

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

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

Check # 1916  
Fee \$ 240.00

Requested Action (please check appropriate box):

Variance

Appeal Decision of Zoning Official



Location of Property: 122 GREAT POND RD  
(number and street name)

Simsbury Assessor's Map Number E07 Block Number 301 Lot Number 013

Deed Volume Number 0614 Page Number 0696 (property owner must supply copy of the deed)

**Applicant - Please Print the Following:**

Name: JILL B. GRIFFITHS / DAVID W. KELLER  
Address: 122 GREAT POND ROAD  
SIMSBURY, CT 06070 aka nightingale@comcast.net  
Email: griffsbj@gmail.com Telephone: 860-651-0007

Signature of Applicant: [Signatures] Date: 12/27/22

Applicant's Interest in Property: see attachment (A)

Record Owner of Property: JILL B. GRIFFITHS  
DAVID W. KELLER 122 GREAT POND RD / SIMSBURY, CT 06070  
(print name & address of owner)  
[Signatures] Date: 2/2/23 02/02/23  
(signature of owner)

Property is in Zone R-80 of (applicable section(s) Zoning Regulations section 12 special Exception Requirements)

Describe the nature of your application, including the amount of variance requested:  
See attachment (A)

Describe the specific hardship:  
see attachment (A)

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**

***(Zone) R-80 / (Zoning Regulations) Section 12 Special Exception Requirements***

***Interest in the Property:***

Our intension, as the homeowners, is to improve the value, appearance and use of our property. The installation of the pool and hardscape is meant to blend in naturally through attractive and discreet hardscape, fencing and landscaping. An initial sketch was generated and is included with application to give a general feel of the layout.

***The Nature of our Variance Application:***

We are requesting a variance for the installation of a 20' x 40' In-Ground Swimming Pool with Retractable Cover and Fencing to meet, or exceed code in the backyard area of our property.

***Upon property evaluation with the pool company, the statement of hardship has been made:***

***Specific Hardship:***

The North and Southwest areas of (Lot #13) in Laurel Park, known as 122 Great Pond Road, have the Septic tank and Leaching field areas. As well, the property narrows back to the North corner and does not allow for proper distancing and installation of a pool, with regards to the neighboring property lines and septic ground areas.

The South/SouthEast wooded area and intersection-facing corner of property, which abuts Laurel Lane and Great Pond Road, is the lowest lying land area of the property before crossing over Great Pond Road to the South and is most often very wet due to storm runoff water from the uphill properties on both sides of Laurel Lane to the Northeast and East. It's not feasible to install a pool in this area of the property, due to the natural slope and runoff, and not affect the implemented drainage structures installed on the neighboring properties. The Town of Simsbury has re-dredged the trenches in these areas to allow for better runoff in the past.

The only logical and feasible location left for installation for the pool is the East-facing Backyard area. This is the location that a variance is being requested.

**Abutting Property Owners to 122 Great Pond Road:**

Gary W. & Jennifer Griffin  
7 Laurel Lane  
Simsbury, CT 06070  
**(EO7 301 012)**

Timothy Golden & Emily Black  
126 Great Pond Road  
Simsbury, CT 06070  
**(EO7 301 001)**

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**Properties with 100' of 122 Great Pond Road:**

Sean M. & Candace Fitzpatrick  
121 Great Pond Road  
Simsbury, CT 06070  
**(EO7 147 004)**

Edward Walberg & Lisa Brit  
123 Great Pond Road  
Simsbury, CT 06070  
**(EO7 147 003)**

David H. & Jaqueline W. Moore  
125 Great Pond Road  
Simsbury, CT 06070  
**(EO7 303 002)**

Cameron & Jennifer Hendricks  
127 Great Pond Road  
Simsbury, CT 06070  
**(EO7 303 005)**

Peter, Brigitte & Maria Richter  
2 Teachers Turn  
Simsbury, CT 06070  
**(EO7 147 004-02)**

Open Space  
Town of Simsbury  
**(OPN SPC- Whitman Corners)**  
**(FRM Brainard & Patterson)**  
P/O Box 495 - Simsbury, CT 06070  
**(EO7 109 000)**

Philippe & Celine Tessier  
2 Brighton Lane  
Simsbury, CT 06070  
**(EO7 109 008)**

