

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

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: Simsbury

COUNTY OF HARTFORD)

I, DAVID W. KELLER of SIMSBURY, CONNECTICUT
(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:

122 GREAT POND ROAD / SIMSBURY, CT 06070
(Location of Property)

DATE: FEBRUARY, 21, 2023 [Signature]
(Signature of Applicant)

DAVID W. KELLER
(Type or Print Name of Applicant)

Subscribed and sworn to before me this 21 day of February, 2023
[Signature]
(Notary Public)

John H. Hanson, Jr.
NOTARY PUBLIC
State of Connecticut
My Commission Expires on 10/31/2025
OCT. 31, 2025

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

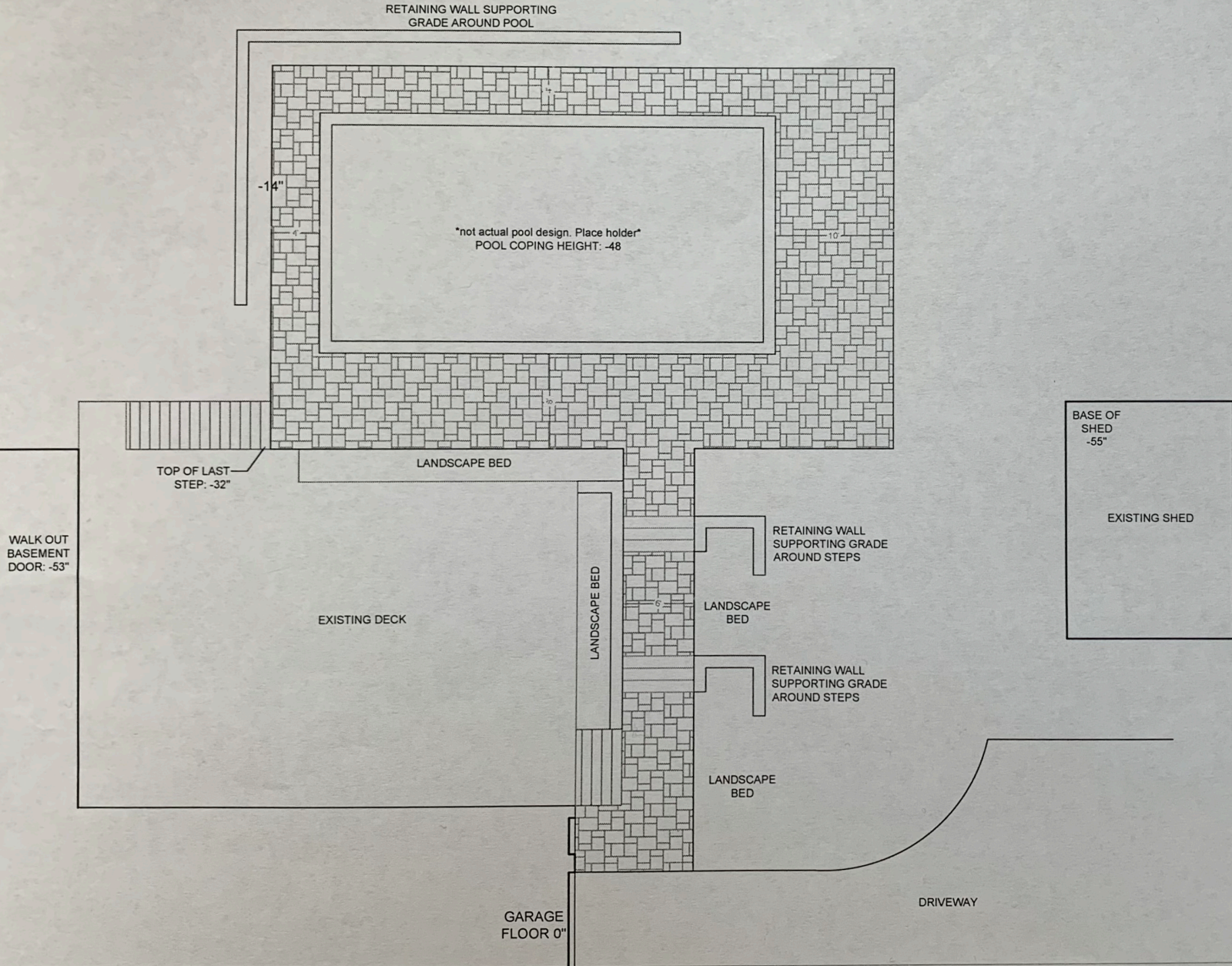
Griffiths Residence
122 Great Pond Road
Simsbury, CT

