

To Ms. Laura Barkowski
Code Compliance Officer
Town of Simsbury, Planning & Land Use Department
933 Hopmeadow Street
Simsbury, CT, 06090
lbrakowski@simsbury-ct.gov

Date: 01 September 2022

Subject: Variance Application set-back 10 Victoria Lane, W. Simsbury, CT

As discussed, please find here-in our application for a variance to our side yard building to property line set back requirement for a proposed addition to our home at 10 Victoria Lane. Purpose of addition is a first floor bedroom & bath for a retiring couple. Design matches current house and neighborhood.

We have made a concerted effort to work within the zoning requirements and the unique site attributes (topography and proximity to wetlands, flood zone, septic, well) have resulted in a very small corner of the addition 0.9 ft inside the 40' set back (total of 1.63 ft² inside the set back).

Enclosed please find:

- a. Completed Application form
- b. Check for application fee (\$240) – will send in mail
- c. Survey of plot and proposed addition completed 12 August 2022 by Godfrey, Hoffman Hodge
- d. Proposed addition design – plot plan, plan view design, elevation views design
[note architectural plot plan had established building line within 40' West property line set back but survey subsequently shows corner at 39.1']
- e. Recent photographs of the house (all four sides)
- f. Listing of current abutting property owners

Thank you for your consideration of this variance. I understand this is subject to a board review likely to be on September 28, 2022.

Regards, John 

John & Elizabeth Marion
10 Victoria Lane
West Simsbury, CT, 06092
(860) 424-1657
John.l.marion@comcast.net

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

Application Number: _____

Fee \$ _____

Requested Action (please check appropriate box):

Variance

Appeal Decision of
Zoning Official

Location of Property: 10 Victoria Lane, West Simsbury, CT, 06092

(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 & Elizabeth Marion _____

Address: 10 Victoria Lane _____

West Simsbury, CT, 06092 _____

Email: john.l.marion@comcast.net _____

Telephone: (860) 424-1657 _____

Signature of Applicant: _____ Date: _____

Applicant's Interest in Property: Owner and resident _____

Record Owner of Property: John & Elizabeth Marion _____

(print name & address of owner)

Date: _____

(signature of owner)

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

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

We would like to add a small one story first floor master bedroom addition (~750 ft²). Architectural style matching existing house & neighborhood. Design is orally OK'd by Simsbury bld dept.

Passed wetlands board but also going through a LOMA to show structure (existing and addition) is out of FEMA flood zone. Professional survey completed and FEMA application submitted and now waiting FEMA decision

Fit on lot results in a very small (0.9') variance to side set back for front corner only and we request zoning variance for this please.

Describe the specific hardship:

Although the home property is 2.8 acres (~120,000 ft²), the positioning of the modest 750 ft² addition is a hardship due to the site topography, proximity to flood zone/wet land, proximity to the septic tank and field, proximity to well, as well as seeking to honor the 40' side yard set back is very challenging. With architect and builder the proposed solution is most accommodating to set back, these other factors, and the project intent (first floor master for retiring couple)

*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

NOTICE TO APPLICANTS

THIS AFFIDAVIT IS REQUIRED FOR ALL APPLICATIONS REQUIRING A PUBLIC HEARING BY THE ZONING COMMISSION OR THE ZONING BOARD OF APPEALS.

NOTE: PUBLIC HEARING SIGNS MUST BE POSTED ON THE SUBJECT PROPERTY 15 DAYS PRIOR TO THE PUBLIC HEARING DATE.

THIS FORM (SIGNED AND NOTARIZED) MUST BE PRESENTED AT THE PUBLIC HEARING.

AFFIDAVIT

STATE OF CONNECTICUT)
Ss:
COUNTY OF HARTFORD)

I, John & Elizabeth Marion of Simsbury, CT
(Applicant) (City, State)

Being duly sworn, make oath and say that I have maintained sign(s) as required by the Simsbury Zoning Regulations, stating that either a Zoning application or a Zoning Board of Appeals application is pending for the following property:

10 Victoria Lane, West Simsbury, CT, 06092
(Location of Property)

DATE: 9/1/2022

[Signature]
(Signature of Applicant)

John L. Marion
(Type or Print Name of Applicant)

Subscribed and sworn to before me this _____ day of _____, 20__

(Notary Public)

My Commission Expires on _____

c. Survey of plot and proposed addition completed 12 August 2022

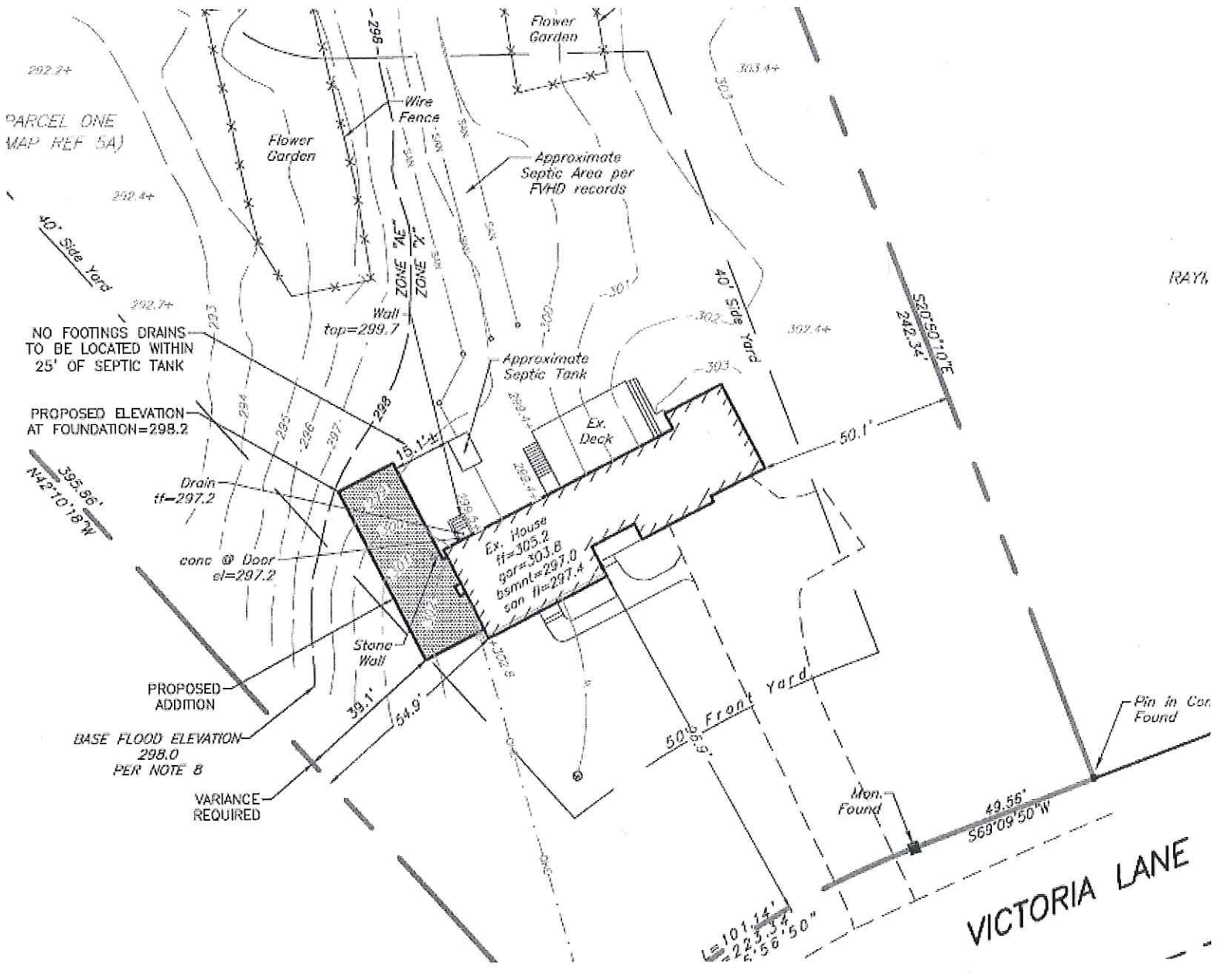
PARCEL ONE
MAP REF SA)

