



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 #20-13 of Guy & Francine Casalino, Applicants/Owners for a variance of Section 3 of the Simsbury Zoning Regulations to construct a front porch at the property located at 32 Arrowhead Drive (Assessor's Map A16, Block 307, Lot 030) Zone R-40

The applicants/owners are proposing the construction of an 8'x41' covered front porch at the above referenced address. The residence was constructed in 1965 according to the assessor information.



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.

It should be noted that the applicants received signatures from 5 out of 6 property owners within 100 feet stating support for this application. No signature was received for the owner of 28 Arrowhead Drive however; notice of public hearing was mailed by staff.

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 4 feet into the 50 foot setback for an R-40 Zone on the Northern side of the primary structure. The information listed on the application for hardship is not in harmony with the engineered site plan. The site plan lists the home as being 54 feet from the front yard property line. Measurements from the curb have no bearing due to right of ways for road improvements. The applicant was advised that they could have the property re surveyed for any possible discrepancies with the map on file or they could apply for a variance to the Zoning regulations in regard to front yard setbacks. Please review the applicant's hardship regarding the addition of the front porch.

Telephone (860) 658-3200
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8:30 – 7:00 Monday
8:30 – 4:30 Tuesday through Thursday
8:30 – 1:00 Friday