

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

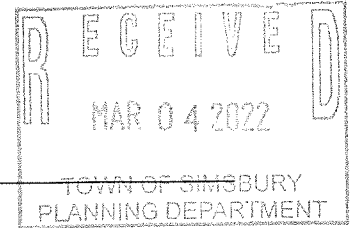
Application Number: \_\_\_\_\_

Fee \$ 370.00

Requested Action (please check appropriate box):

Variance

Appeal Decision of Zoning Official



Location of Property: 130 Terry's Plain Rd  
(number and street name)

Simsbury Assessor's Map Number \_\_\_\_\_ Block Number \_\_\_\_\_ Lot Number \_\_\_\_\_

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

**Applicant - Please Print the Following:**

Name: John Mayock

Address: 130 Terry's Plain Rd

Simsbury, Ct

Email: mayocw@earthlink.net

Telephone: 860-392-8018

Signature of Applicant: [Signature]

Date: 3/2/22

Applicant's Interest in Property: Owner

Record Owner of Property: John Mayock 130 Terry's Plain Rd  
(print name & address of owner)

[Signature]  
(signature of owner)

Date: 2/2/2022

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

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

Request for relief for height limitation

**Describe the specific hardship:**

Usable space in home is limited, garage slab steps up to make height adjustment necessary

*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**

**JOHN J. MAYOCK** 02-09  
74 R SILKEY ROAD PH 860-653-5279  
NORTH GRANBY, CT 06060

214

3/4/2002 Date

51-7023/2111  
157

Pay to the Order of Town of Simsbury \$ 370.00

Three hundred and seventy and 00/100 Dollars

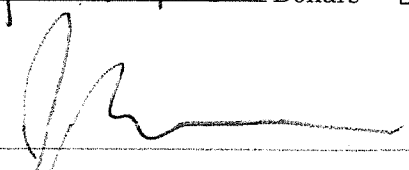
 Security Features Details on Disk



**Windsor Federal**

SAVINGS  
Windsor, Connecticut 06095

For \_\_\_\_\_



MP

⑆ 211170237⑆

74643555⑈ 0214

## **LETTER SUPPORTING ALTERATIONS TO 130 TERRY'S PLAIN**

As a resident of 133 Terry's Plain since 1965, I am requesting that the commission reconsider the proposed changes to the house and/or garage owned by John Mayock. This property is situated directly across the street from mine. In actuality, the alterations requested would not be visible from the roadway except during winter months when the trees are devoid of leaves.

Since my relatives have resided in the town since the 1600s, you may feel assured that I have the best interests of the town at heart!

A handwritten signature in cursive script that reads "Charlotte Bacon". The signature is written in black ink and is positioned below the main body of text.

Charlotte (Phelps) Bacon

133 Terry's Plain Road  
Simsbury, CT 06070  
February 28, 2022

RE: John Mayock, 130 Terry's Plain, zoning variance request

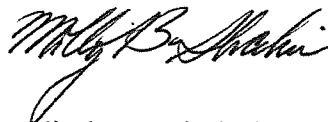
Dear Zoning Board:

Our house (133 Terry's Plain) is across the street from John Mayock (130 Terry's Plain). Our ancestors have lived at 133 Terry's Plain almost continually for the last 200 years. We say this to emphasize that we know John's 130 Terry's Plain property very well, we know John to be a good neighbor and reasonable man, and because it indicates how deeply we care about the neighborhood.

Not only do we not object to the zoning variance, but we request that you approve the zoning variance to add a music studio addition to the garage.

John is a talented musician who needs a professional music studio (but the rooms in his house are on the small side and none is suitable). We have seen the plans for the music studio and think it looks light and airy, and given that his property is on a hill, the music studio will take advantage of the lovely treed vista in the day and spectacular views of the sunset at dusk. The music studio will be an inspiring space for John to create music.

Sincerely,



Molly (Bacon) Shakeri  
[mollyshakeri@gmail.com](mailto:mollyshakeri@gmail.com)  
(202) 658-9219 cell



Sarah Jane Bacon  
[sbacon@mtholyoke.edu](mailto:sbacon@mtholyoke.edu)  
(413) 313-4376

To the Simsbury Planning and Zoning Commission concerning property at 130 Terry's Plain Rd.

I am requesting variance relief to construct a second story addition on the garage at my home on Terrys Plain Rd. My home is very small and has no basement, and I am requiring a suitable space to write compose and edit music, which is my full time profession. A second story addition with windows looking west would be an ideal environment as the view and light on this side of the property are majestic, and at some point before I purchased the property all but one of the western facing windows in the house were removed, denying access to this feature. I am seeking a variance in the height requirement as the garage slab is "stepped up" at the rear, and I would not have sufficient headroom to utilize the second floor space adequately, and the windows would be very small. I do not believe that this addition would have a negative impact on the neighborhood, and would in fact enhance the general appearance of the property.

