

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

Application Number: 20-13

Fee \$ 240

Requested Action (please check appropriate box):

Variance Appeal Decision of Zoning Official



Location of Property: 32 ARROWHEAD DRIVE
(number and street name)

Simsbury Assessor's Map Number A16 Block Number 307 Lot Number 030

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

Applicant - Please Print the Following:

Name: GUY E. CASALINO

Address: 32 ARROWHEAD DRIVE
WEST SIMSBURY, CT 06092

Email: _____ Telephone: 860-651-0036

Signature of Applicant: [Signature] Date: 9/1/2020

Applicant's Interest in Property: _____

Record Owner of Property: GUY + FRANCINE CASALINO 32 ARROWHEAD DR.
(print name & address of owner)
[Signature] Date: 9/1/2020
(signature of owner)

Property is in Zone R40 of (applicable section(s) Zoning Regulations _____)

Describe the nature of your application, including the amount of variance requested:
FRONT PORCH addition 8' x 41'

Describe the specific hardship:
Proposed front porch THE 50ft front yard setback by 4ft. Although plot plan shows 54' to front of house the actual measurement from the curb is 67'. Upon completion the porch will be 59' from the curb

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



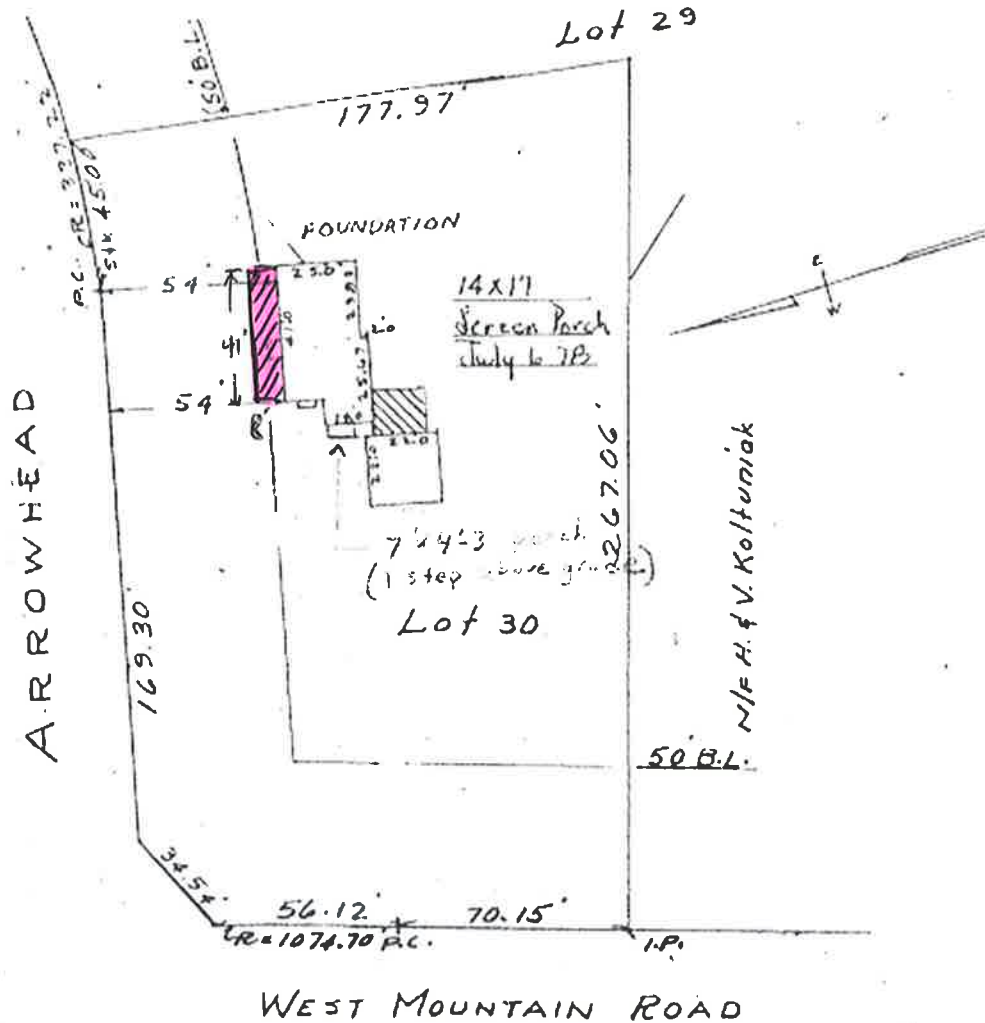
09-02-2020 7:05 CHECK 240.00

32 Arrowhead
Dr.

PROPERTY OF
BURTON A. SCHUBERT
LOT 30 ARROWHEAD

SIMSBURY
SCALE: 1"=50'

CONNECTICUT
DECEMBER 1964



NEWGATE BUILDERS
P O. BOX 1014
EAST GRANBY, CT 06026

RECEIVED

JUL 18 1989

TOWN OF SIMSBURY
BUILDING DEPT.

