

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

Application Number: 21-09

Fee \$ 240

Requested Action (please check appropriate box):

Variance

Appeal Decision of
Zoning Official

Location of Property: 41 Canal ST Weatogue
(number and street name)



Simsbury Assessor's Map Number F15 Block Number 115 Lot Number 001

Deed Volume Number 0869 Page Number 0916 (property owner must supply copy of the deed)

Applicant - Please Print the Following:

Name: Tom + Laura Nigro
Address: 41 Canal ST Weatogue

Email: ARTISTA96@gmail.com Telephone: 860-7295569

Signature of Applicant: [Signature] Date: 5-25-21

Applicant's Interest in Property: _____

Record Owner of Property: Tom + Laura Nigro
(print name & address of owner)
[Signature] Date: 6-13-21
(signature of owner)

Property is in Zone M-15 of applicable section(s) Zoning Regulations _____

Describe the nature of your application, including the amount of variance requested:
Need to Add a second EXIT For 2nd Floor

Describe the specific hardship:
NO 2nd EXIT

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

Barkowski Laura

From: Tom Nigro <artista96@gmail.com>
Sent: Tuesday, June 29, 2021 4:21 PM
To: Barkowski Laura
Subject: Re: 41 Canal Street

We need the stairs in this location for a second exit for the upstairs, the stairwell comes down right in that area but is blocked off with the new work on the 1st floor, this is the only option for this exit or entrance

On Tue, Jun 29, 2021 at 4:11 PM Barkowski Laura <lbarkowski@simsbury-ct.gov> wrote:

Laura Barkowski

Code Compliance Officer

Town of Simsbury, Planning & Land Use Department

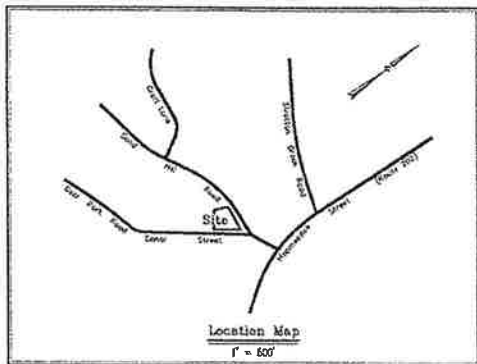
933 Hopmeadow Street • Simsbury, CT 06070

lbarkowski@simsbury-ct.gov • 860.658.3228 (p) • 860.658.3206 (f)



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Regards,
Tom Nigro-Artista Hair Salon & Artista Barber Shop