Bahler Brothers  
24 Jeffrey Drive  
South Windsor, CT  
(860) 610 - 2030

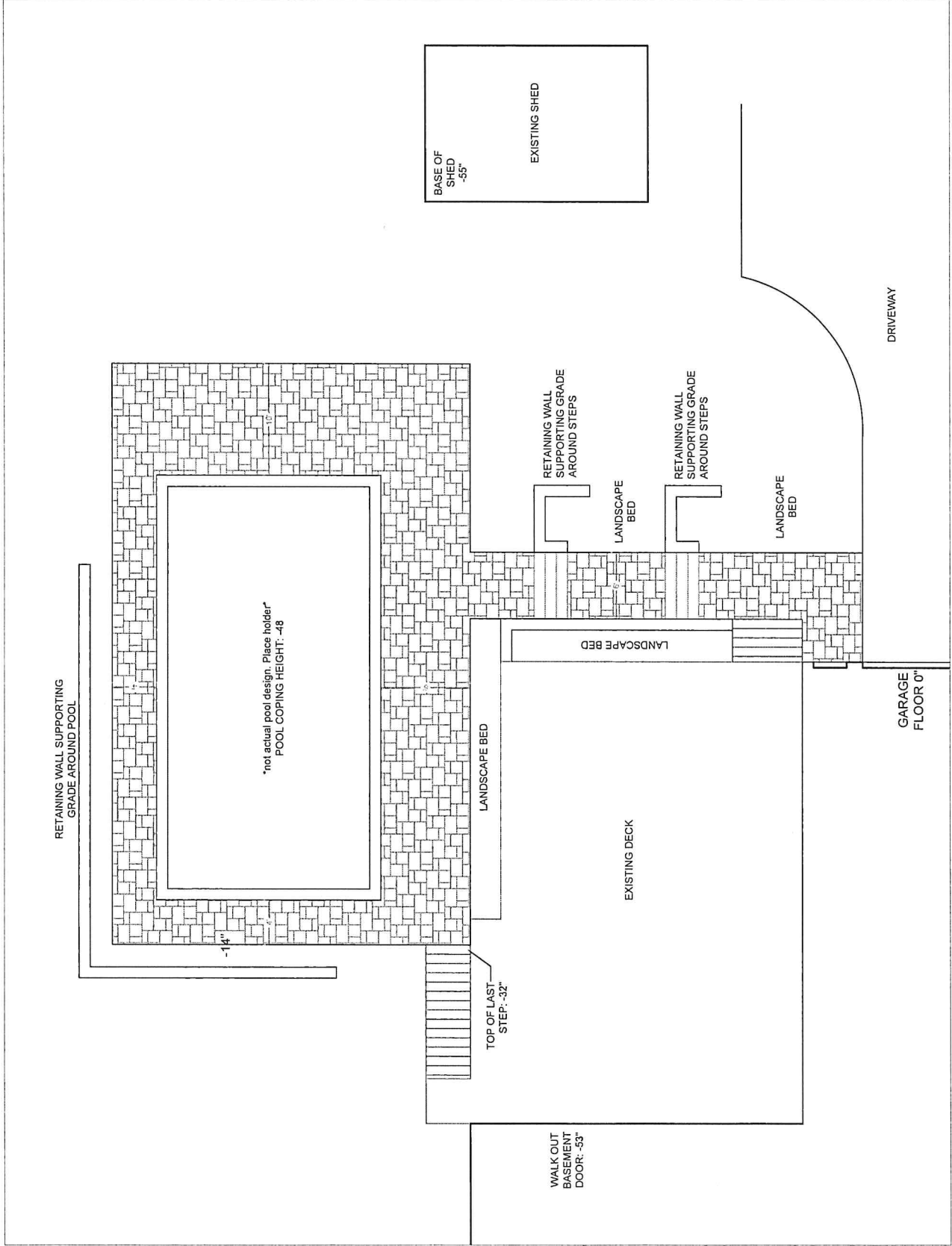
Griffiths Residence  
122 Great Pond Road  
Simsbury, CT

Date: 9-22-2022

Scale: 1/8" = 1'-0"

CONSTRUCTION NOTES

PRELIMINARY LAYOUT  
PAGE 1 OF 1







↖ EAST

HERE, YOU SEE THE PROPERTY LINE  
BETWEEN LOT #12 & #13 FACING LAUREL LANE.