I hereby certify that this
which shows location of Building is
substantially correct, and that zoning regula-
tions are not violated.

CLOSE, JENSEN & MILLER
CIVIL ENGINEERS & SURVEYORS

BY *John H. Miller*

66043
10071



RECEIVED
SEP 02 2020
TOWN OF SIMSBURY
PLANNING DEPARTMENT

EXHIBIT 2

Porch design will be similar in style to the picture below, extending the length of the house. The porch will be 8ft wide x 41ft long



Existing House Photo

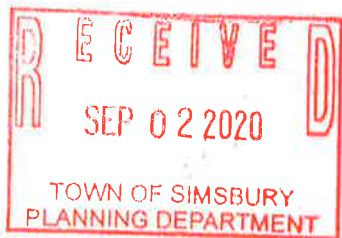
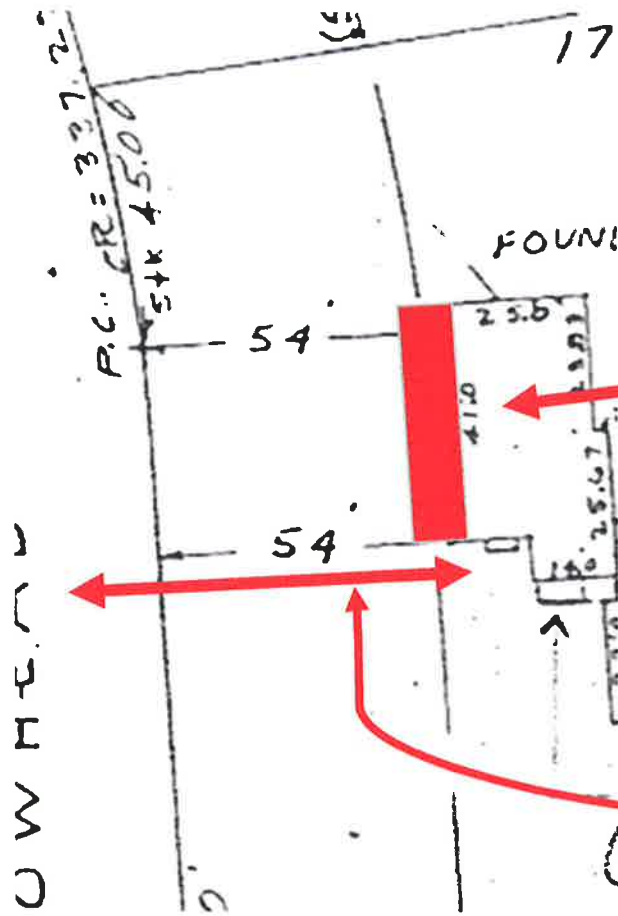


EXHIBIT 3



8' x 41' Covered porch location. Details attached on separate document.

Actual measured distance from curb to front of house is 67' (see photo)



31-Aug-2020

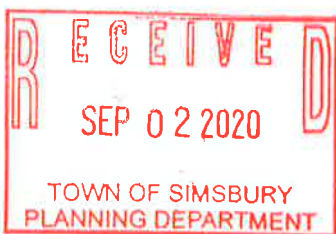
Katie Martin, Chair
Simsbury Zoning Board of Appeals
Town of Simsbury, CT
933 Hopmeadow St.
Simsbury, CT 06070

We understand that Guy and Francine Casalino at 32 Arrowhead Drive are applying for a variance to add a covered front porch to their residence. The Plot Plan which includes the details for the location of the 8'x41' porch addition was made available for review. We have no objections to the proposed addition.