Date: 9-22-2022

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

CONSTRUCTION NOTES

PRELIMINARY LAYOUT
PAGE 1 OF 1



(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)

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)



↖ 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





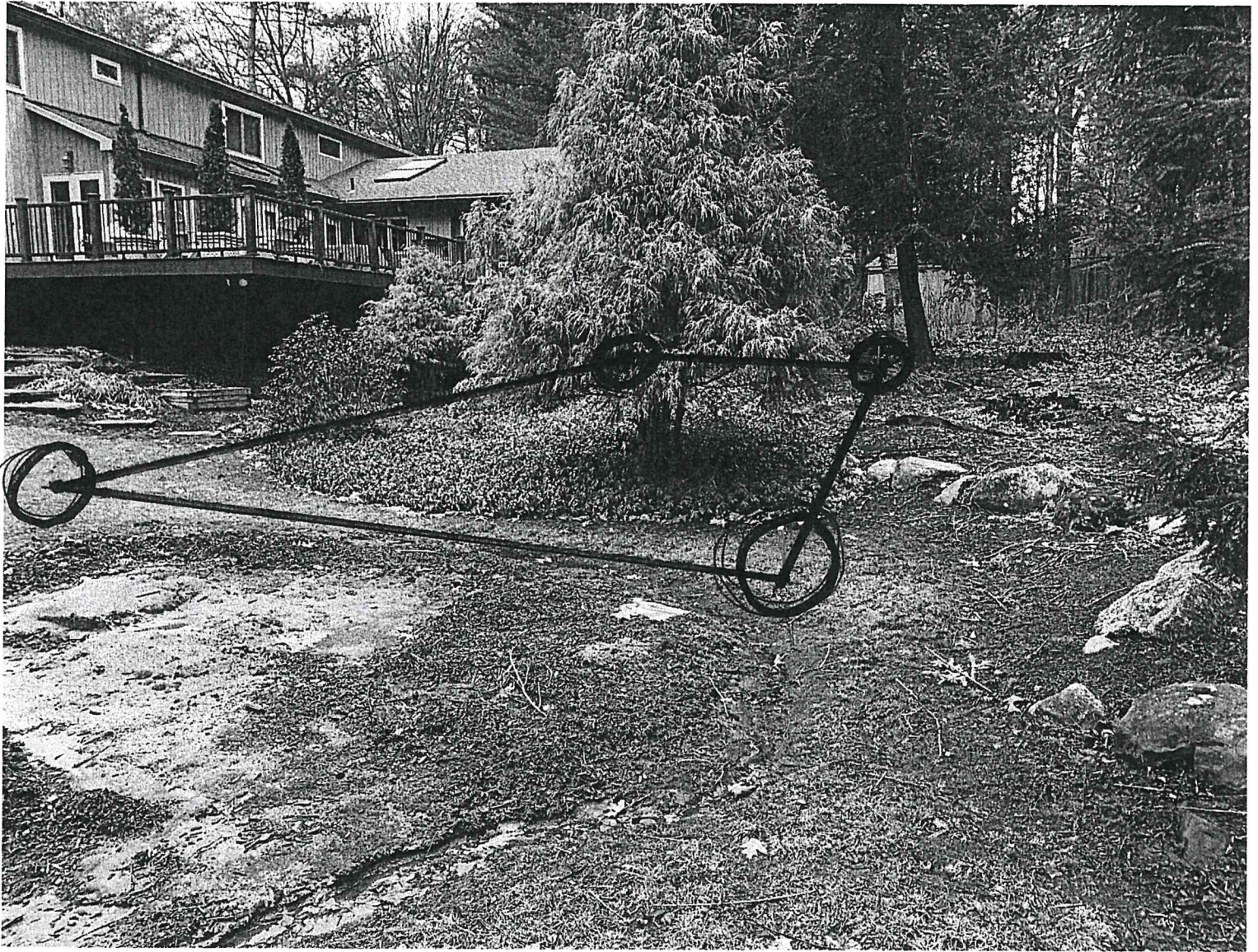
HERE, THIS FOCUSES DIRECTLY BACK
INTO THE WOODED AREA FACING LAUREL LANE.
ALL THIS AREA REMAINS WET, MOST OF THE TIME.
THE TOWN HAS DREDGED THROUGH THIS AREA
ALLOWING RUNOFF FROM OPPOSITE SIDE OF
LAUREL LANE.