NO FOOTINGS DRAINS
TO BE LOCATED WITHIN
25' OF SEPTIC TANK

PROPOSED ELEVATION
AT FOUNDATION=298.2

BASE FLOOD ELEVATION
298.0
PER NOTE B

VARIANCE
REQUIRED

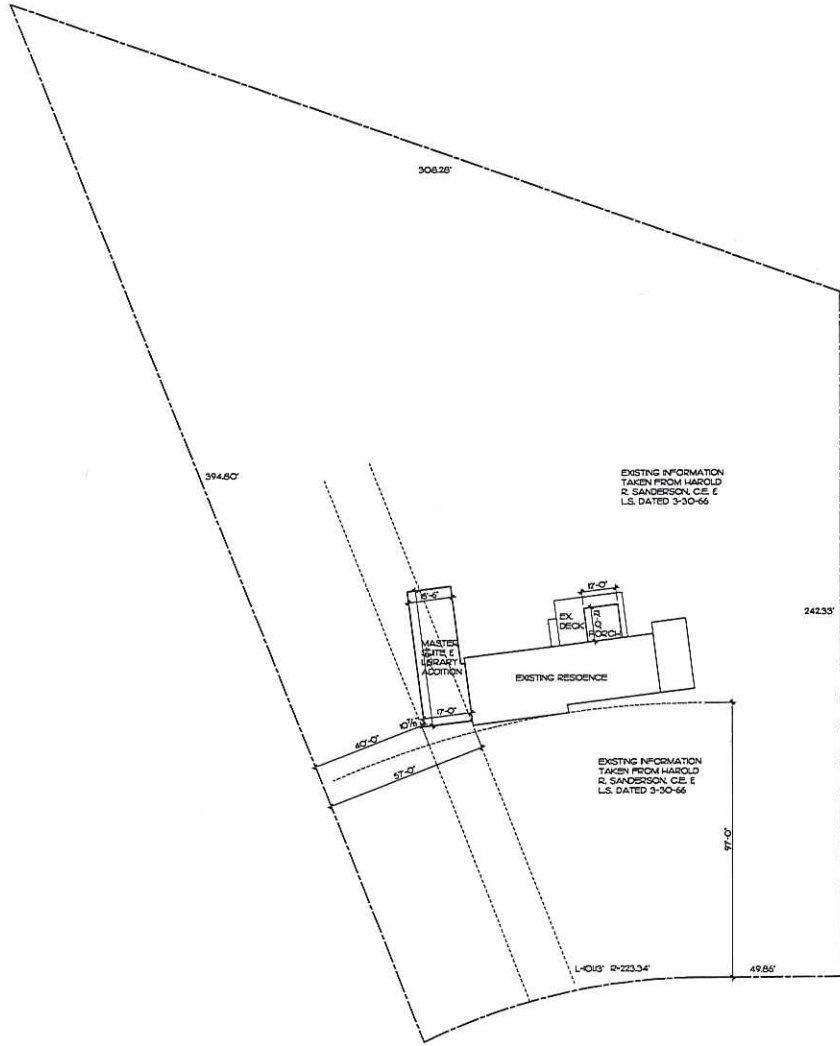


RAYI

VICTORIA LANE

- d. Proposed addition design – plot plan, plan view design, elevation views design**

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I/C-11
 SITE PLAN -
 EXISTING & NEW
 SCALE: 1" = 20'-0"



ACTUAL
 NORTH

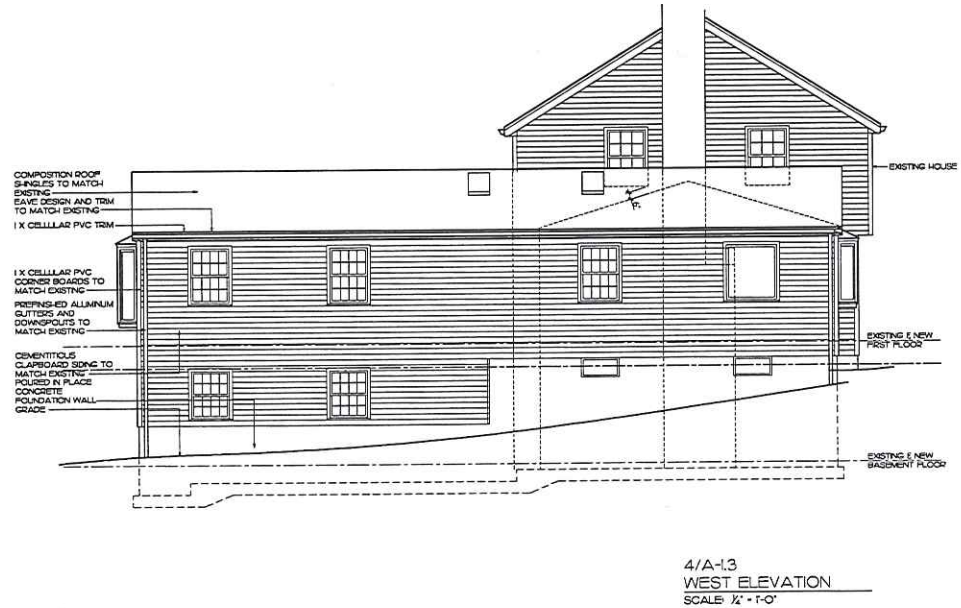
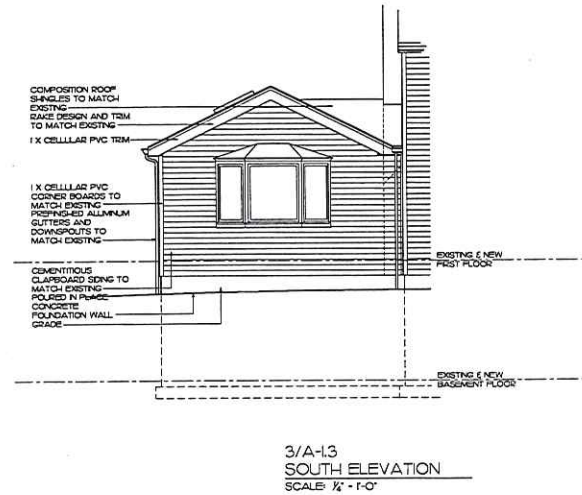
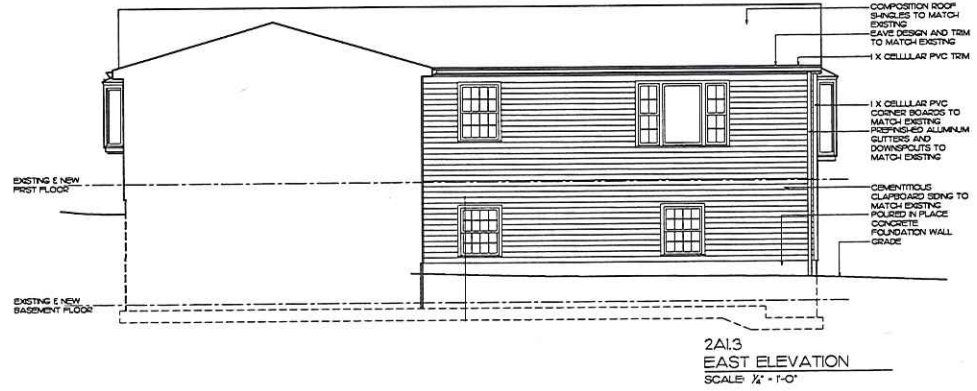
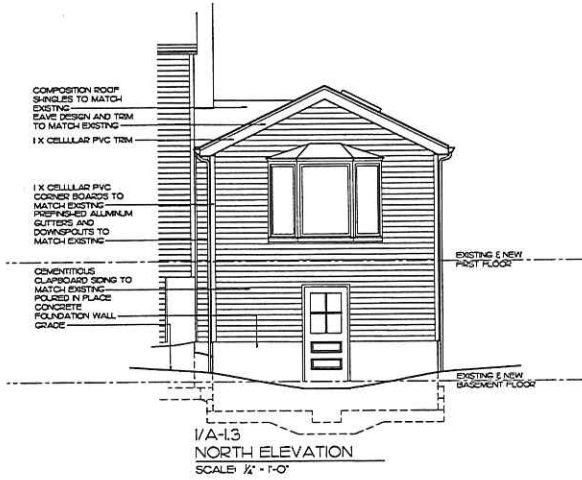


BUILDING
 REFERENCE
 NORTH

FOR PERMITTING 2 JUNE 2021

JAY T. WILLERUP ARCHITECT 111 WEST TOWN ROAD SIMSBURY, CONNECTICUT 06068	DRN.	ITW
	OFUS	NO
REV.	DATE	
JAY T. WILLERUP ARCHITECT 111 WEST TOWN ROAD SIMSBURY, CONNECTICUT 06068	JOHN MARION R.D. V. L.C.P. O.R.A.N.H WEST SIMSBURY, CONNECTICUT 06091	
SITE PLAN - EXISTING & NEW		
C-1.1		