I am also seeking relief from the 40 foot setback rule so I can construct stairs on the south side of the addition, which is approximately 39' from the northern property line.

Thanks you for your consideration,

John Mayock

130 Terry's Plain Rd

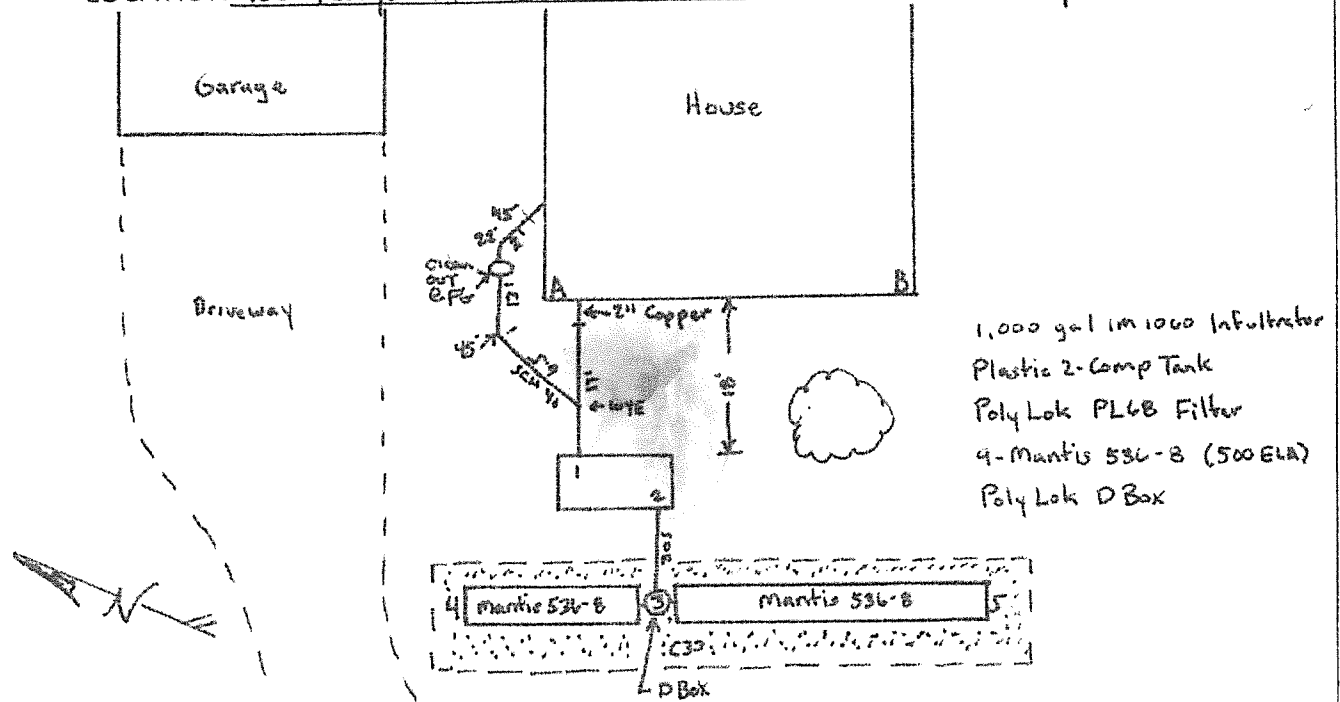
Simsbury, Ct 06093



# Location Diagram

LOCATION 130 Terrys Plain Rd

TOWN Simsbury



1 2 3 4 5 6 7 8 9 10

A 20.2 21.9 39.6 39.5 53.5

B 35.1 30.6 46 57.5 42.6

C \_\_\_\_\_

D \_\_\_\_\_

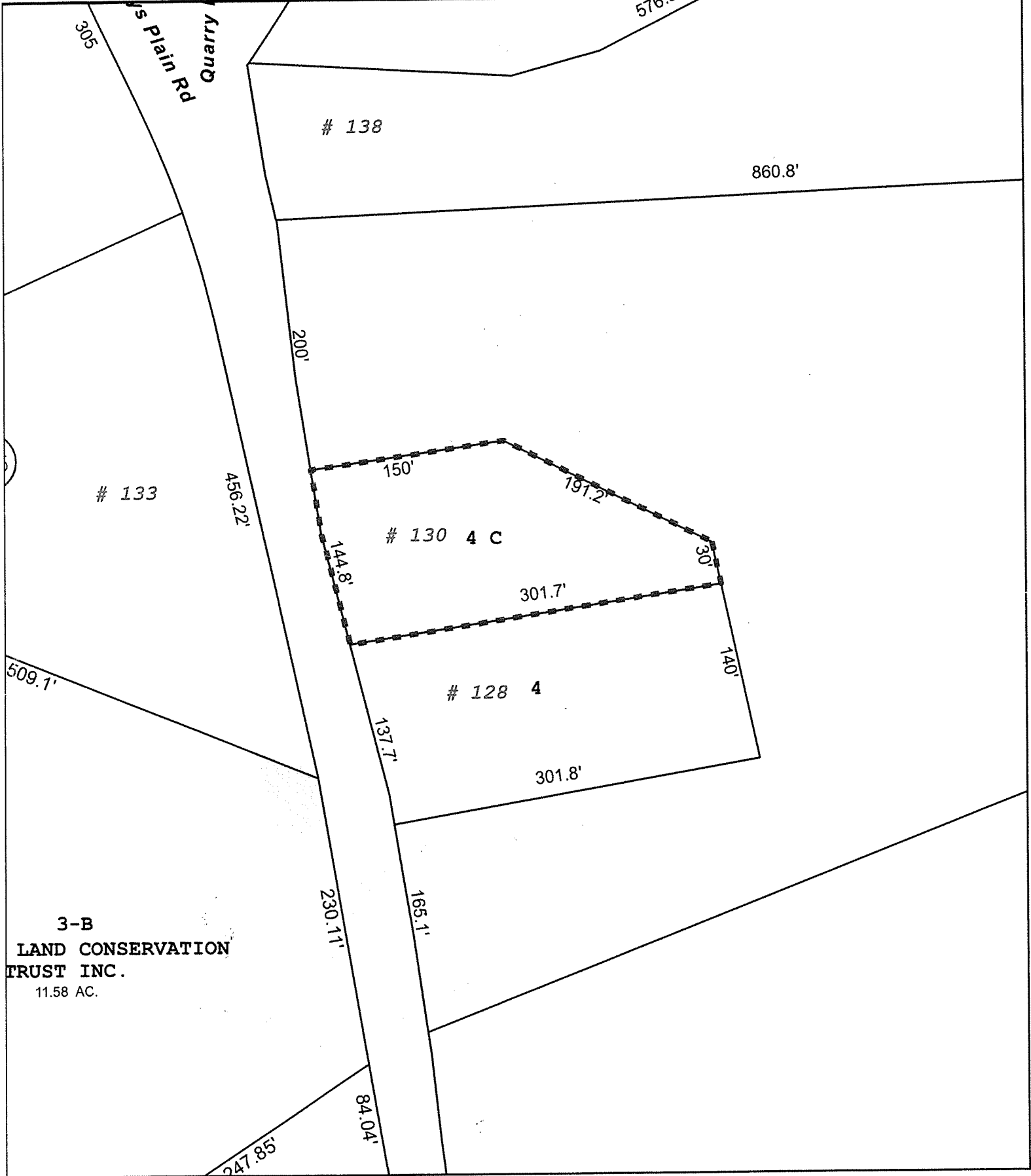
E \_\_\_\_\_



# Town of Simsbury Parcel Map

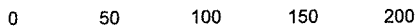
Parcel: J08 128 004C  
Address 130 TERRY'S PLAIN ROAD

1.71 AC.



**3-B**  
**LAND CONSERVATION**  
**TRUST INC.**  
11.58 AC.

**1 inch = 100 feet**



Disclaimer: This map is for informational purposes only All information is subject to verification by any user. The Town of Simsbury and its mapping contractors assume no legal responsibility for the information contained herein.

Map Produced: March 2019



# Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

## PUBLIC HEARING SIGN RECIPIENT FORM

### RECIPIENT INFORMATION

Name: John Mayock

Number of Signs: 1

Phone: 860-392-8018

Email: mayjway@aol.com

Property on Application: 130 Terrys Plain Rd, Simsbury, Ct

### PUBLIC HEARING SIGN RULES

- The sign(s) will be posted perpendicular to the property in clear view from both sides of the roadway
- The affidavit will be signed and returned **after** the fifteen (15) day window has elapsed

I am aware that the public hearing sign(s) must be posted on the property above in clear view of the road for the required **fifteen (15) days** prior to the meeting date, not including the meeting date.

Printed Name of Recipient: John Mayock

Signature of Recipient: [Signature]

Date: 3/4/22