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

Thank you,

NAME	SIGNATURE	ADDRESS
Gail Mason	Gail Mason	270 West Mountain Rd. W Simsbury 06092
MARGARET A GLICK	[Signature]	30 ARROWHEAD DR W Simsbury, CT 06092
Ken Matthews	Ken Matthews	261 W. Mountain Rd.
Mira Koltzink	Mira Koltzink	258 W MOUNT RD 06092
Marko Lamaj	[Signature]	31 Arrowhead Dr



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**WARRANTY DEED
(SURVIVORSHIP)**

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING: KNOW YE, that, We, RONALD M. OLEJNICZAK and KAREN c. OLEJNICZAK, both of the Town of Simsbury, County of Hartford and State of Connecticut, hereinafter referred to as the Grantors, for the consideration of TWO HUNDRED THIRTEEN THOUSAND and 00/100 (\$213,000.00) DOLLARS received to our full satisfaction of GUY E. CASALINO and FRANCINE c. CASALINO, both of the Town of Simsbury, County of Hartford and State of Connecticut, hereinafter referred to as the Grantees, as joint tenants with rights of survivorship, do give, grant, bargain, sell and confirm unto the said Grantees, the survivor of them, and unto such survivor's heirs and assigns forever, a certain piece or parcel of land with the buildings thereon situated in the said Town of Simsbury and State of Connecticut, known as No. 32 Arrowhead Drive, and also known as Lot No. 30 on a map entitled "Arrowhead: Developer: Casano Corp. Owner: M. Koltuniak Simsbury, Conn. Scale 1" = 100' Date 3-17-64 Igor Vechesloff Professional Engineer & Land Surveyor 51 Lorraine Street Hartford 5, Connecticut" on file in the Town Clerk's Office in said Town of Simsbury, and more particularly bounded and described as follows:

- NORTHERLY:** by Arrowhead Drive shown on said map as Sky View Drive, 214.30 feet;
- EASTERLY:** by Lot No. 29 on said map, 177.97 feet;
- SOUTHERLY:** by land now or formerly of Harry Koltuniak et al, 287.06 feet;
- WESTERLY:** by West Mountain Road, 126.27 feet; and
- NORTHWESTERLY:** by the chord connecting the easterly line of West Mountain Road with the southerly line of Arrowhead Drive, 34.54 feet.

Being the same premises conveyed to the Grantors herein by Warranty Deed recorded in Volume 415 at Page 749 of the Simsbury Land Records.

Said premises is conveyed subject to:

1. Taxes on the List of October 1, 1998 payable to the Town of Simsbury, which Grantees herein assume and agree to pay.
2. Any and all building, building line restrictions, provisions of any ordinance, municipal regulations, or public or private law, including, but not by way of limitation, the effects, if any, of the Inland-Wetlands Act of the State of Connecticut and any state or local building or zoning ordinance or regulation.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereon, unto the said Grantees, the survivor of them, and unto such survivor's heirs, executors and assigns forever, and to their own proper use and behoof.

R E C E I V E D

SEP 02 2020

TOWN OF SIMSBURY
PLANNING DEPARTMENT

EXHIBIT 5


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AND ALSO, the said Grantors do for themselves, their executors and assigns, covenant with the said Grantees, the survivor of them, and such survivor's heirs, executors, administrators and assigns, that at and until the'ensealing of these presents, they are well seised of the premises, as a good indefeasible estate in FEE SIMPLE; and has 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 Grantors do by these presents bind themselves and their successors and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to them the said Grantees, the survivor of them, and to such survivor's heirs, executors, administrators and assigns, against all claims and demands whatsoever, except as is above written.

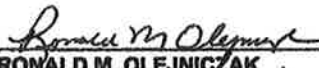
IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals this 27th day of August, 1989.

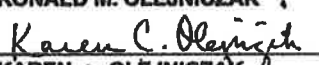
Signed, Sealed and Delivered
In the presence of:





DENNIS N. KANTOR



RONALD M. OLEJNICZAK



KAREN C. OLEJNICZAK

X
RECEIVED
AUG 30 1989
TOWN OF SIMSBURY
TOWN CLERK'S OFFICE
1:41 PM

STATE OF CONNECTICUT)
) as
COUNTY OF HARTFORD)


August 27, 1989

Personally appeared Ronald M. and Karen M. Olejniczak, Signers of the foregoing instrument and acknowledged the same to be their free act and deed, before me.