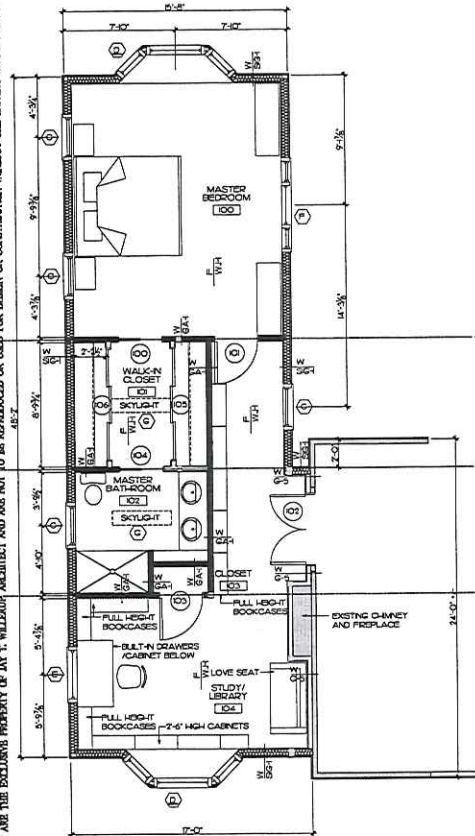
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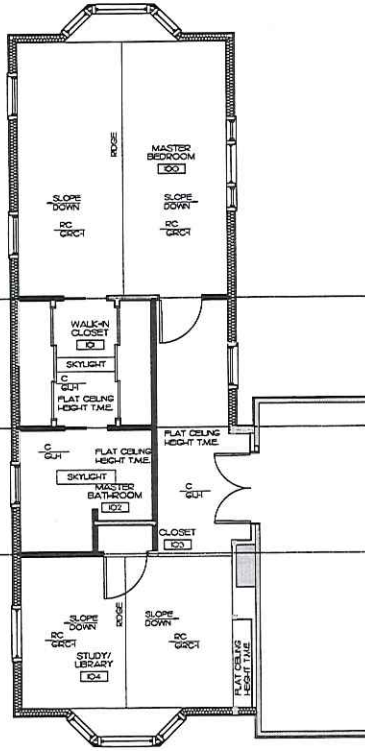
FOR PERMITTING 2 JUNE 2022

<p>JAY T. WILLERUP ARCHITECT 17 FIBERTOWN ROAD SIMSBURY, CONNECTICUT 06068</p>		DRN	7
		ORU	11
DATE			
REV.			
<p>MR. & MRS. JOHN MARION L.D. VICTORIAN WEST SIMSBURY, CONNECTICUT 06092</p>		NORTH HAVEN EAST HAVEN SOUTH	
		<p>A-13</p>	

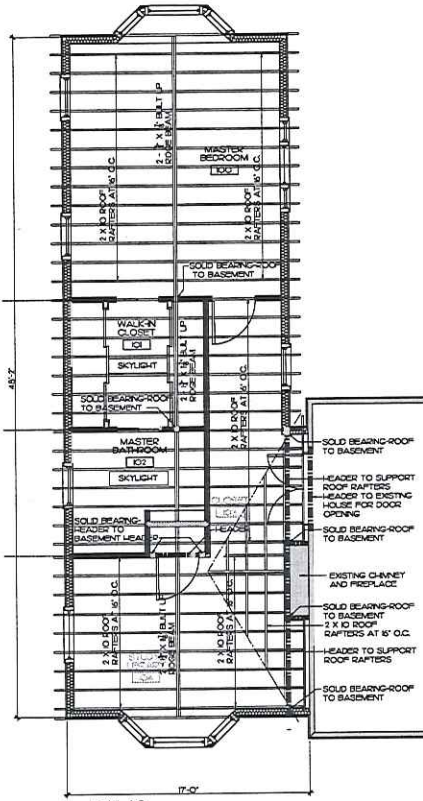
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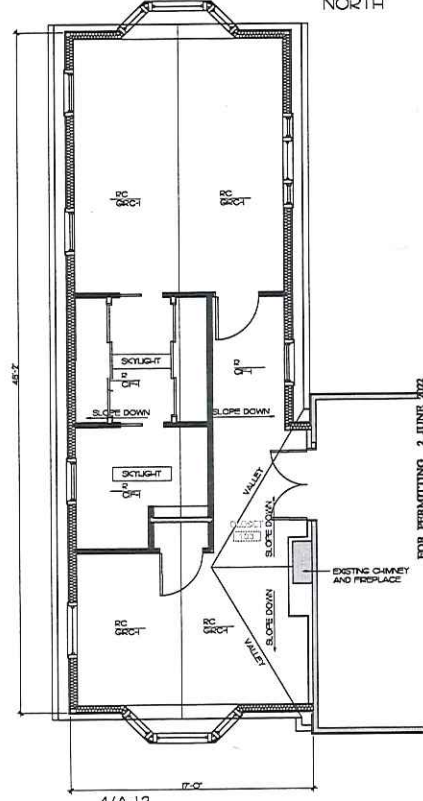
1/A-12
MAIN FLOOR PLAN -
EXISTING & NEW
SCALE 1/4" = 1'-0"



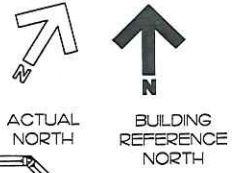
2/A-12
CEILING PLAN -
EXISTING & NEW
SCALE 1/4" = 1'-0"



3/A-12
ROOF FRAMING PLAN -
EXISTING & NEW
SCALE 1/4" = 1'-0"



4/A-12
ROOF PLAN -
EXISTING & NEW
SCALE 1/4" = 1'-0"



FOR PERMITTING 2 JUNE 2022

	JAY T. WILLERUP <small>ARCHITECT</small>		
DRN.	DRN.	DATE	DATE
REV.	REV.	DATE	DATE
MR. & MRS. JOHN MARION 100 WEST O R I A L A N E WEST SIMSBURY, CONNECTICUT 06891			
ARCHITECTURAL DESIGN & NEW CEILING PLAN EXISTING & NEW ROOF FRAMING & NEW ROOF PLAN EXISTING & NEW			
17 F I R E T O W N R O A D SIMSBURY, CONNECTICUT			

e. Recent photographs of the house (all four sides)

10 Victoria Lane, West Simsbury, CT
Owners, John & Elizabeth Marion



Front view (note that house faces South)

10 Victoria Lane, West Simsbury, CT
Owners, John & Elizabeth Marion



Rear view

10 Victoria Lane, West Simsbury, CT
Owners, John & Elizabeth Marion



West side view
(note the orange stake in foreground marks distance of the proposed one story addition from house)

10 Victoria Lane, West Simsbury, CT
Owners, John & Elizabeth Marion



East side view
(showing attached garage)

f. Listing of current abutting property owners

10 Victoria Lane, West Simsbury, CT
Owners, John & Elizabeth Marion

Abutting property owners:

- Raymond Francis McHugh Jr.
12 Victoria Lane
[East side]
- John Moss & Emily Pogemiller
8 Victoria Lane
[West side]
- Edilberto Martinez & Aida Juarez
147 Old Farms Road
[Northeast...rear right side]
- Town of Simsbury Open Space
[North & Northwest sides]

10 Victoria Lane, West Simsbury, CT
Owners, John & Elizabeth Marion



Front view (note that house faces South)

10 Victoria Lane, West Simsbury, CT
Owners, John & Elizabeth Marion



Rear view

10 Victoria Lane, West Simsbury, CT
Owners, John & Elizabeth Marion



West side view
(note the orange stake in foreground marks distance of the proposed one story addition from house)

10 Victoria Lane, West Simsbury, CT
Owners, John & Elizabeth Marion



East side view
(showing attached garage)

PARCEL ONE
MAP REF 5A)

292.2+

292.4+

40' Side Yard

NO FOOTINGS DRAINS
TO BE LOCATED WITHIN
25' OF SEPTIC TANK

PROPOSED ELEVATION
AT FOUNDATION=298.2

395.86'
N42°10'18"W

BASE FLOOD ELEVATION
298.0
PER NOTE 8

VARIANCE
REQUIRED

PROPOSED
ADDITION

Drain
tf=297.2

conc @ Door
el=297.2

Flower
Garden

ZONE "AE"
ZONE "X"

