



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

Application Number: 23-05

Fee \$ 240.00

Requested Action (please check appropriate box):

Variance

Appeal Decision of Zoning Official

Location of Property: 24 Village Rd  
(number and street name)

Simsbury Assessor's Map Number F07 Block Number 105 Lot Number 013

Deed Volume Number 1012 Page Number 501 (property owner must supply copy of the deed)

**Applicant - Please Print the Following:**

Name: Tarek Raslan, Simsbury Capital, LLC  
Address: 303 Firetown Rd, Simsbury, CT, 06070

Email: TMRASLAN@GMAIL.COM Telephone: 203-461-4776

Signature of Applicant: [Signature] Date: 7/31/2023

Applicant's Interest in Property: Owner

Record Owner of Property: Tarek Raslan, Simsbury Capital, LLC 303 Firetown Rd Simsbury CT 06070  
(print name & address of owner)  
[Signature] Date: 7/31/23  
(signature of owner)

Property is in Zone R-15 of (applicable section(s) Zoning Regulations \_\_\_\_\_)

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

Describe the specific hardship:  
see attached description

*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. Five complete sets of folded plans, supporting documents, 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, Tarek Raslan 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:

24 Village Rd  
(Location of Property)

DATE: 7/31/23 \_\_\_\_\_  
(Signature of Applicant)

Tarek Raslan  
(Type or Print Name of Applicant)

Subscribed and sworn to before me this 31 day of July, 2023  
\_\_\_\_\_  
(Notary Public)

My Commission Expires on KARIANA GOTBERG  
**NOTARY PUBLIC**  
My Commission Expires July 31, 2026

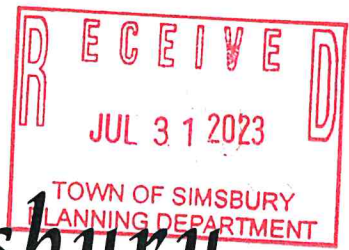


# Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development



## PUBLIC HEARING SIGN RECIPIENT FORM

### RECIPIENT INFORMATION

Name: Tarek Raslan

Number of Signs: 1

Phone: 203-461-4776

Email: TRASLAN@TRUSTEDCT.COM

Property on Application: 24 Village Rd

### 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: Tarek Raslan

Signature of Recipient: [Signature]

Date: 7/31/23

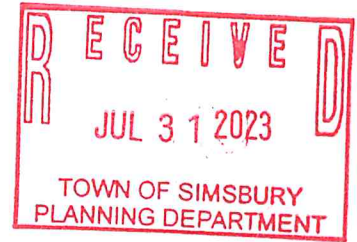
**24 Village Road**

**Supporting Documents for the ZBA Application**

Applicant/Owner: Tarek Raslan, of Simsbury Capital, LLC

Phone: 203-461-4776

Email: [TRASLAN@TRUSTEDCT.COM](mailto:TRASLAN@TRUSTEDCT.COM)

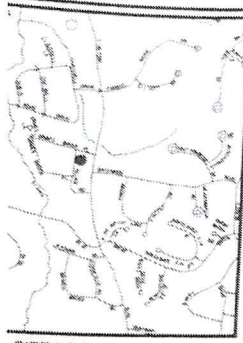


**Included with this application:**

- 1) Survey - 5 copies of a survey/plot plan of the property and the proposed garage.
- 2) Nature of Application Description
- 3) Hardship Description - details of the septic location included
- 4) Pictures - Applicant home current and proposed, as well as neighboring properties
- 5) Description Project Impact on Neighborhood - Harmony, Safety, Property Values
- 6) 100 Feet Abutters List
- 7) Copy of Deed
- 8) Signed Letter of Support from Abutting Neighbors

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

We are requesting a variance of 16 feet 8 inches on the 35 foot setback requirement from the front boundary line for structures in zone R-15. The variance application is pertaining to the addition of a two car garage to the property. If the proposed garage was built, its setback would be 18'4" from the front boundary line, and 28'4" from the edge of Village Road. A similar variance was granted to the neighboring property to allow for a two car garage. As the current owner, as well as a general contractor and developer, I've purchased the home for my mother and her husband, and we are currently in contract for them to purchase the home and carry out extensive renovations for their primary residence. We are designing the home for single floor living and ADA accessibility, and the proposed garage is part of the redesign.