THE RUNOFF IS SEEN HERE AND FLOWS BACK ↗  
TOWARDS THE INTERSECTION OF LAUREL LANE AND  
GREAT POND RD.





THIS IMAGE FOCUSES DIRECTLY TOWARDS  
LOT # 12 TO THE EAST. YOU SEE THE GRADE OF  
THE PROPERTY BACK INTO THE WOODED AREA





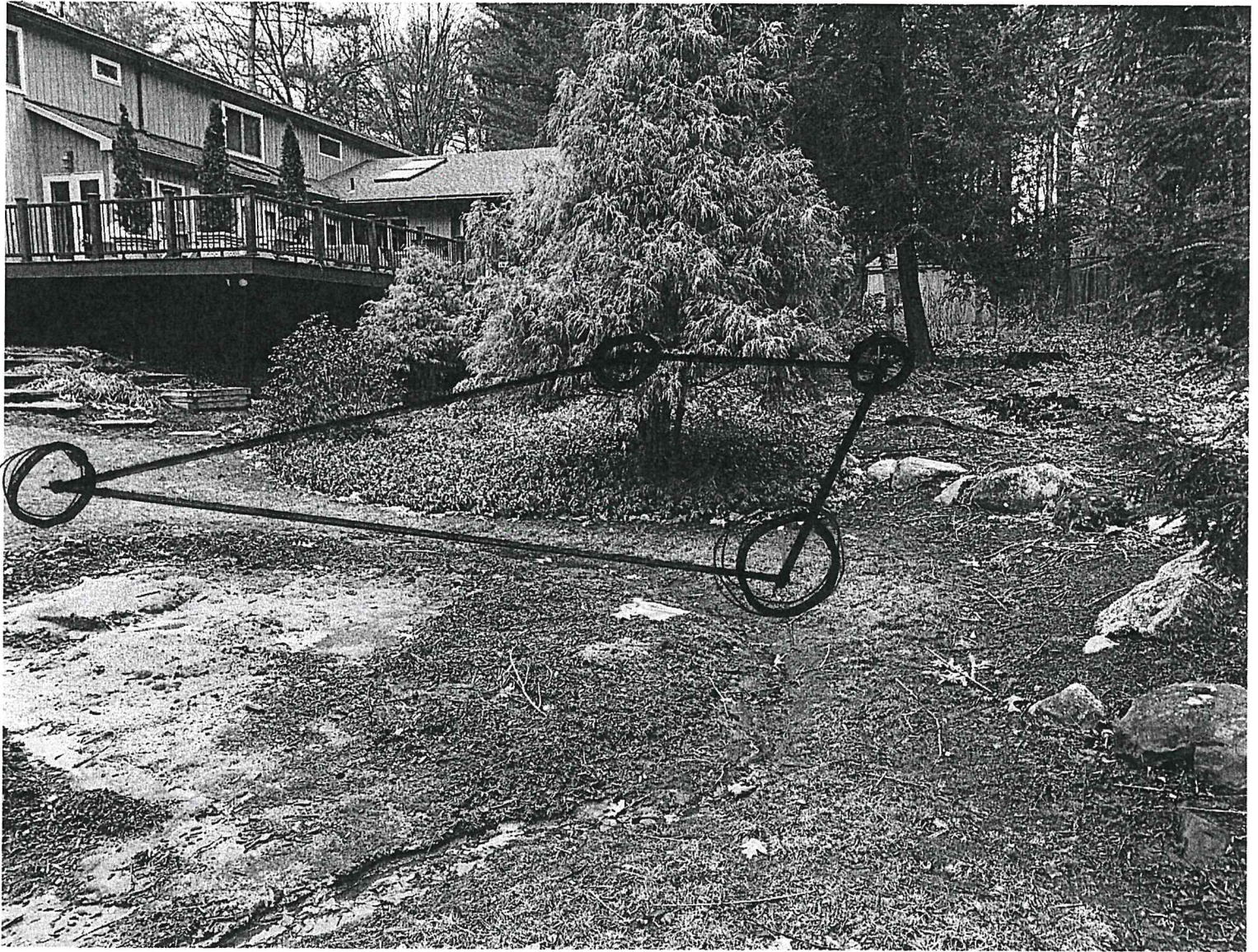
HERE, THIS FOCUSES DIRECTLY BACK  
INTO THE WOODED AREA FACING LAUREL LANE.  
ALL THIS AREA REMAINS WET, MOST OF THE TIME.  
THE TOWN HAS DREDGED THROUGH THIS AREA  
ALLOWING RUNOFF FROM OPPOSITE SIDE OF  
LAUREL LANE.