Wall
top=299.7

Approximate
Septic Area per
FVHD records

Approximate
Septic Tank

Ex. Deck

Ex. House
ff=305.2
gor=303.8
bsmnt=297.0
san fl=297.4

Stone
Wall

40' Side
Yard

50' Front
Yard

Mon.
Found

Pin in Cor
Found

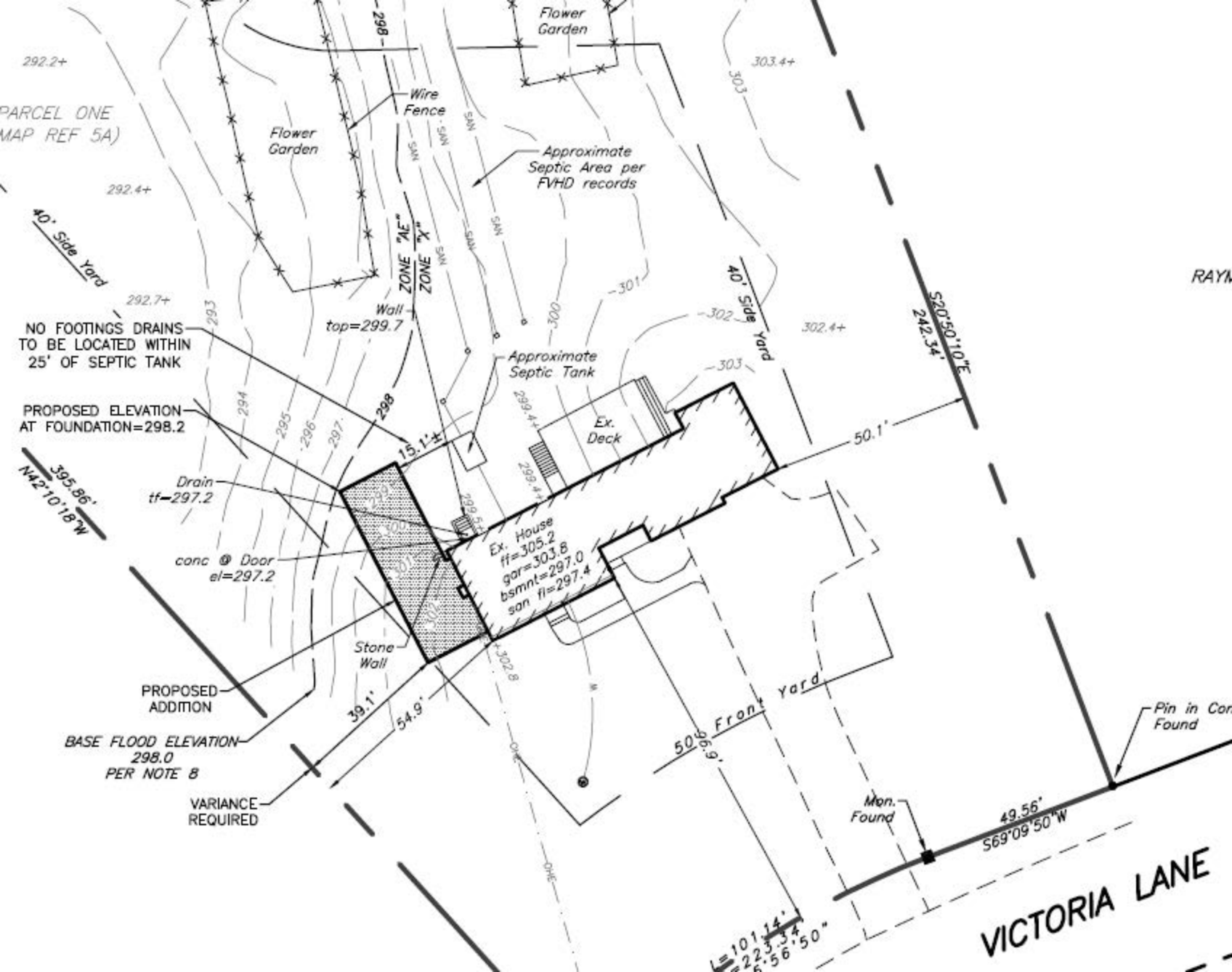
VICTORIA LANE

101.14'
223.34'
56°56'50"

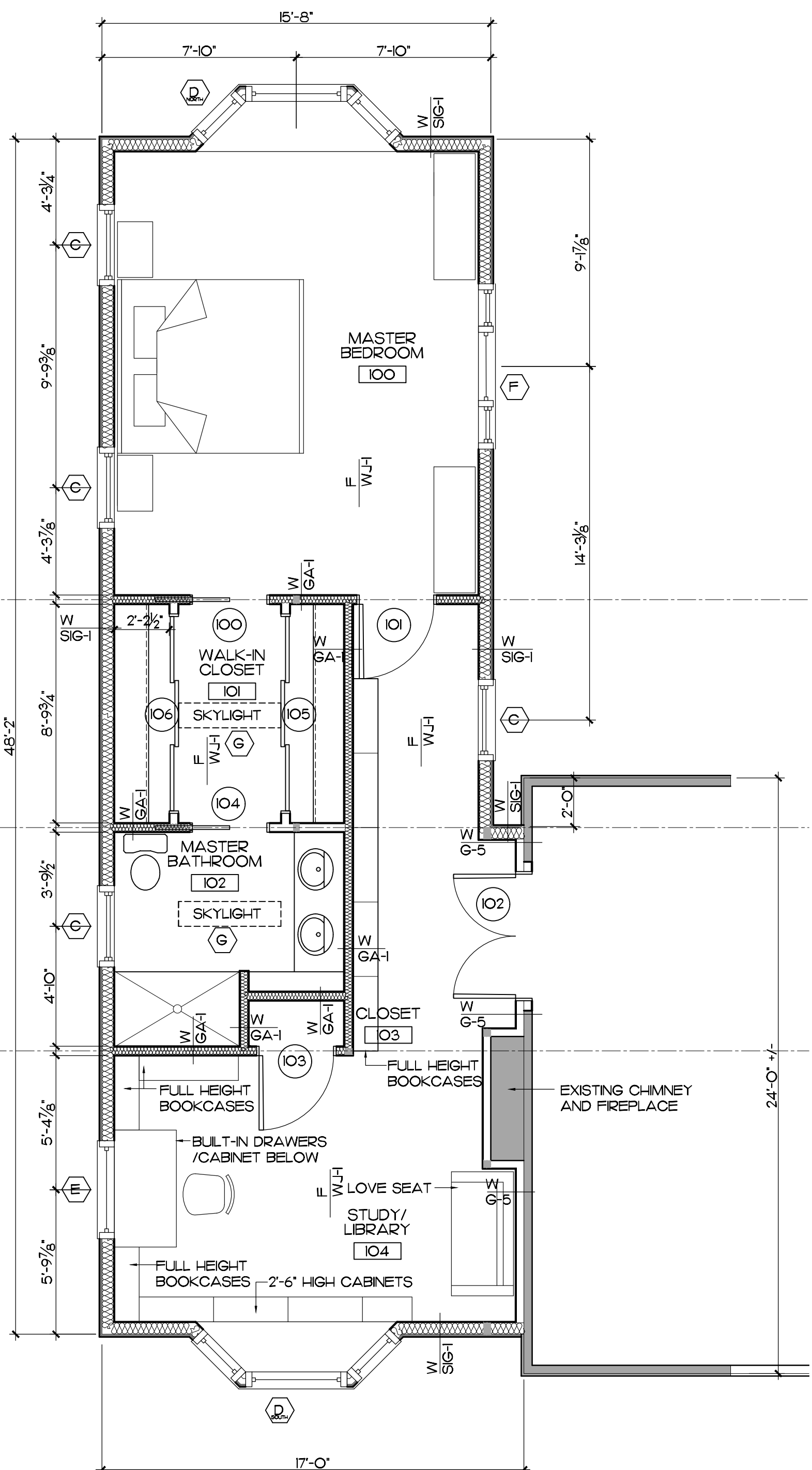
S20°50'10"E
242.34'