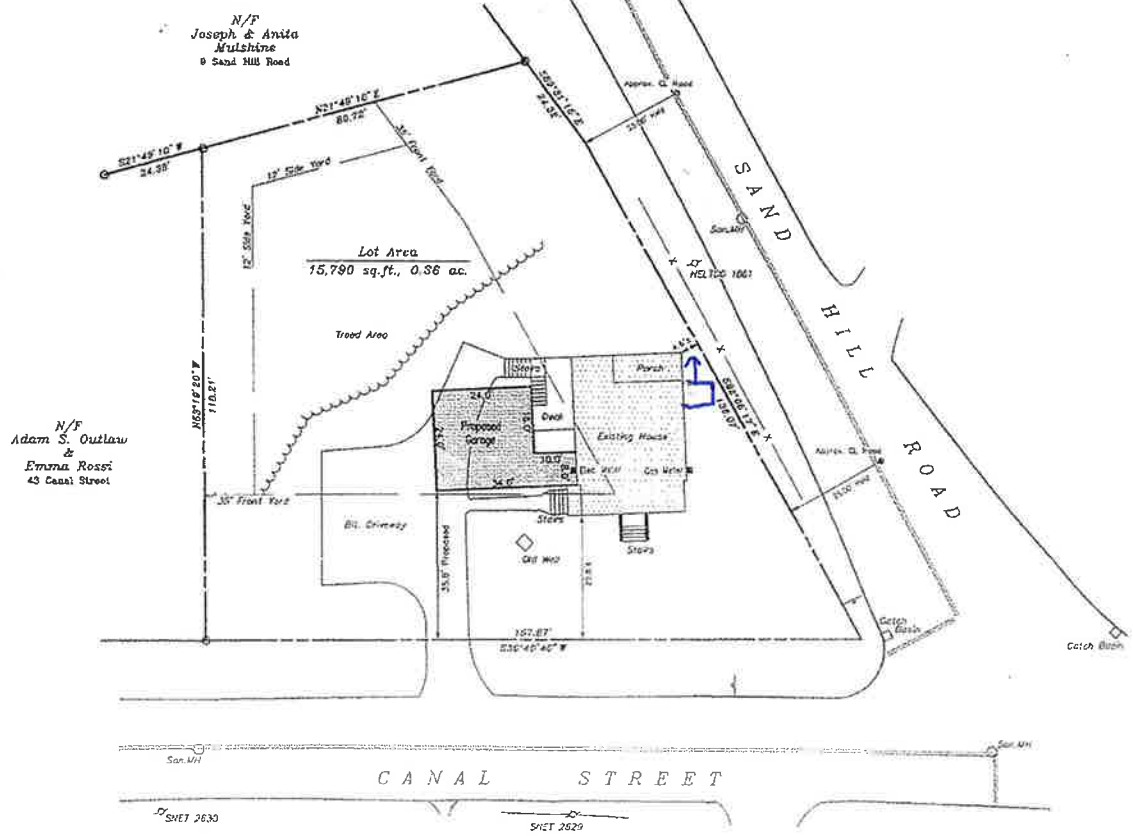


RECEIVED
MAY 26 2021
TOWN OF SIMSBURY
BUILDING DEPARTMENT

41 Canal
May '21
Garage/breezeway

Legend

- Existing IP
- IP (To Be Set)
- Existing Monument
- Monument (To Be Set)
- Drill Hole
- Utility Pole
- Wire On Ground
- Water Gate
- Gas Gate
- Signs
- Wood Post
- Hydrant
- Light
- Handhole
- Mail Box
- Monitor Well
- Existing Trees
- Stone Wall
- Fence
- Guide Rail
- Tree Line
- Existing Contour Line
- Existing Spot Elevation



Map References:

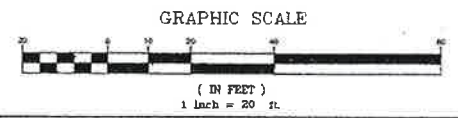
- Academy Hill Property of Carter Custom Homes Deer Park Road & Sand Hill Road Simsbury Connecticut Scale 1" = 100' September 28, 1978 By Sanderson & Washburn Simsbury, Connecticut.
- Survey - Match Lot Canal Street Simsbury Conn. Scale 1" = 30' Sept. 10, 52 By Harold Sanderson, Bloomfield, Conn.

General Notes:

- Bearings based on reference map #1.
- Canal Street and Sand Hill Road street lines are assumed.
- Existing house is nonconforming to current zoning setback regulations.
- Underground utility structures and facility locations noted herein have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parcel testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to this surveyor. The site, location and existence of all such features must be field determined and verified by the appropriate authority prior to construction. Call Before You Dig 1-800-922-4455.
- This survey and map has been prepared in accordance with Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Limited Purpose Survey based on a Boundary conforming to Horizontal Accuracy Class A-E.

ZONING INFORMATION BULK CHART:				
ZONE	R-15	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	15,000 sq. ft.	15,000 sq. ft.	15,790 sq. ft., 0.36 ac.	
MIN. LOT FRONTAGE	100'	100'	152.67' Cont. 162.98' Sand Hill	
MIN. FRONT YARD	35'	35'	4.0'	
MIN. SIDE YARD	12'	12'		
MIN. REAR YARD	25'	25'		

These drawings are the property of the Surveyor and have been prepared specifically for the owner of the project at this site. They are not to be used for any other purpose, location, or person without the written consent of the Surveyor.
No alteration is permitted or allowed unless these plans bear the signature and embossed seal of the Surveyor whose name appears hereon.



TN

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
Progress Print
(For Review & Comment Only)
3-15-21

Zoning Location Survey
Prepared For
Thomas & Laura Niger
41 Canal Street
Simsbury, Connecticut
Map: F15 Block: 115 Lot: 001 Zone: R-15
Gary B. LeClair, LLC
Licensed Land Surveyors
57 ACORN DRIVE
WINDSOR LOCKS, CONNECTICUT 06096
(860) 627-8200

240.00



736 x 552

 Pinterest

ICON Landscape Development LLC, unique deck/railing construction contractors, composite decking, cedar | Exterior stairs, Patio steps, Decks and porches