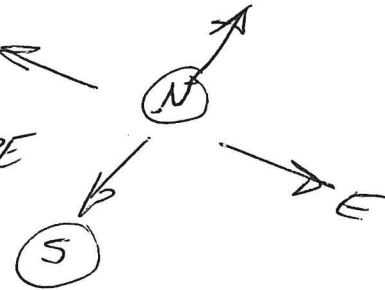
THIS FOCUSES ON THE WOODED AREA  
BEHIND STUDIO BUILDING, WHICH FACES  
THE INTERSECTION OF LAUREL LANE AND  
GREAT POND RD. THE NATURAL RUNOFF  
FROM PROPERTIES TO THE LEFT AND  
ACROSS LAUREL LANE MERGE DIRECTLY  
IN THIS LOCATION.





- PROPOSED LOCATION FOR THE POOL

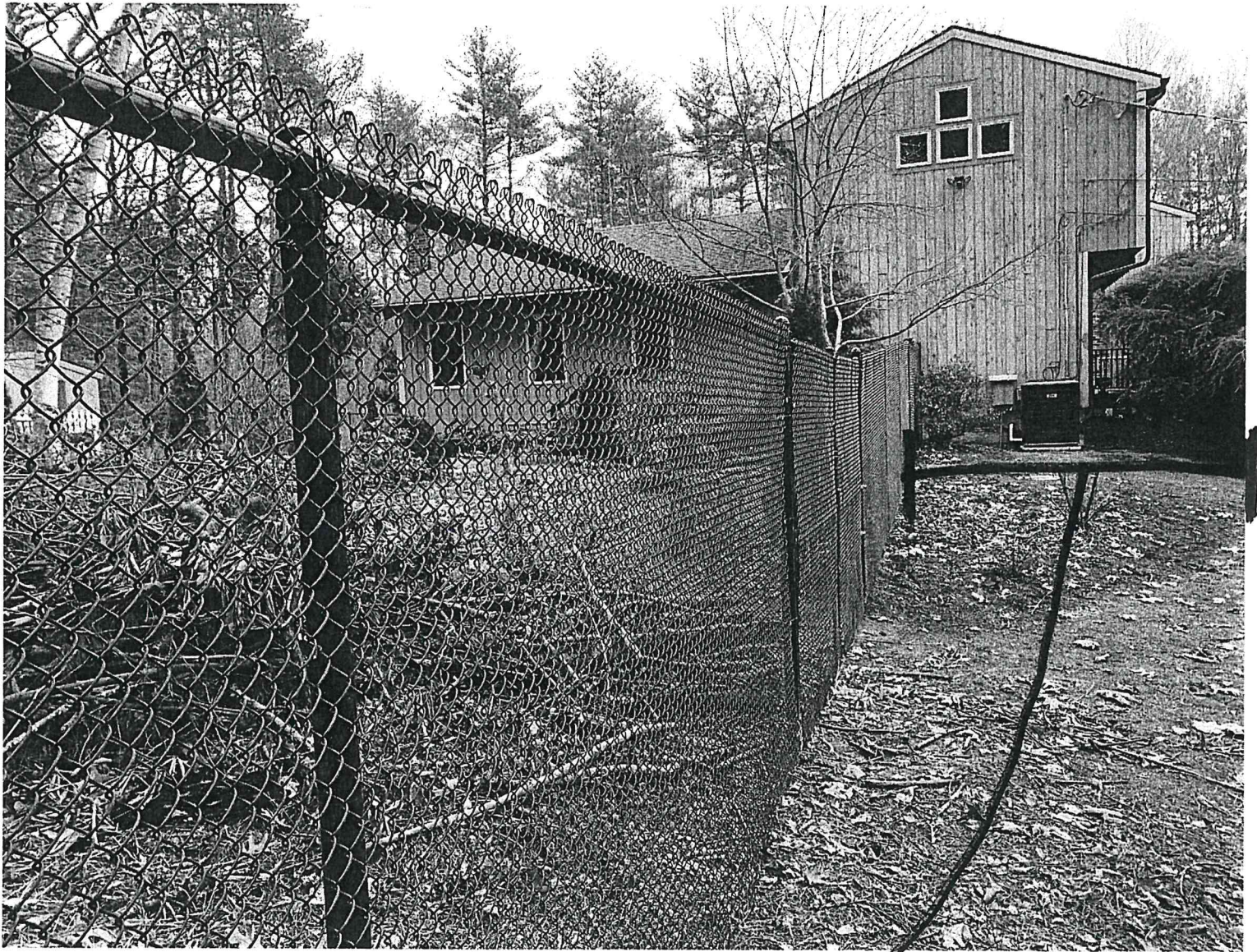
- HERE, YOU SEE THE TOPOGRAPHIC SLOPE FROM NORTH TO SOUTH.