49.56'
S69°09'50"W

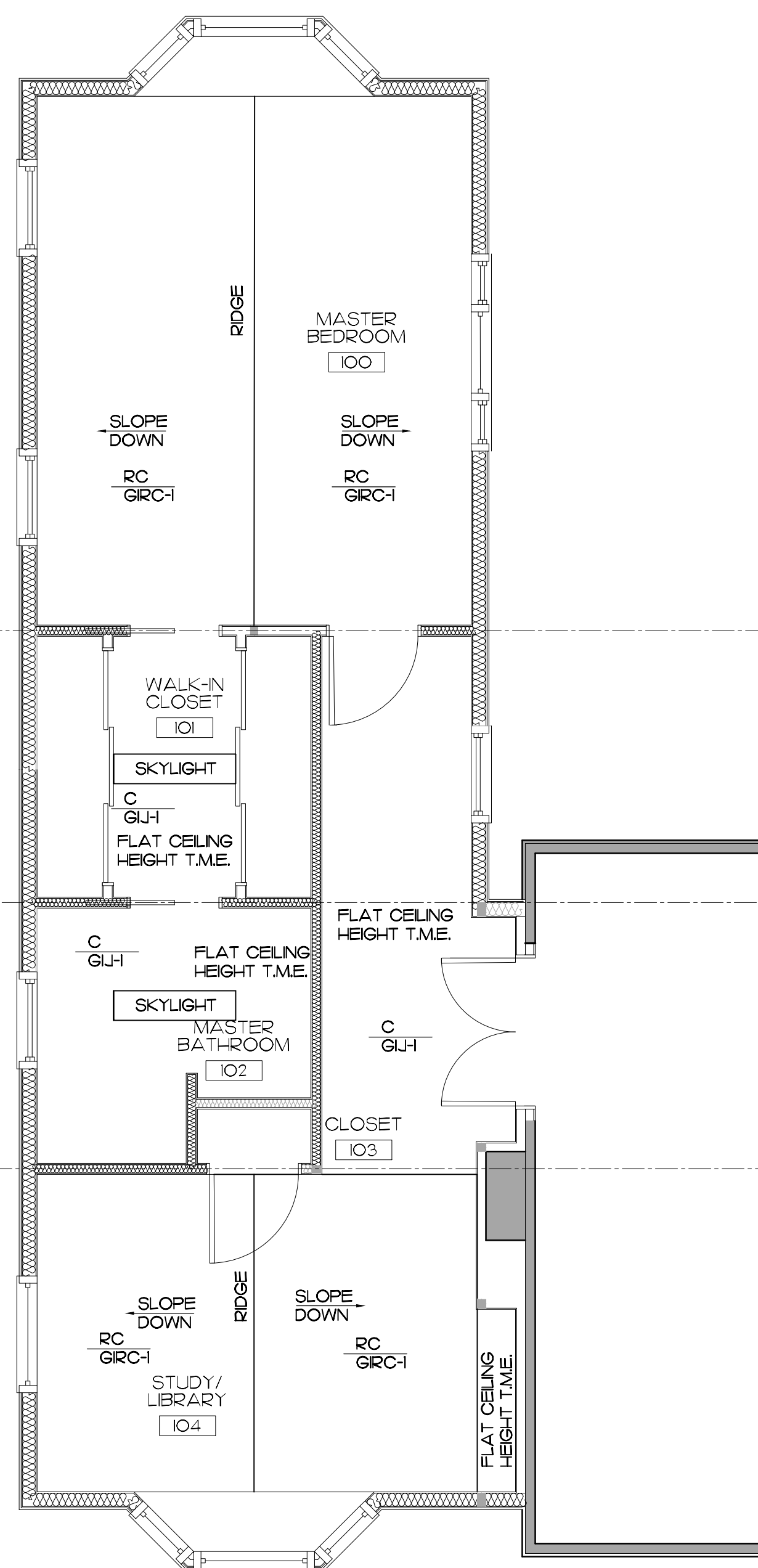
RAYA



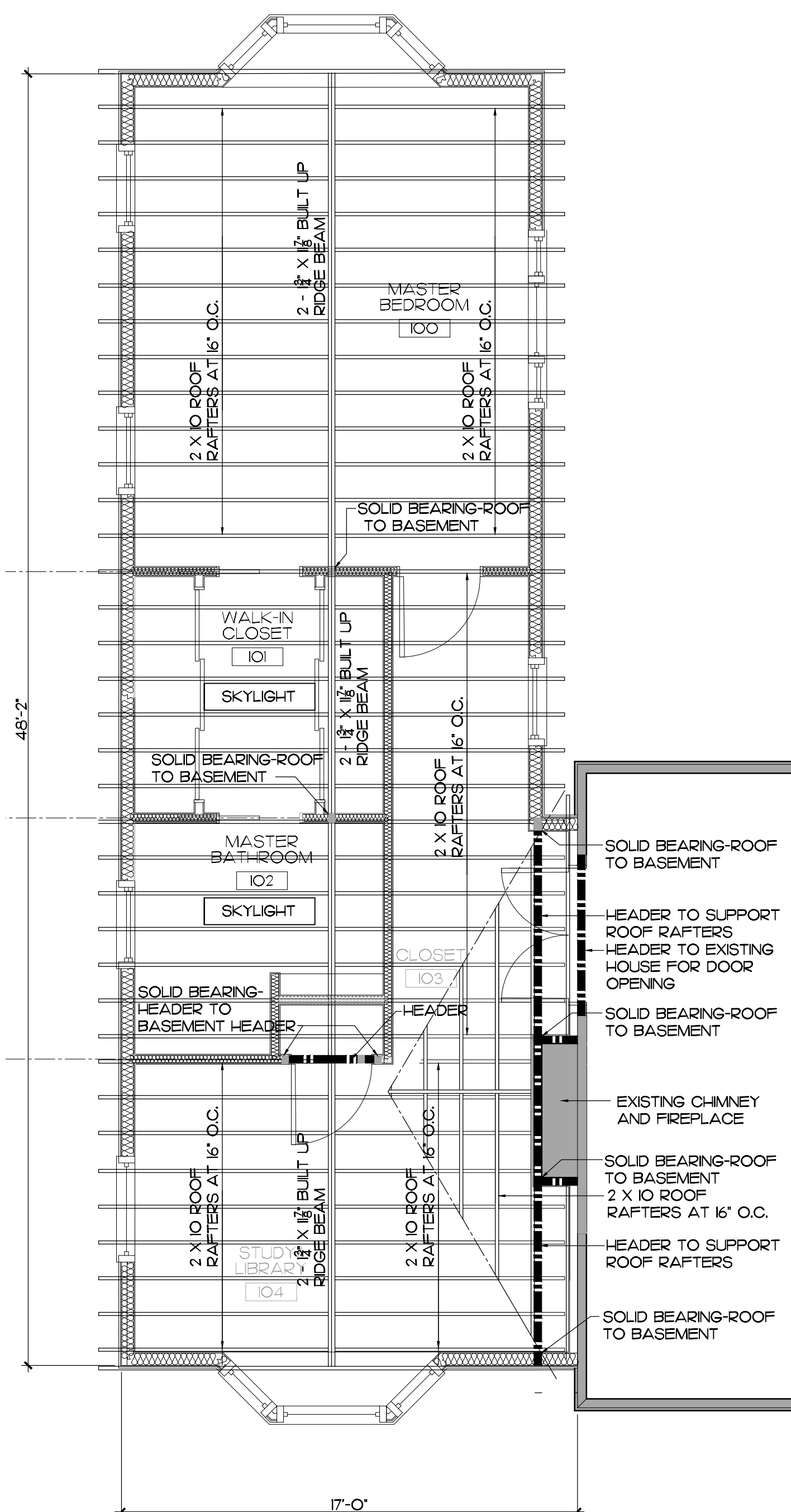
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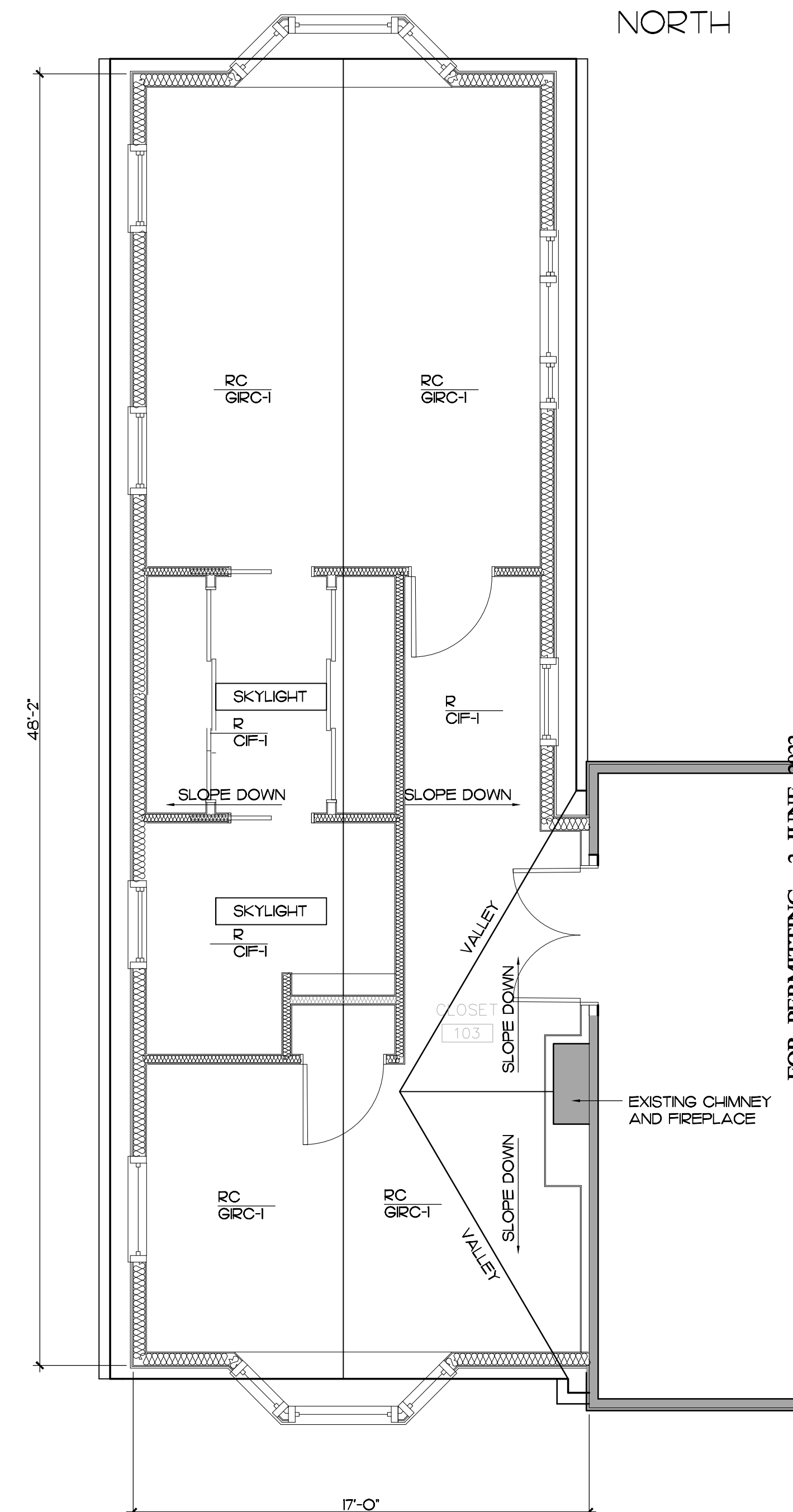
1/A-1.2
MAIN FLOOR PLAN -
EXISTING & NEW
SCALE: 1/4" = 1'-0"