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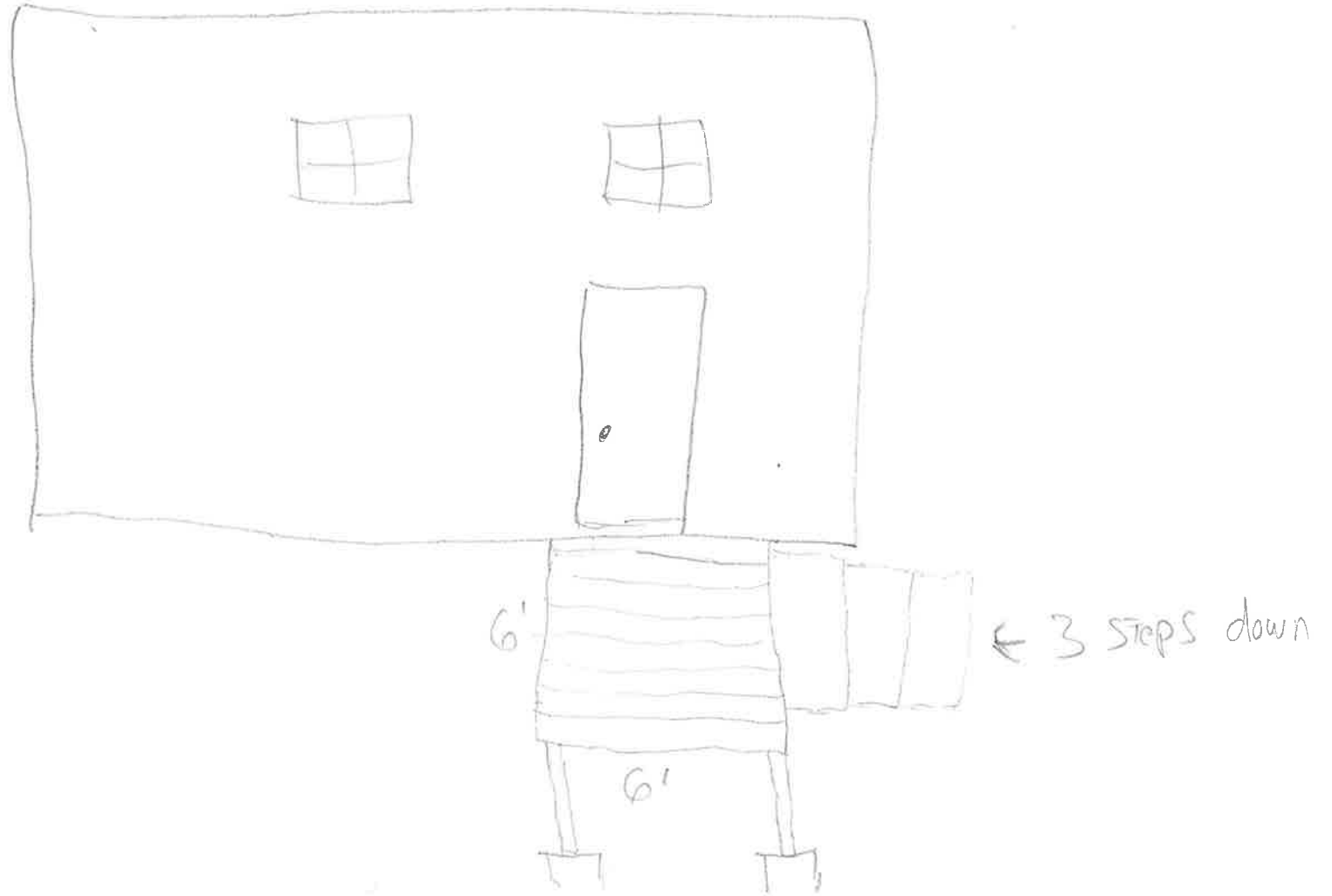
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41 Canal ST side steps For 2nd exit