LOT #12 IS TO THE RIGHT

WE PROPOSE TO HARDCAPE AND LANDCAPE,  
AS NOT TO DETRACT FROM NEIGHBORS VIEW.

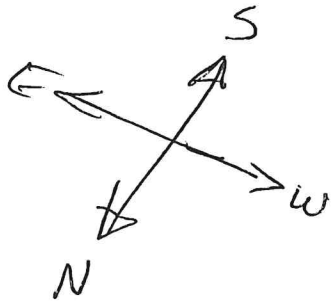




THIS IS THE SIDE OPPOSITE OF PROSED  
POOL LOCATION

SEPTIC TANK  
LOCATED HERE

THIS AREA  
AND ALL IN  
FRONT OF  
HOUSE ARE  
THE C







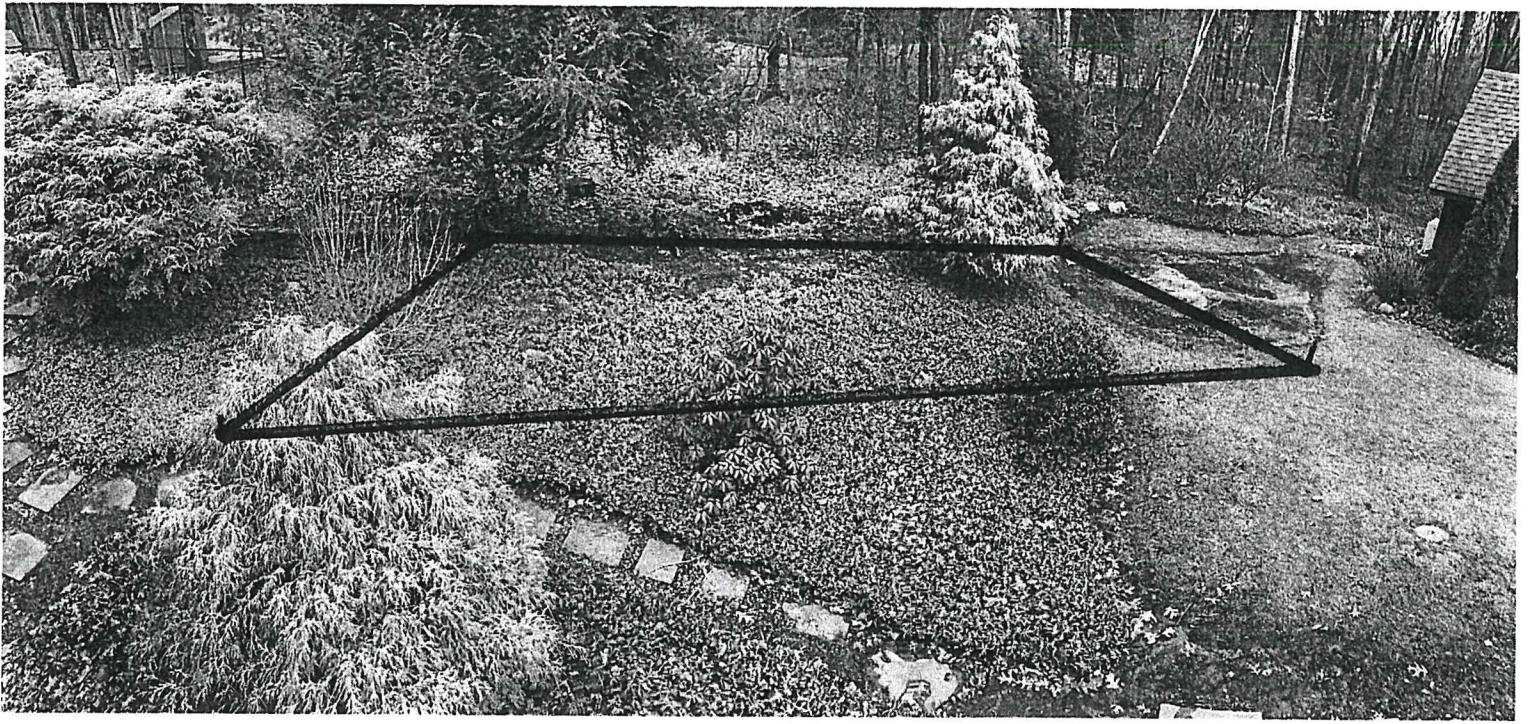
SEPTIC ACCESS LIDS  
+ NORTH SIDE OF HOUSE