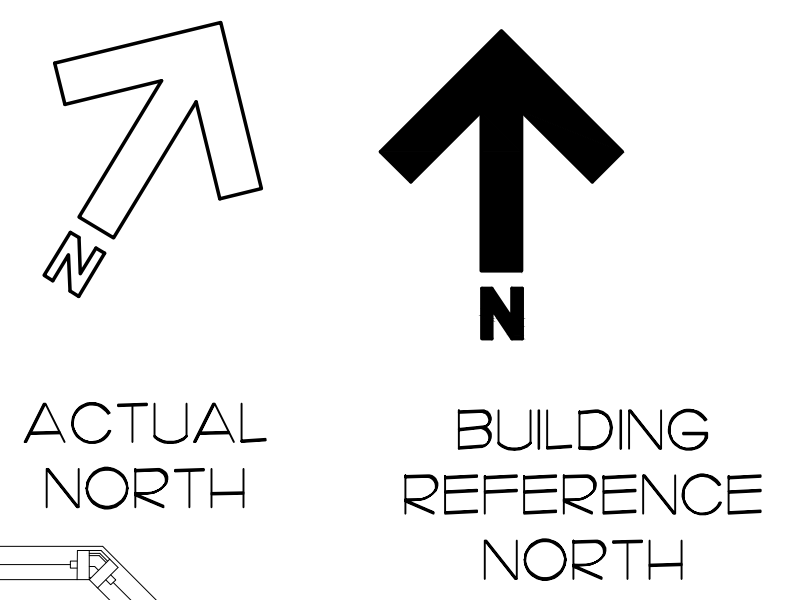
2/A-1.2
CEILING PLAN -
EXISTING & NEW
SCALE: 1/4" = 1'-0"



3/A-1.2
ROOF FRAMING PLAN -
EXISTING & NEW
SCALE: 1/4" = 1'-0"



4/A-1.2
ROOF PLAN -
EXISTING & NEW
SCALE: 1/4" = 1'-0"



FOR PERMITTING 2 JUNE 2022

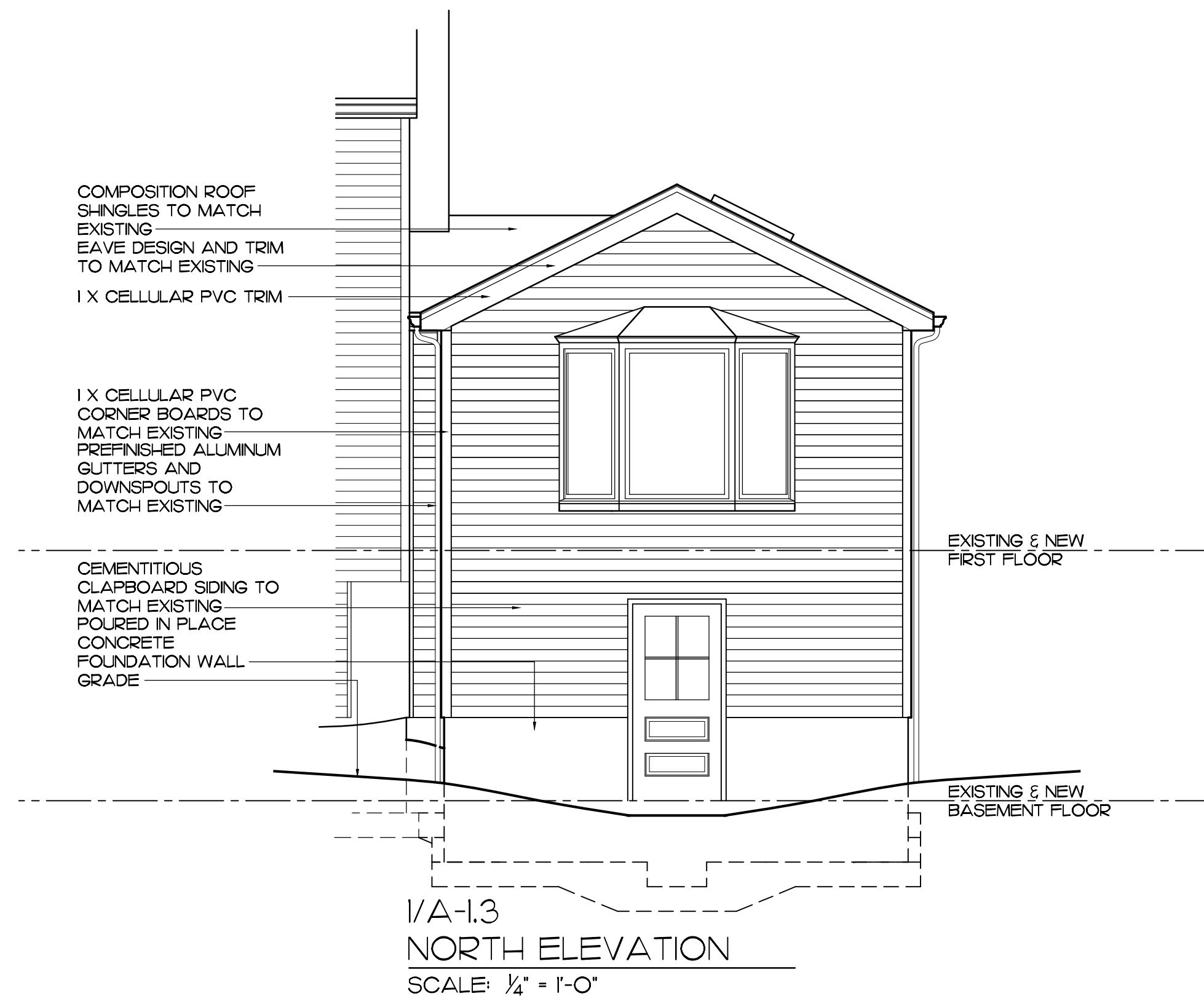
JAY T. WILLERUP
 ARCHITECT A.I.D. B.S.I.G.N.E.R.
 17 FIRETOWN ROAD
 SIMSBURY, CONNECTICUT 06092
 TEL: 860.359.7814 E-MAIL: JTW@JTWILLERUP.COM

DRN.	JTW
OPUS	2021-04
DATE	
REV.	