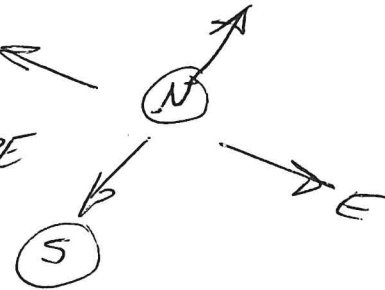
THIS FOCUSES ON THE WOODED AREA
BEHIND STUDIO BUILDING, WHICH FACES
THE INTERSECTION OF LAUREL LANE AND
GREAT POND RD. THE NATURAL RUNOFF
FROM PROPERTIES TO THE LEFT AND
ACROSS LAUREL LANE MERGE DIRECTLY
IN THIS LOCATION.





• PROPOSED LOCATION FOR THE POOL

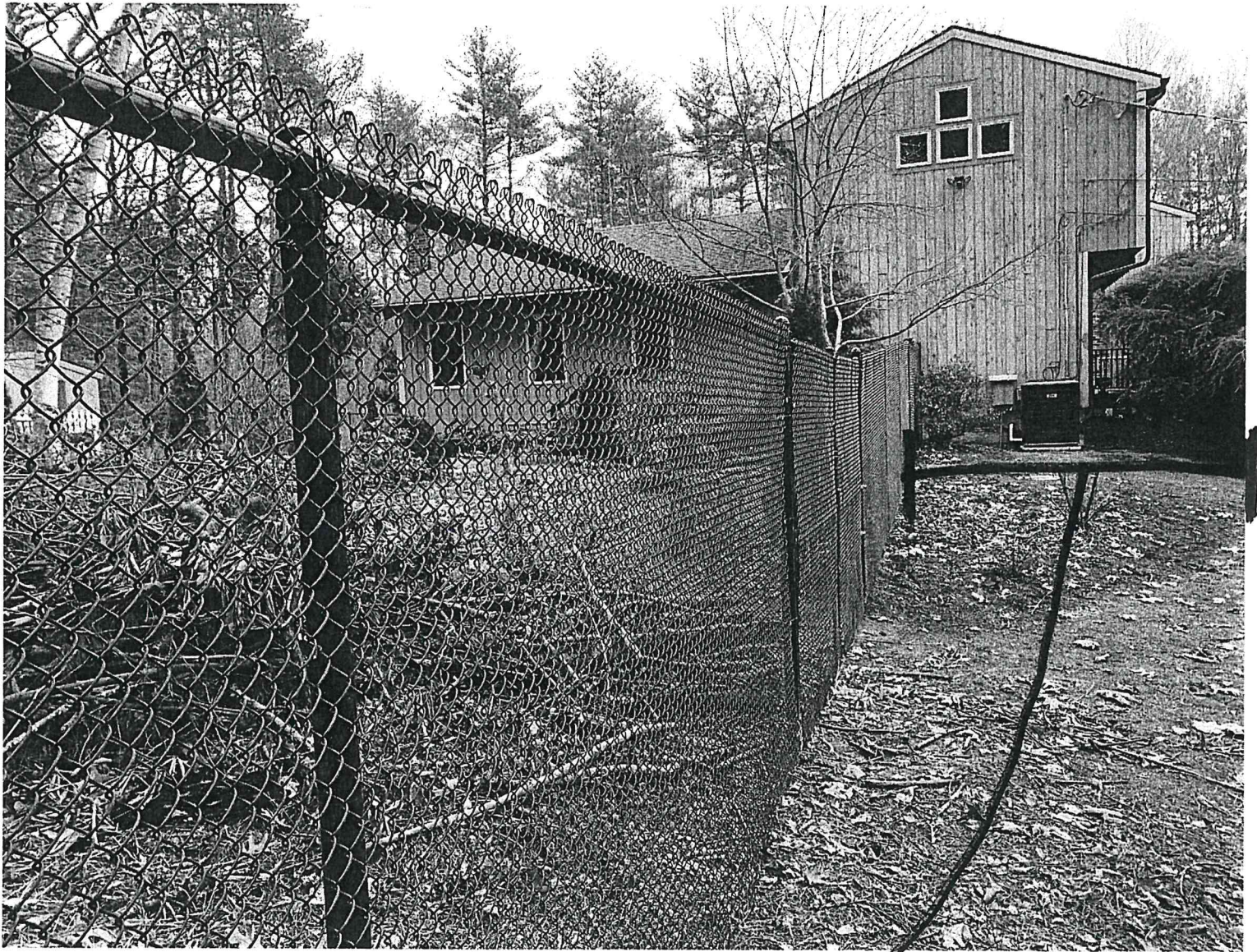
• HERE, YOU SEE THE TOPOGRAPHIC SLOPE FROM NORTH TO SOUTH.