THIS SHOWS THE BACKSIDE OF HOUSE  
AND VIEW FACING NORTH. LOT #12, JUST TO THE RIGHT





THIS VIEW = LOOKING OFF OF BACK DECK.  
LOT #12 IS BEYOND TREE LINE.

AREA MARKED IS PROPOSED POOL LOCATION  
FROM HOUSE/DECK PERSPECTIVE. POOL = 40' x 20'

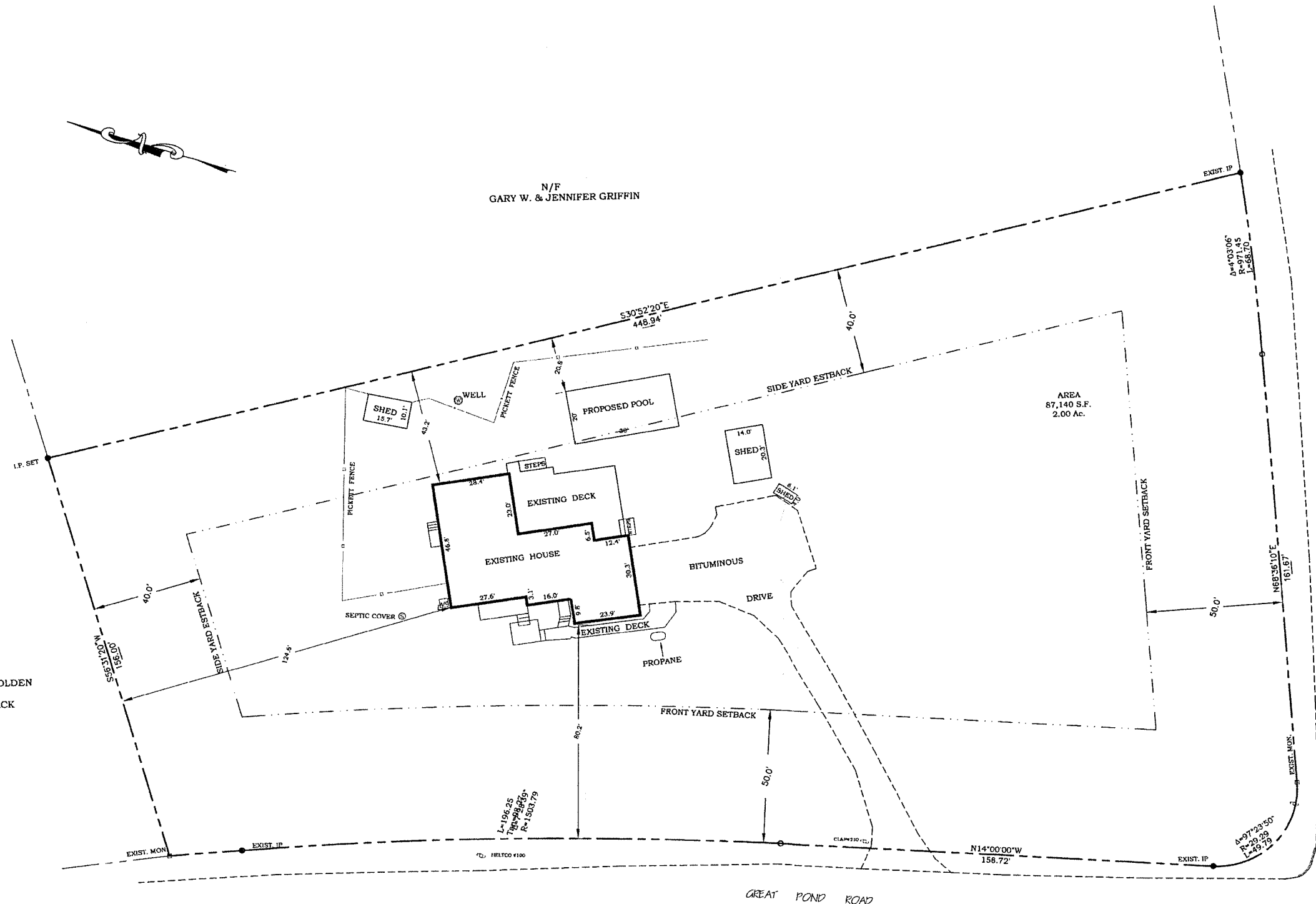




ADDITIONAL SHOT, JUST OFF DRIVEWAY, SHOWING RUNOFF AREA  
BEHIND STUDIO BUILDING. LOT #12 IS BEYOND TREE LINE.

THIS VIEW IS FACING EAST, LAUREL LAKE IS TO THE RIGHT





N/F  
GARY W. & JENNIFER GRIFFIN

N/F  
TIMOTHY GOLDEN  
&  
EMILY BLACK

AREA  
87,140 S.F.  
2.00 Ac.

**Survey Notes:**

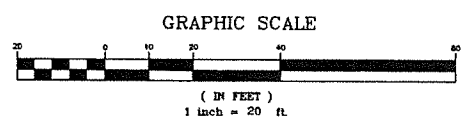
- This map has been prepared within the "Minimum Standards for Surveys and Maps in the State of Connecticut" as adopted for use by the regulations of Connecticut state agencies on September 26, 1996. (CT Sections 20-306b-20)
- Map References
  - FINAL PLAN LAUREL PARK, OWNED BY DOLERES KETHUJINE, GREAT POND & LAUREL LANE, SIMSBURY, CONNECTICUT, SCALE: 1"=100', DATED: MAR. 1968
- Physical Evidence of Underground Utilities as Located in Field. All Underground Utilities Not Shown.

