PROPERTY OWNERS WITHIN 100 FEET OF THE SUBJECT SITE

Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
G15 153 014A	292 HOPMEADOW STREET	FULLER DAVID P AND FULLER DAVID (LU) AND	12 WINTERSSET LANE	SIMSBURY	CT	06070-0000



Location from Google Maps



View from Street. Garage behind trees



Before

After



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PLANNING DEPARTMENT

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TOWN OF SIMSBURY
PLANNING DEPARTMENT



Projected view of the house and the new garage.

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AUG 26 2020
TOWN OF SIMSBURY
PLANNING DEPARTMENT

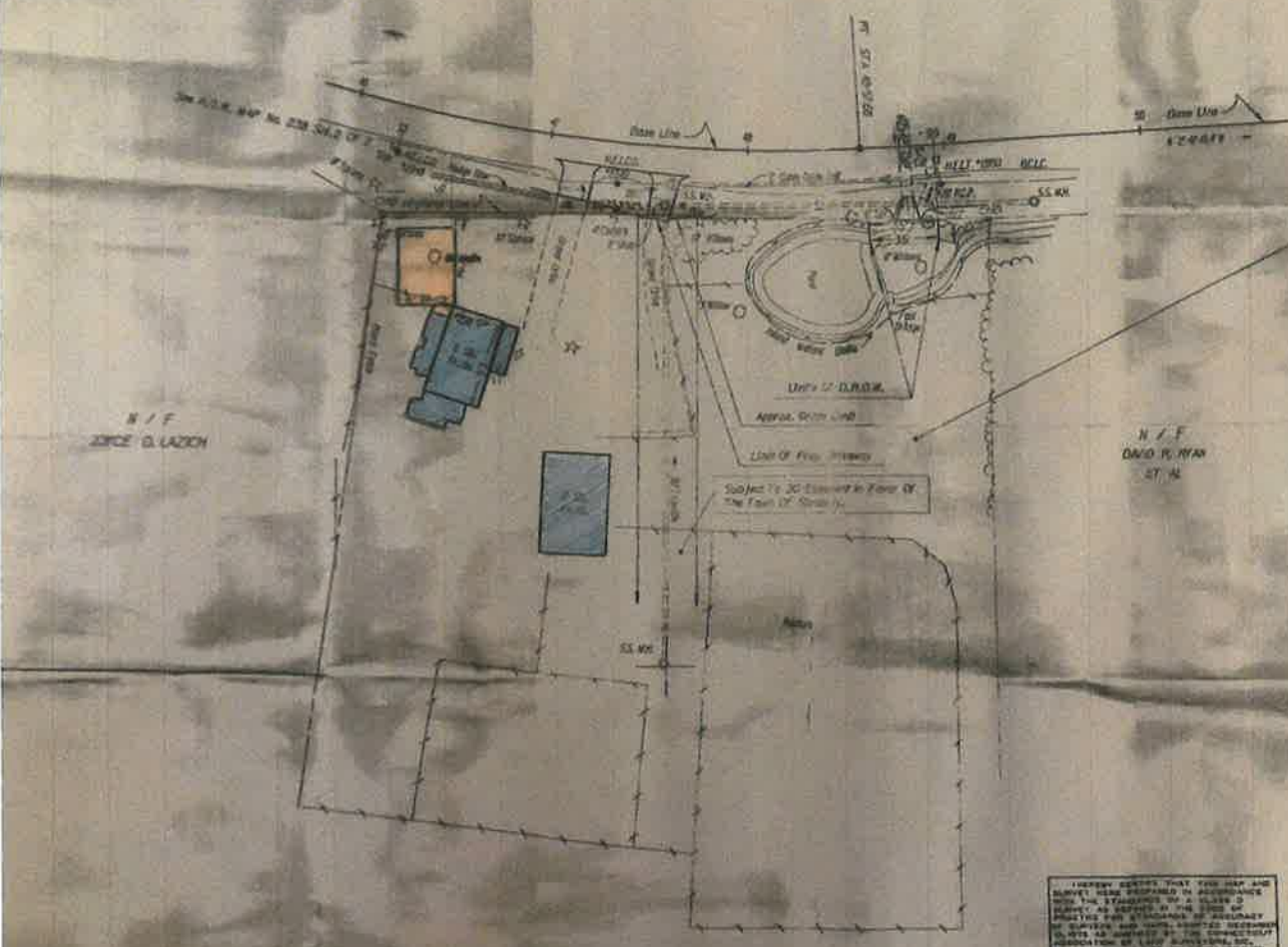


Style of garage that we are seeking to build.