SITE LOCATION  
NOT TO SCALE

**LEGEND**

—	Property Line
—	Curb
—	Sewer
—	Water Service
—	Gas Service
—	Storm Drainage
—	Fence
—	Catch Basin
—	Gas Gate Valve
—	Water Gate Valve
—	Water Shut Off Valve
—	Hydrant
—	Road Grade
—	Ground Cover / Planting
—	Shrub/Bush
—	Deciduous / Coniferous Tree
—	Edge of Landscape

zoning Table-R15 Zone

15,000 Sq. Ft
100 Feet
N/A
95 Feet
12 Feet (Main Building)
25 Feet
35 Feet

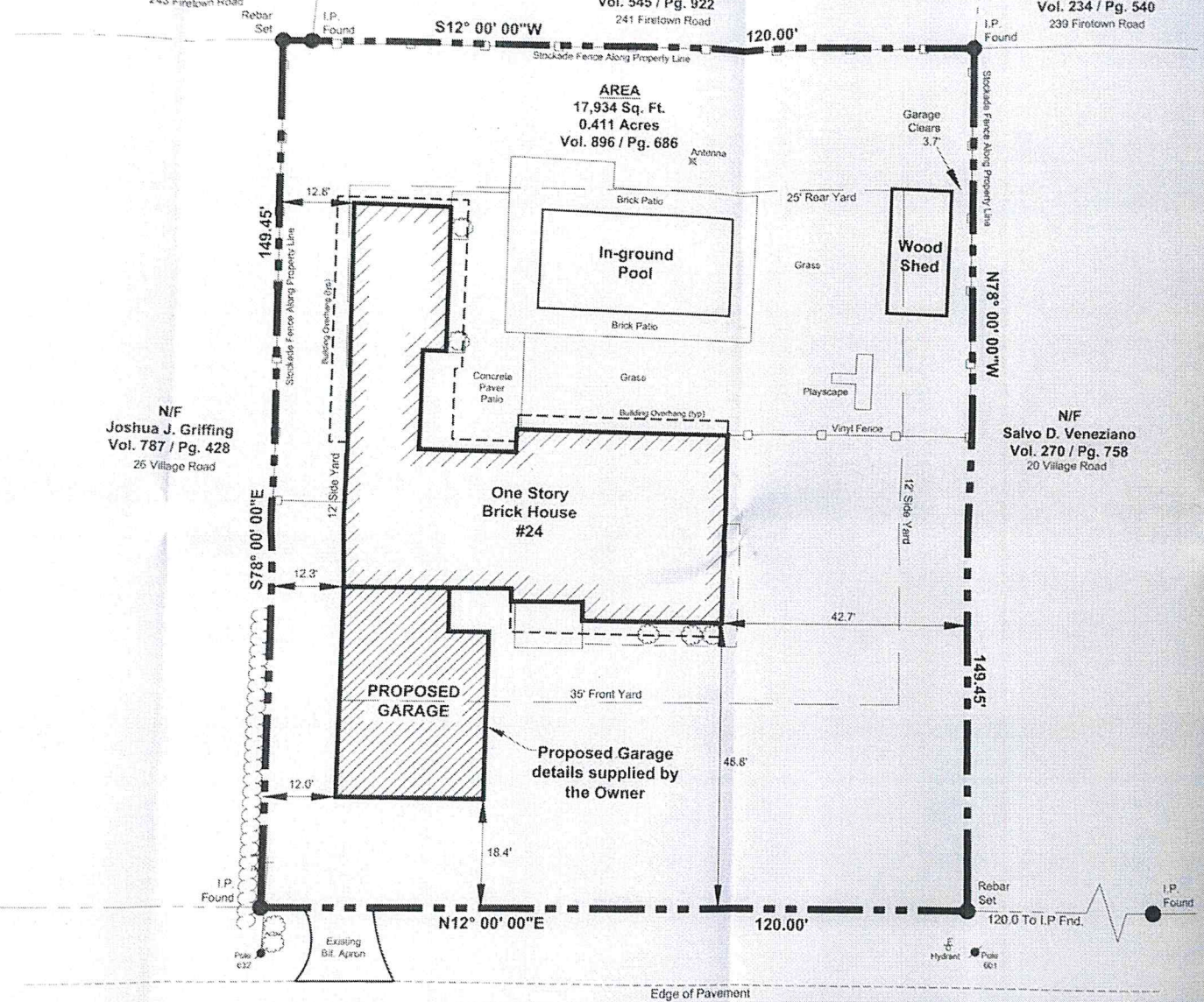
N/F  
Elizabeth A. Narowski  
Vol. 892 / Pg. 504  
243 Firetown Road