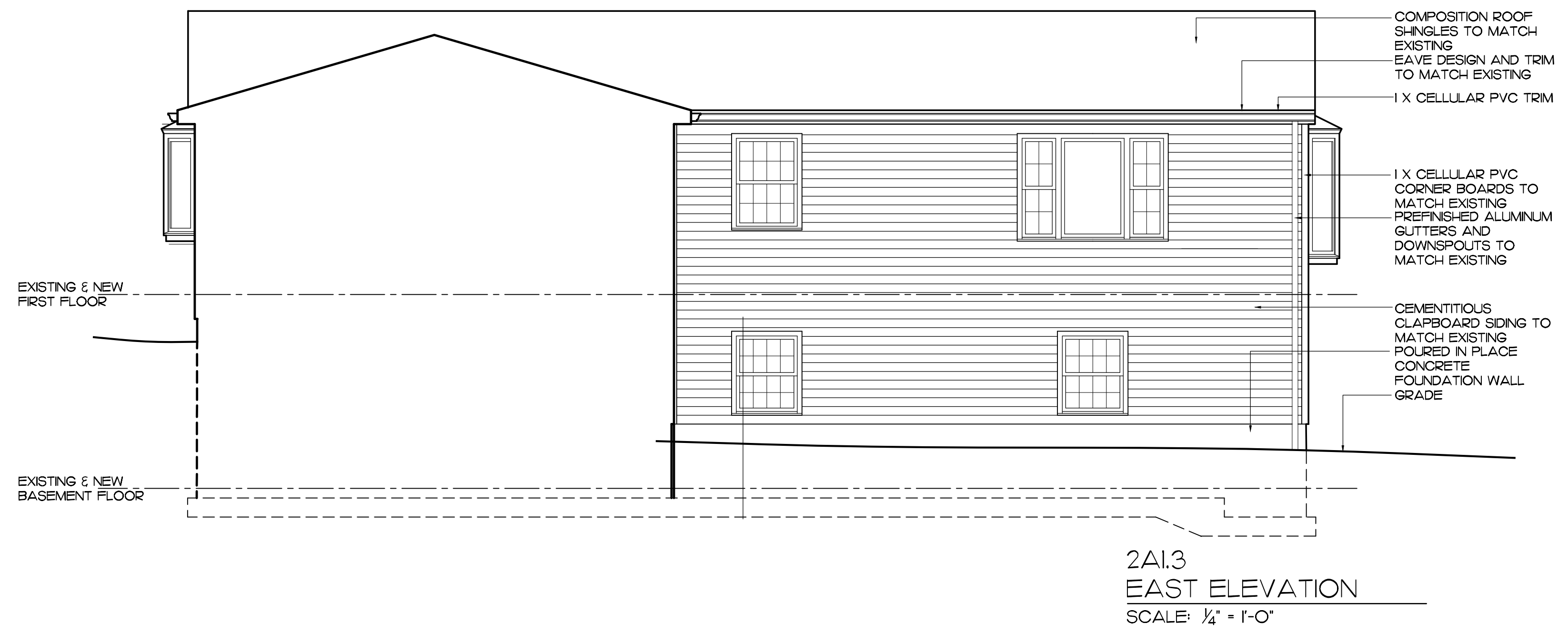
ADDITIONS AND ALTERATION FOR:
MR. & MRS. JOHN MARION
 10 VICTORIA LANE
 WEST SIMSBURY, CONNECTICUT 06092

MAIN FLOOR PLAN - EXISTING & NEW, CEILING PLAN - EXISTING & NEW, ROOF FRAMING PLAN - EXISTING & NEW, ROOF PLAN, EXISTING & NEW

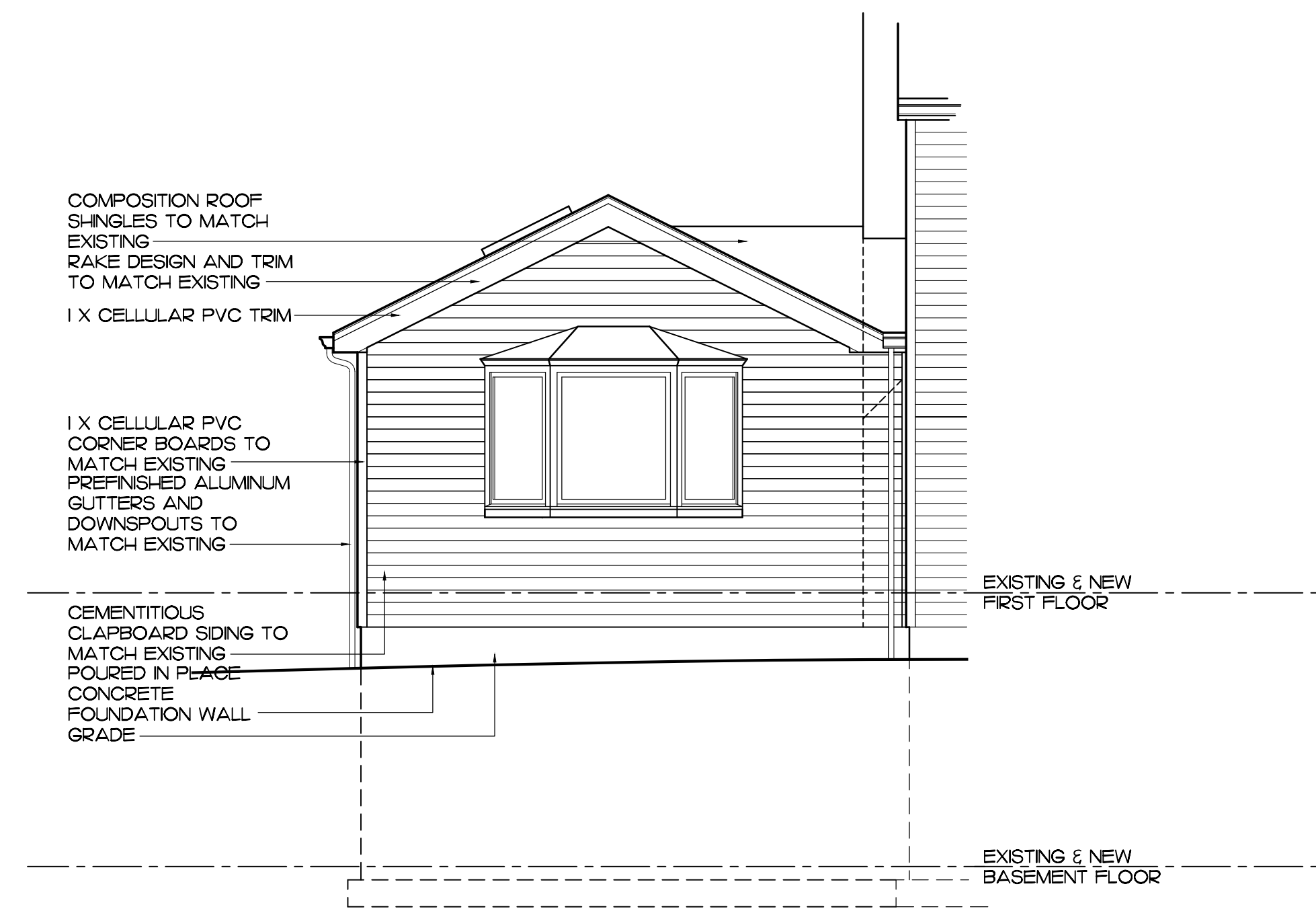
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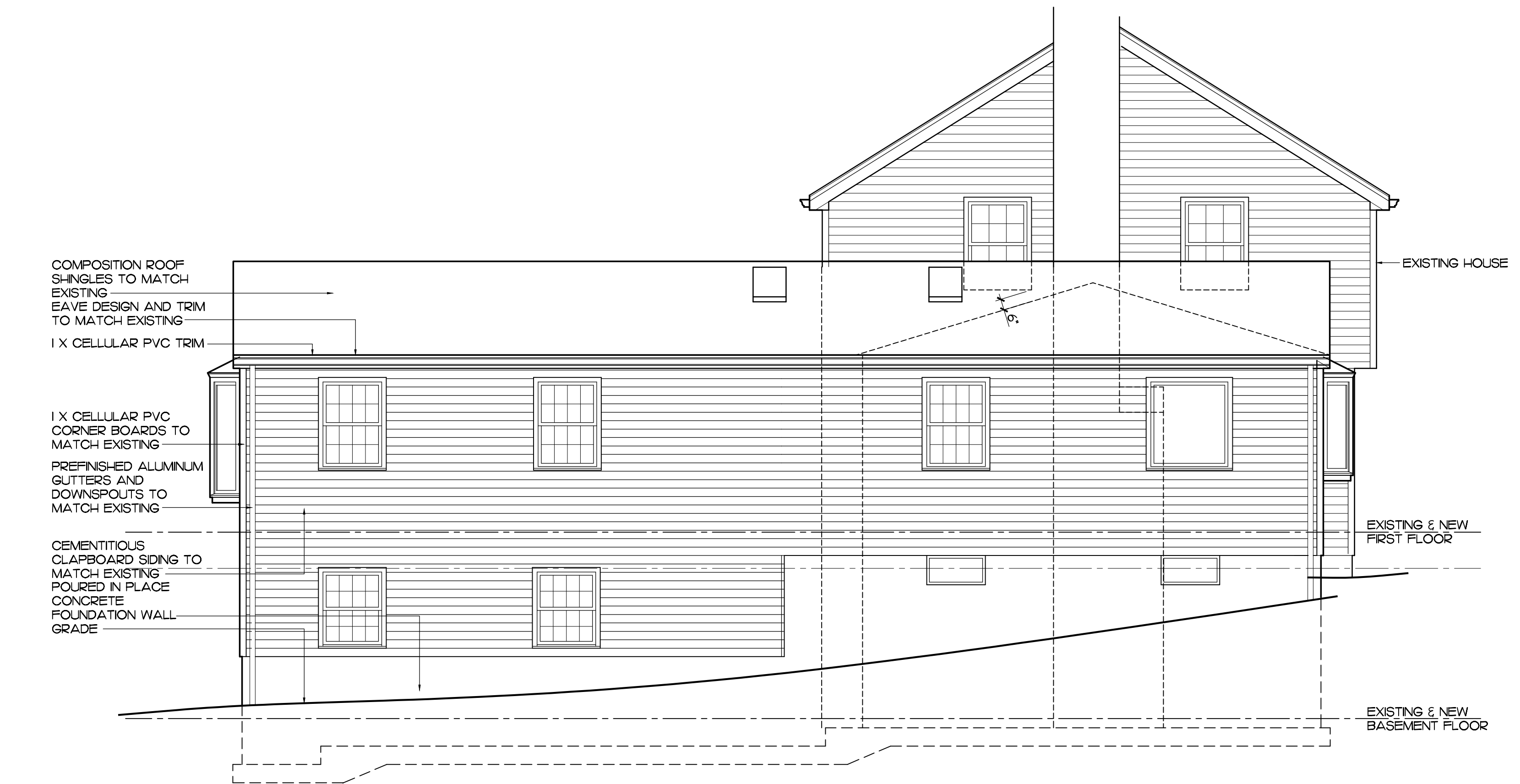
1/A-1.3
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2/A-1.3
EAST ELEVATION
SCALE: 1/4" = 1'-0"