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TOWN OF SIMSBURY
PLANNING DEPARTMENT

2 Data Date
ΔV 36° 23' 40.20"
D= 7' 9" 43.0"
Y= 262.00'
L= 308.00'
R= 300.00'

PRESENT HOPMEADOW STREET (CONNECTICUT ROUTE 10)



JOHN P. LAVERY ET AL

- Right To Grate Acquired.
- Right To Construct Driveway Acquired.
- Right Area - 0.000 ± Acre
- Drainage Right Of Way Acquired.
- D.R.G.W. Area - 0.000 ± Acre

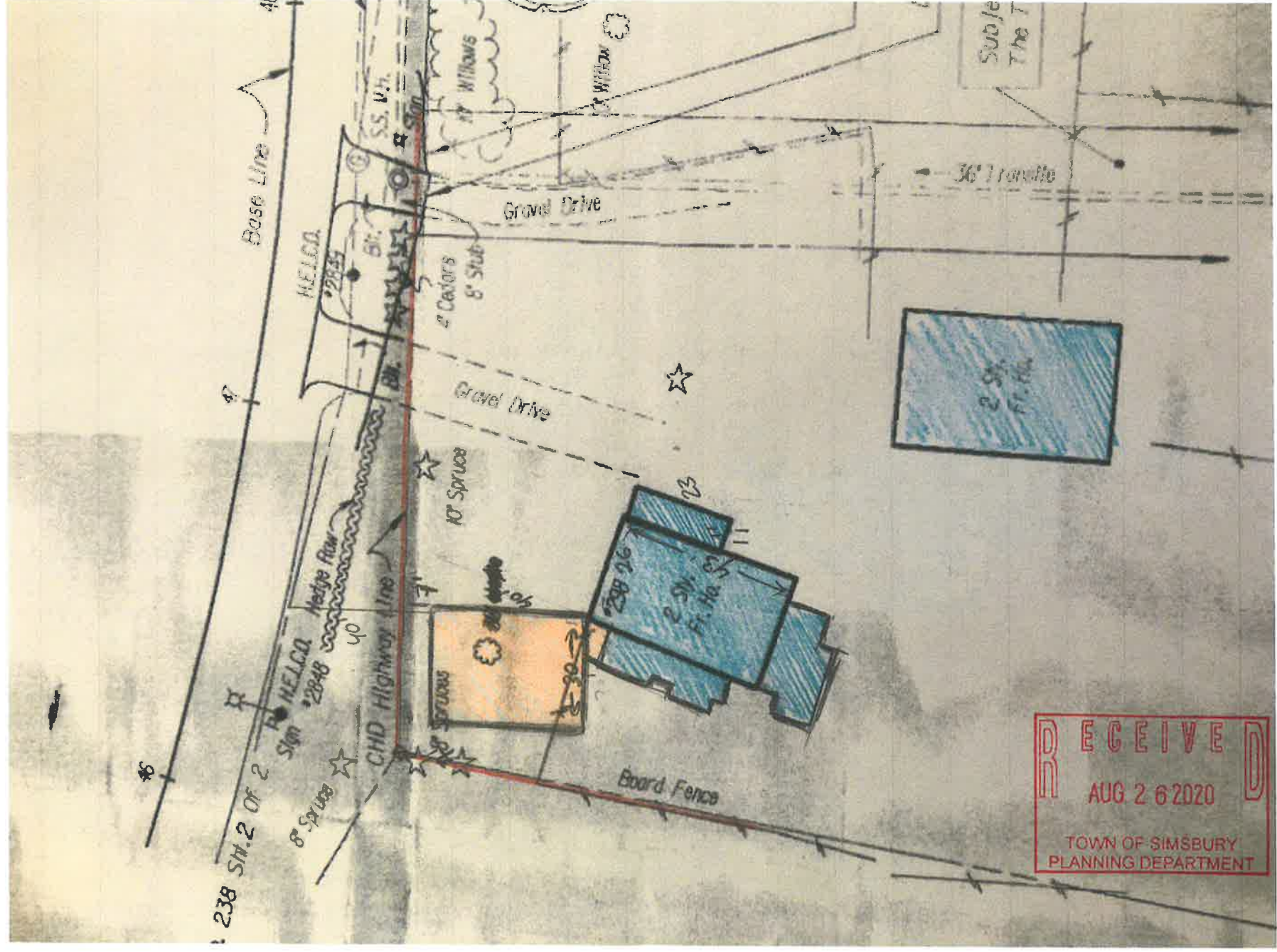


I HEREBY CERTIFY THAT THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF CONNECTICUT AS REFERRED TO IN THE SEVERAL PLACES HEREIN AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF CONNECTICUT AND THAT I AM NOT PROVIDING ANY PROFESSIONAL SERVICE AS A SURVEYOR OR ENGINEER UNLESS I AM SO DESIGNATED BY MEAN THIS ALL OBTAIN OF THIS MAP HAVE BEEN PERSONALLY CHECKED BY THE UNDERSIGNED.

TOWN OF SIMSBURY
MAP SHOWING EASEMENT ACQUIRED FROM
JOHN P. LAVERY ET AL
BY
THE STATE OF CONNECTICUT
RECONSTRUCTION OF CONNECTICUT ROUTE 10
SCALE 1" = 40'
ROBERT W. BROWN
REGISTERED CIVIL ENGINEER

DATE	REVISION	REQ. BY

TOWN NO. 100
PROJECT NO. 028 - 400
SERIAL NO. 5
SHEET 1 OF 1
DATE October 1999
TITLE Trans. Div. Engr. Highway
Michael J. Pomeroy



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AUG 26 2020
TOWN OF SIMSBURY
PLANNING DEPARTMENT