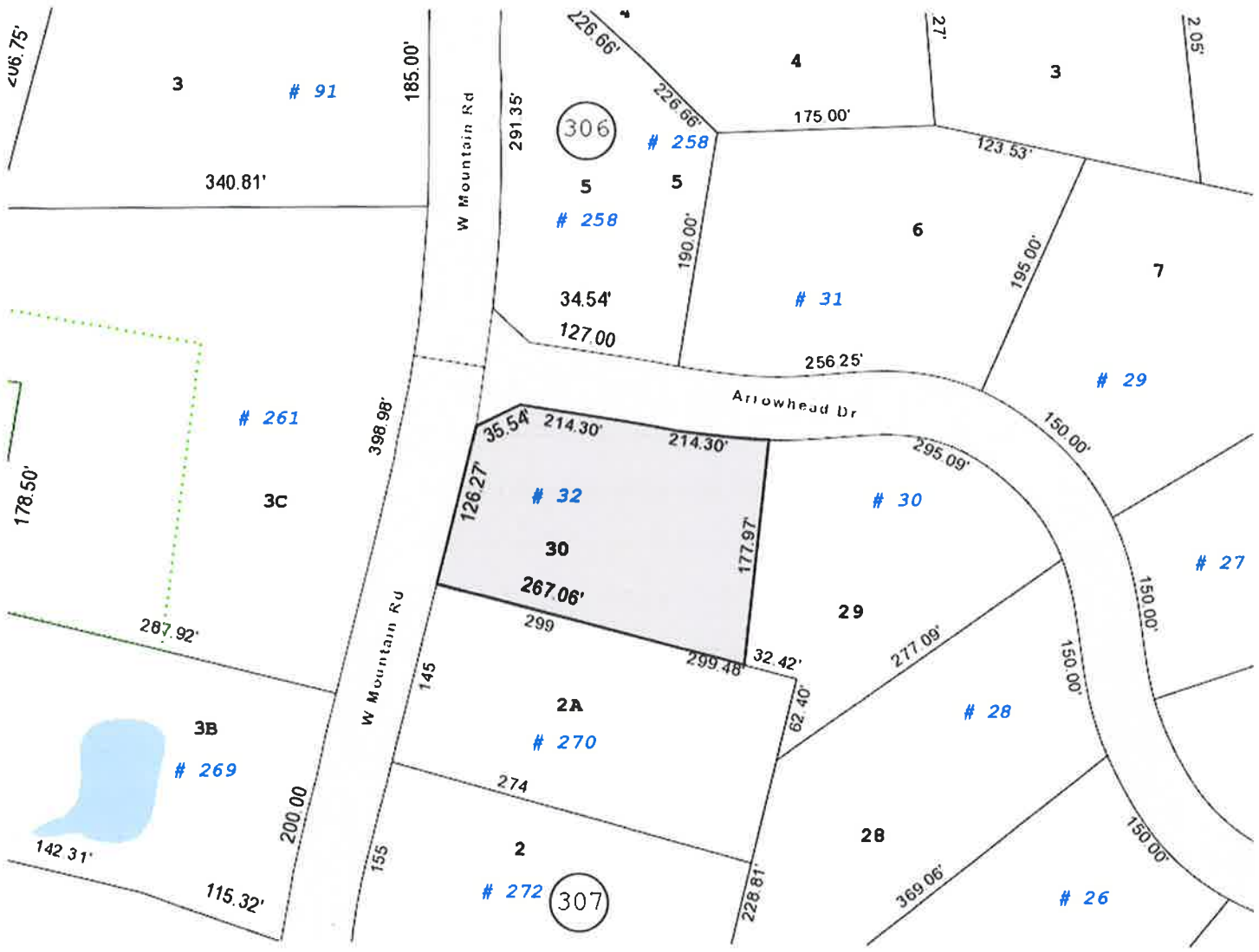


T. J. Donoghue, Jr.
Commissioner of the Superior Court

GRANTEE'S ADDRESS:
32 Arrowhead Drive
Simsbury, CT 06070

§ CONVEYANCE TAX RECEIVED. RECEIPT # 19469
CT# 1,065.- GR# 234.30


BONNIE D. CHRISTOPHER
ASST. TOWN CLERK OK SIMSBURY, CT



List of neighbors on abutting property

- 30 Arrowhead Drive - Margaret Glick
- 31 Arrowhead Dr – Marko Lamaj
- 258 West Mountain Rd – Nita Koutsoukos
- 261 West Mountain Rd - Kenneth Matthews
- 270 West Mountain Rd - Gail Mason