THESE DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE OF JONES ENGINEERING LLC, AND HAVE BEEN PREPARED SPECIFICALLY FOR THE OWNER OF THIS PROJECT AT THIS SITE, AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF JONES ENGINEERING LLC.

Zoning Information  
Zone R-80

**LEGEND**

- EX. PROPERTY LINE
- EX. EASEMENT LINE
- EX. WETLANDS
- EX. PINS/HDNS
- EX. E.O.P.
- EX. CONTOUR
- EX. DRIVEWAY
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. UTILITY POLE



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

NOT VALID IN MASS  
REGISTERED PROFESSIONAL SURVEYOR  
James E. Jones  
JAMES E. JONES CT. L.S. REG. NO. 12339

REVISIONS:	DATE:	DATE:	DATE:	DATE:	DATE:

**JONES ENGINEERING LLC**  
CIVIL ENGINEERING & LAND SURVEYING  
92 NORTH SUMMIT ST., SUITE 2A PHONE: (860) 621-0700  
P.O. BOX 249 FAX: (860) 621-6686  
SOUTHINGTON, CT 06489

SCALE: 1"=20'  
DATE: 11/11/2022  
DRAWN BY: RBB  
CHECKED BY: JEL

PREPARED FOR  
**DAVID W. KELLER & JILL B. GRIFFITHS**  
#122 GREAT POND ROAD  
SIMSBURY, CONNECTICUT

ZONING LOCATION SURVEY  
(PROPOSED POOL)

FILE NUMBER  
222153

SHEET NUMBER  
1 of 1

**JONES ENGINEERING LLC**