3/A-1.3
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4/A-1.3
WEST ELEVATION
SCALE: 1/4" = 1'-0"

FOR PERMITTING 2 JUNE 2022

JAY T. WILLERUP
ARCHITECT
17 FIRETOWN ROAD
SIMSBURY CONNECTICUT
860.359.7814

DRN. JTW

OPUS 2021-04

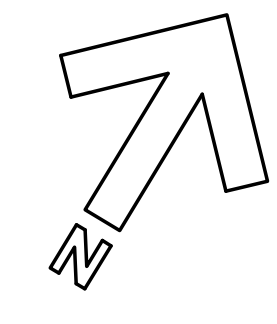
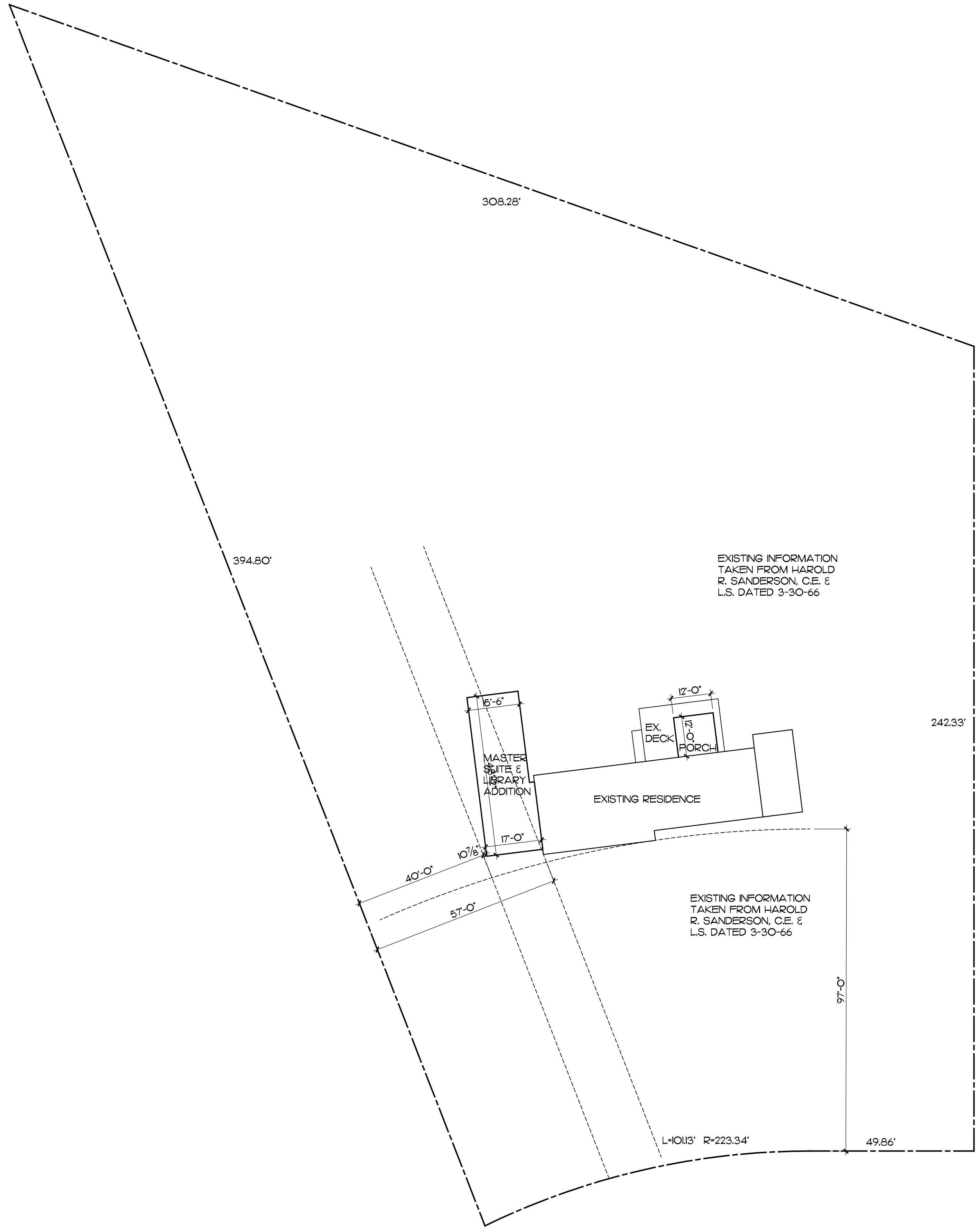
DATE

REV.

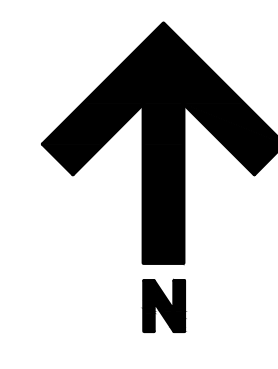
ADDITIONS AND ALTERATIONS FOR:
MR. & MRS. JOHN MARION
10 VICTOR LANE
WEST SIMSBURY, CONNECTICUT 06092
NORTH ELEVATION, EAST ELEVATION, SOUTH
WEST ELEVATION

A-13

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ACTUAL NORTH



BUILDING REFERENCE NORTH

I/C-I-I
 SITE PLAN -
 EXISTING & NEW
 SCALE: 1" = 20'-0"

FOR PERMITTING 2 JUNE 2022

ADDITIONS AND ALTERATION FOR: MR. & MRS. JOHN MARION 10 VICTOR LANE WEST SIMSBURY, CONNECTICUT 06092	DRN.	JTW
	OPUS	2021-04
REV.	DATE	
SITE PLAN - EXISTING & NEW		
JAY T. WILLERUP ARCHITECT, A.I.D., B.S., I.G.A., R.R. 17 FIRETOWN ROAD SIMSBURY, CONNECTICUT <small>860-391-1914 TELEPHONE 860-399-7814 E-MAIL: JTWILLERUP@GMAIL.COM</small>		
C-11		