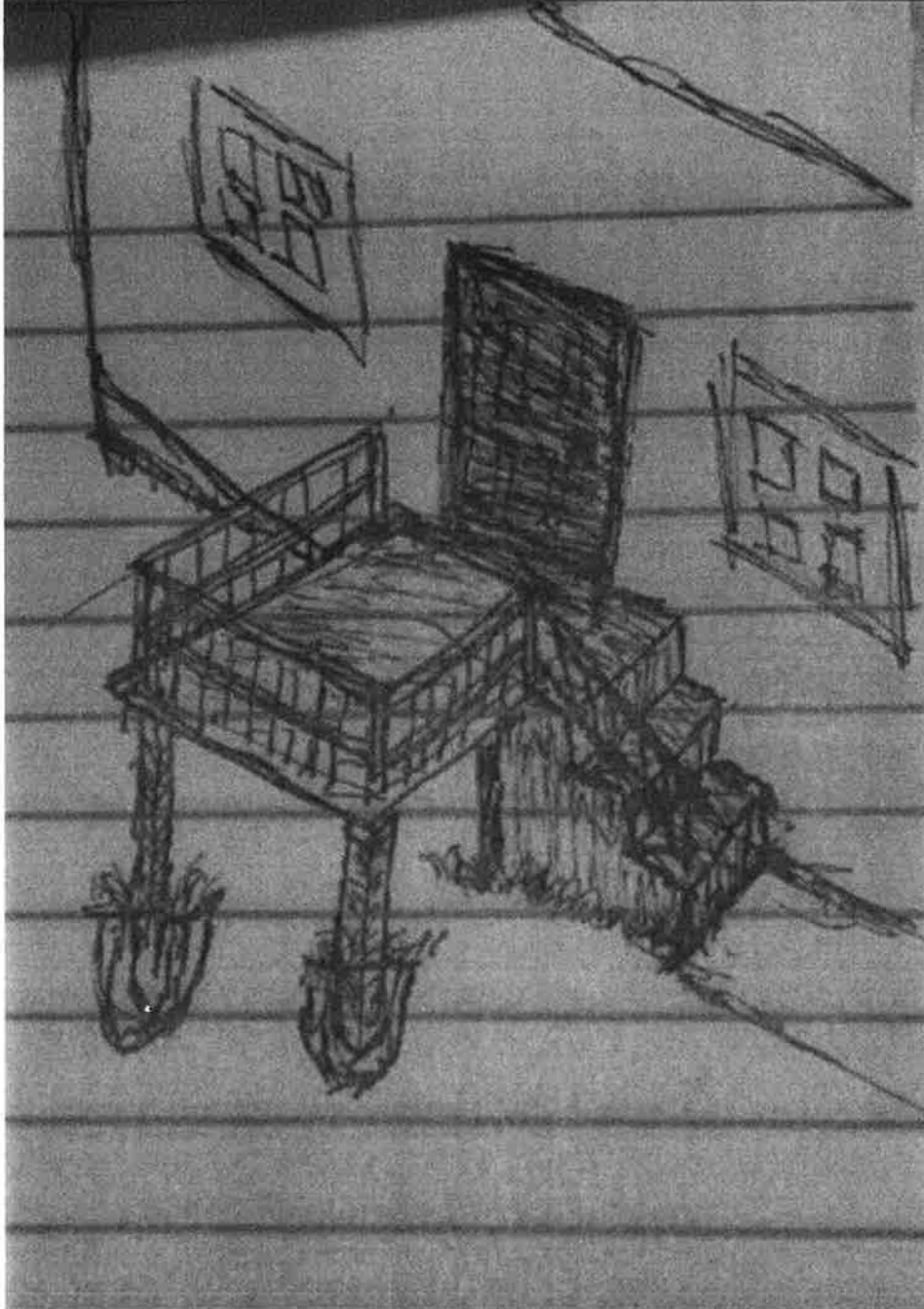


Simon

1 min



Edit



TOWN OF SIMSBURY, CONNECTICUT

Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
F14 114 012	4 SAND HILL ROAD	RASMUSSEN THOMAS J	4 SAND HILL ROAD	WEATOGUE	CT	06089- 0000
F15 115 007	9 SAND HILL ROAD	MULSHINE JOSEPH AND ANITA	9 SAND HILL ROAD	WEATOGUE	CT	06089- 0000
F15 116 001	42 CANAL STREET	HAMEL REAL M	42 CANAL STREET	WEATOGUE	CT	06089- 0000
F15 115 001	41 CANAL STREET	NIGRO THOMAS A AND LAURA	4 KILBOURN FARMS LN	SIMSBURY	CT	060701271- 0000
F15 116 002	46 CANAL STREET	SINISH JODIE L	46 CANAL STREET	WEATOGUE	CT	06089- 0000
F15 115 001-A	43 CANAL STREET	OUTLAW ADAM S AND ROSSI EMMA	43 CANAL STREET	WEATOGUE	CT	06089- 0000