N/F  
Carmelo & Kathleen B. Mangiafico  
Vol. 545 / Pg. 922  
241 Firetown Road

N/F  
Estate of Frederick E. & Linette S. Arnold  
Vol. 234 / Pg. 540  
239 Firetown Road

N/F  
Joshua J. Griffing  
Vol. 787 / Pg. 428  
25 Village Road

N/F  
Salvo D. Veneziano  
Vol. 270 / Pg. 758  
20 Village Road



VILLAGE ROAD

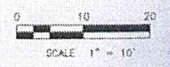
**SURVEYORS NOTES**

- 1.) This survey and map has been prepared in accordance with the rules of the Connecticut State Agencies, Sections 20-300b-1 thru 20-300b-20 as Minimum Standards for Surveys and Maps in the State of Connecticut by the Connecticut Association of Land Surveyors, Inc. on August 29,
- 2.) The type of survey performed and the mapped features depicted here in accordance with the requirements of a Zoning Location Survey. Boundary determination category is resurvey and the intent of this act depict the PROPOSED GARAGE relative to the property lines.
- 3.) This survey conforms to Horizontal Accuracy Class "A-2" and under utilities to Class "D" (if depicted).
- 4.) Property Lines as depicted are based upon the map referenced in 5.)
- 5.) The bearings are based upon the plat referenced in 6.
- 6.) Reference is made to the following map:
  - \* General Plan of Massachusetts Village Simsbury, Connecticut, Property Massachusetts Builders, Inc. Simsbury, Connecticut. Surveyed by M. Hor 1942 Revised 9-1-1948. Scale 1"=40'. Map on File in Town of Simsb Records as #249
- 7.) Not all underground utilities and improvements were depicted as in survey.
- 8.) All contractors will contact Call-Before-You-Dig at 1-800-922-4455 and markout of utilities prior to any excavation.
- 9.) The size and location of the proposed garage is based upon info supplied by the property owner.

**Surveys LLC**  
SURVEYORS  
Tel: 860-929-6436  
Tel: 860-303-1625

To my knowledge and belief this map is substantially correct as stated herein.

*[Signature]* 7/27/2023  
Kermit A. L.L. 70287 Date  
This table will need the signature and embossed seal!

