



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

To: Simsbury Zoning Commission
From: Laura Barkowski, Code Compliance Officer
Date: December 21, 2022
RE: Application #22-11 John & Elizabeth Marion, Owner/Applicant, for a variance pursuant to the Simsbury Zoning Regulations Sections 3.5 for the construction of an addition \pm 2 feet within the side yard setback of the property located at 10 Victoria Lane (Assessor's Map C07, Block 212, Lot 010). Zone R-40.



Description of Variance:

A similar variance application went before the Board on October 19, 2022 and the applicant was granted a one-foot variance into the side yard setback to construct an addition. Subsequently new information has been received from FEMA in response to an application to remove the residence from the flood zone. The new data from FEMA has indicated a change in the base flood elevation thereby placing the original proposal for the addition within the floodplain. The applicant is returning to request a greater variance of 2 feet in an effort to construct the addition outside the floodplain.

Staff Comment

The public hearing notice was published in the Hartford Courant on both December 9, 2022 and December 16, 2022. The neighborhood abutters were mailed notification of the public hearing on December 5, 2022.

Staff has provided a sample motion for discussion purposes only as Exhibit A:

Exhibit "A"
Monday, December 21, 2022
Simsbury Zoning Board of Appeals

Motion to Approve Application #22-11 John & Elizabeth Marion, Owner/Applicant, for a variance pursuant to the Simsbury Zoning Regulations Sections 3.5 for the construction of an addition \pm 2 feet within the side yard setback per plans provided entitled "Improvement Location and Topographical Survey" by Godfrey, Hoffman Hodge, LLC dated 8/12/2022 revised November 21, 2022, for the property located at 10 Victoria Lane (Assessor's Map C07, Block 212, Lot 010). Zone R-40.

Telephone (860) 658-3245
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8:30 - 7:00 Monday
8:30 - 4:30 Tuesday through Thursday
8:30 - 1:00 Friday

This approval is subject to the following conditions:

1. Administrative zoning permit is to be obtained.