LOT #12 IS TO THE RIGHT

WE PROPOSE TO HARDSCAPE AND LANDSCAPE,
AS NOT TO DETRACT FROM NEIGHBORS VIEW.

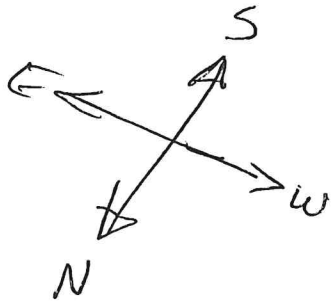




THIS IS THE SIDE OPPOSITE OF PROSED
POOL LOCATION

SEPTIC TANK
LOCATED HERE

THIS AREA
AND ALL IN
FRONT OF
HOUSE ARE
THE C







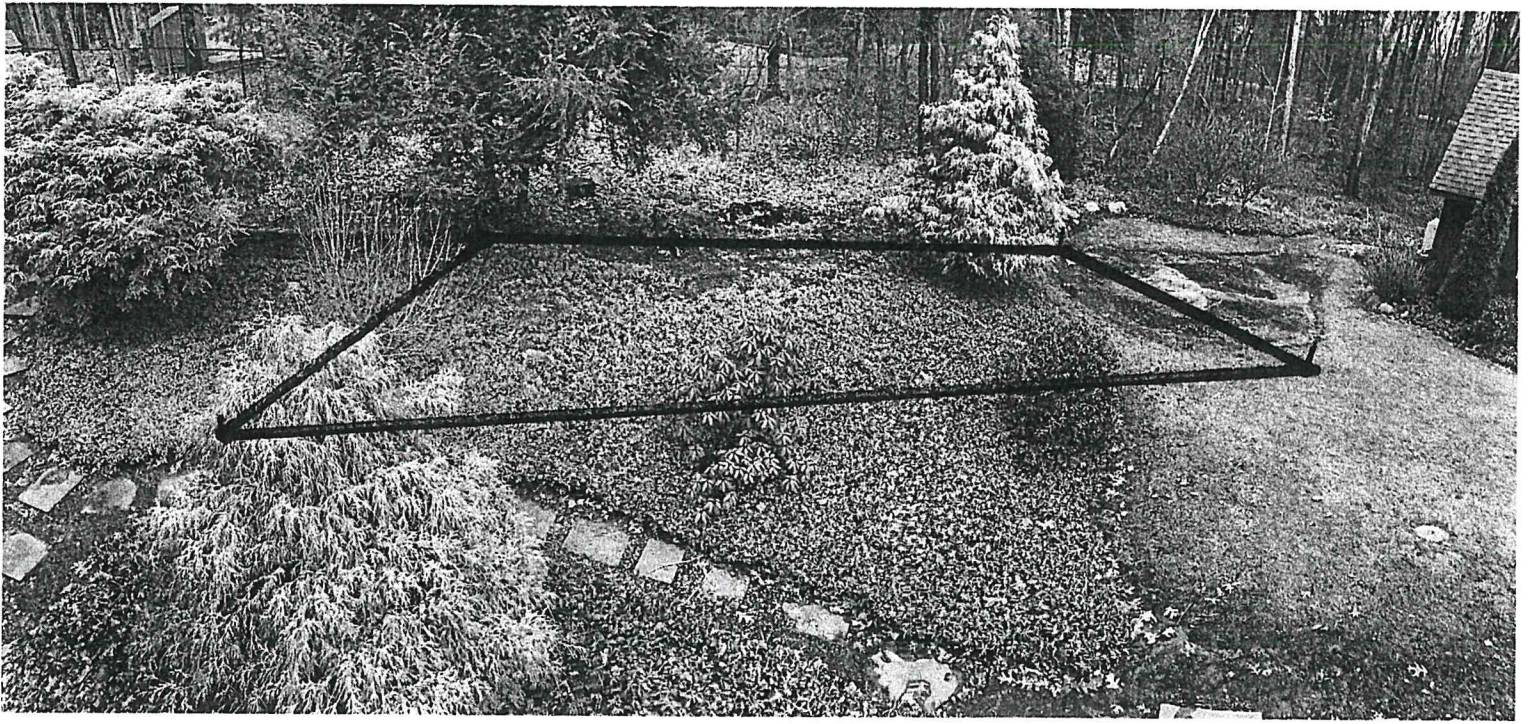
SEPTIC ACCESS LIDS
+ NORTH SIDE OF HOUSE





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

