

#240.<sup>20</sup>

RECEIVED  
JAN 24 2022

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

TOWN OF SIMSBURY  
PLANNING DEPARTMENT

Application Number: 22-01

Fee \$ 240.00

Requested Action (please check appropriate box):

Variance

Appeal Decision of Zoning Official

Location of Property: 6 Caryn Lane  
(number and street name)

Simsbury Assessor's Map Number D19 Block Number 617 Lot Number 138

Deed Volume Number 0930 Page Number 0045 (property owner must supply copy of the deed)

**Applicant - Please Print the Following:**

Name: Bruce D. Hale  
Address: 6 Caryn Lane, Weatogue, CT 06009  
Email: brucehale888@gmail.com Telephone: 860 882-3820

Signature of Applicant: Bruce D. Hale Date: Jan. 12, 2022

Applicant's Interest in Property: owner

Record Owner of Property: Bruce D. and Rita K. Hale 6 Caryn Lane

Bruce D. Hale (print name & address of owner) Date: Jan. 12, 2022  
(signature of owner) Rita K. Hale Jan. 12, 2022

Property is in Zone R-40 of (applicable section(s) Zoning Regulations \_\_\_\_\_)

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

Install emergency generator in front of garage portion of house.

Describe the specific hardship:

This is the only feasible location due to position of electrical panel box and natural gas line.

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**

To: Simsbury Zoning Board of Appeals

Re: Hale family's emergency generator at 6 Caryn Lane, Weatogue

January 2022

The undersigned have no objection to the Hale family having an emergency generator on the street-facing side of their garage, with an appropriate privacy screen.

<u>NAME (PRINT)</u>	<u>SIGNATURE</u>	<u>STREET ADDRESS</u>
Chris Hug		5 Caryn Lane, Weatogue
Tanya Hug		5 Caryn Lane, Weatogue
Amy Buonocore		7 Caryn Ln. Weatogue
Albert Cagganillo		4 Caryn Lane

Zoning Board of Appeals Application

January 18, 2022

Bruce D. and Rita K. Hale, 6 Caryn Lane, Weatogue

**Request for an emergency generator facing the street**

Objective

We want to have emergency backup power for our house. While living in Connecticut, we have lost power for over 10 days at a time due to snowfall. We lost power for several days at our current Caryn Lane home during the summer of 2020. It would not be surprising to us to see historically extreme weather events in the coming years.

Due to the location of the natural gas line entry into our home and the nearby location of the electric panel box in our basement, the only feasible location for the natural gas-fired generator is on the street-facing side of our garage.

To purchase and install the generator, we engaged an Ellington-based contractor who, we later learned, had never worked in Simsbury before. They pursued the relevant permits but were very surprised to learn a zoning variance would be required (uncommon east of the river, they say). Meanwhile, we have the generator situated in place under a green tarp, but not connected to the gas line. It is adjacent to an air conditioning unit installed around 2007, long before we bought the property.


We will erect an appropriate privacy screen, upon approval from the Board and the arrival of warm-enough ground temperatures. The garage is set back from the front of the house, so the house itself partially blocks views of the generator. If the Board denies our request, we of course will remove the generator.

Note that Caryn Lane is a cul-de-sac with only two houses beyond our house.

Thank you for your consideration.

List of properties and owners within 100 feet of our property line

- 5 Caryn Lane – Christopher J and Tanya M Hug – directly across street, full line of sight
- 4 Caryn Lane – Albert and Mayra C Cagganello – no line of sight
- 3 Caryn Lane – Paul M and Heidi E V McCann – limited line of sight
- 8 Caryn Lane – Paul R and Terry E Martel – limited line of sight
- 15 Lincoln Lane – Brian James and Katie Elizabeth Boyle – directly behind our house – no line of sight
- 13 Lincoln Lane – Kimberly A and McLellan Diorio – no line of sight
- 17 Lincoln Lane – Cecil A and Johanna L Buttimer – no line of sight

  
Bruce D. Hale 1/21/22

 1/21/2022  
Rita K. Hale

# SANDERSON & WASHBURN

SIMSBURY, CONN.

BY M.A.B. DATE 12-7-78

SUBJECT PLAN - LOT 138

SCALE 1" = 40'

CHKD. BY DATE

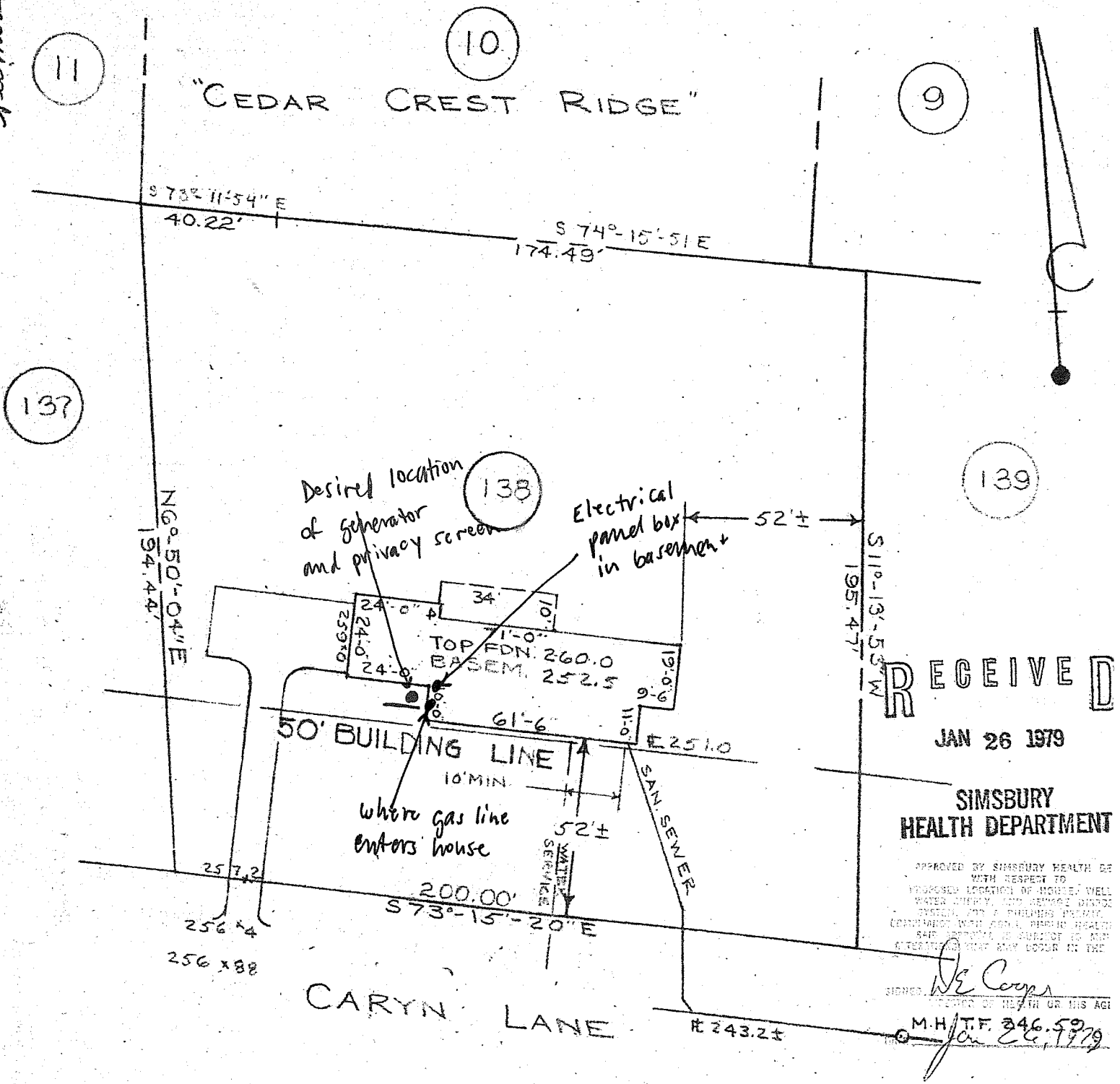
CARYN LANE

JOB WESTBROUGH

SIMSBURY, CONNECTICUT

FARMS

Perimeter 10613



RECEIVED

JAN 26 1979

SIMSBURY HEALTH DEPARTMENT

APPROVED BY SIMSBURY HEALTH DEPT WITH RESPECT TO PROPOSED LOCATION OF HOUSE, WELL, WATER SERVICE, AND SEWER SERVICE. EQUIVALENT WITH LOCAL HEALTH DEPT. 848' DISTANCE TO SUBJECT TO ANY DISTANCE THAT MAY OCCUR IN THE FUTURE.

SIGNED: *W.E. Cooper*  
OFFICER OF HEALTH OR HIS AGENT  
M.H./T.F. 346.59  
Jan 26, 1979

THIS PLAN IS CERTIFIED SUBSTANTIALLY CORRECT.

*Edward Washburn*





Generator  
location

Gas line. Electrical panel box  
is immediately below in basement.

Hale

6 Caryn Lane