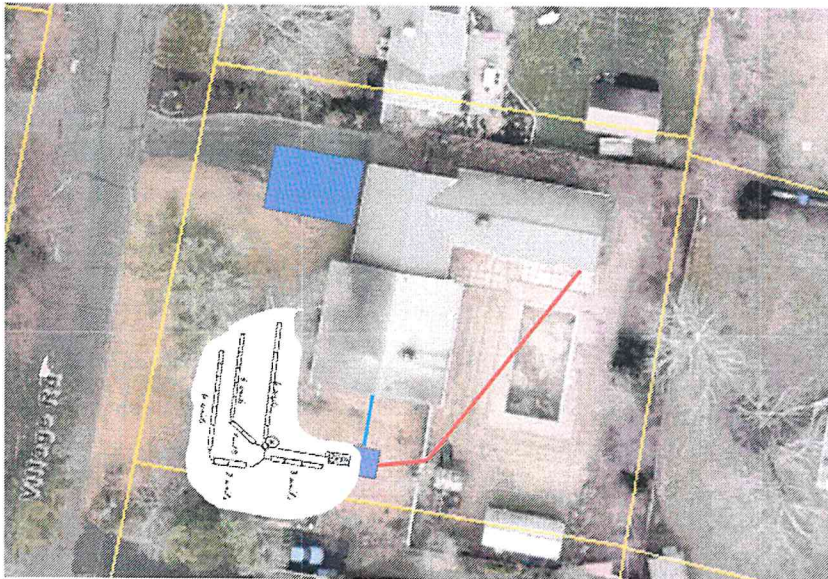


**ZONING LOCATION SURVEY**  
**LAND OF**  
**KEITCH C. JONES**  
#24 Village Road Simsbury, Connecticut  
Survey Date July 12, 2023

**DESCRIPTION OF SPECIFIC HARDSHIP**

**Describe the specific hardship:**

Reasonable use of the property requires two garaged parking spaces with enclosed access to the home. The small size of the lot, the current orientation of the home on the lot, the current location and accommodation for the septic system on the lot, all create exceptional circumstances which make constructing a two car garage within the R-15 setback requirements impossible. We attempted to design several different orientations of a two car garage that would maximize the setback from the front of the road, but the presence of the septic system at the front and right side of the house makes any alternative site impossible. We have designed the proposed garage with the minimal footprint to accommodate the depth of the vehicles and building code compliant access to the house. While we understand the circumstances are personal, the design is also considering access for an elderly and disabled owner who requires ramp access into the house.

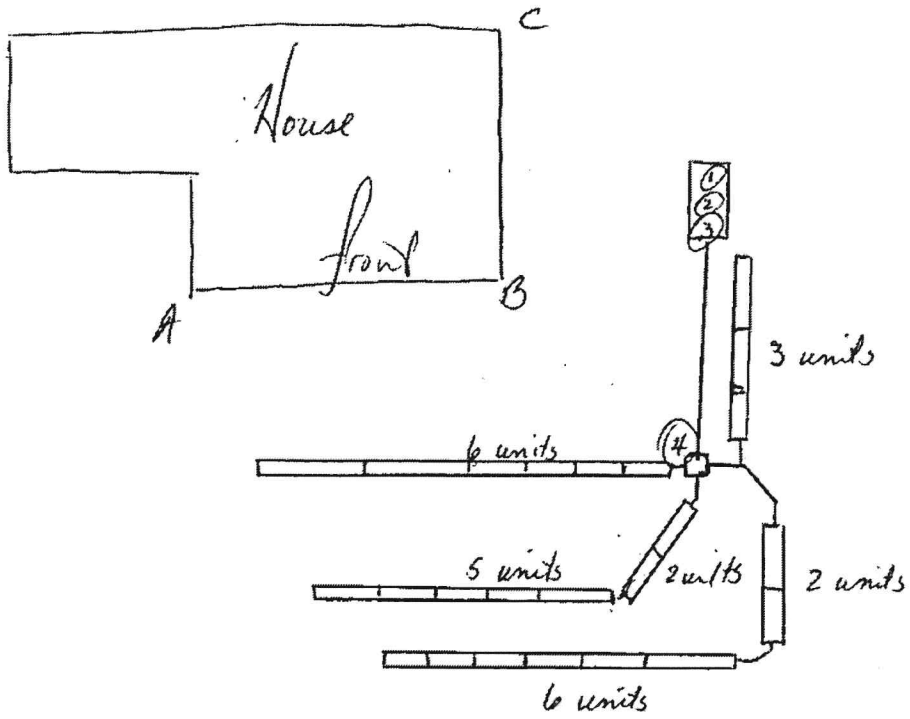


Pool = 500SqFt at 15'X30'

Existing waste line ———

Proposed New Line ———  
To Master Bath  
At 90' to tank

1,000 gallon tank  
installed in year 2000  
with sidewinder fields





**PICTURES OF HOME & NEIGHBORING PROPERTIES**

**Pictures of the Home & Neighboring Properties:**

Current picture of the Applicant Home



Rendering of the Proposed Garage:

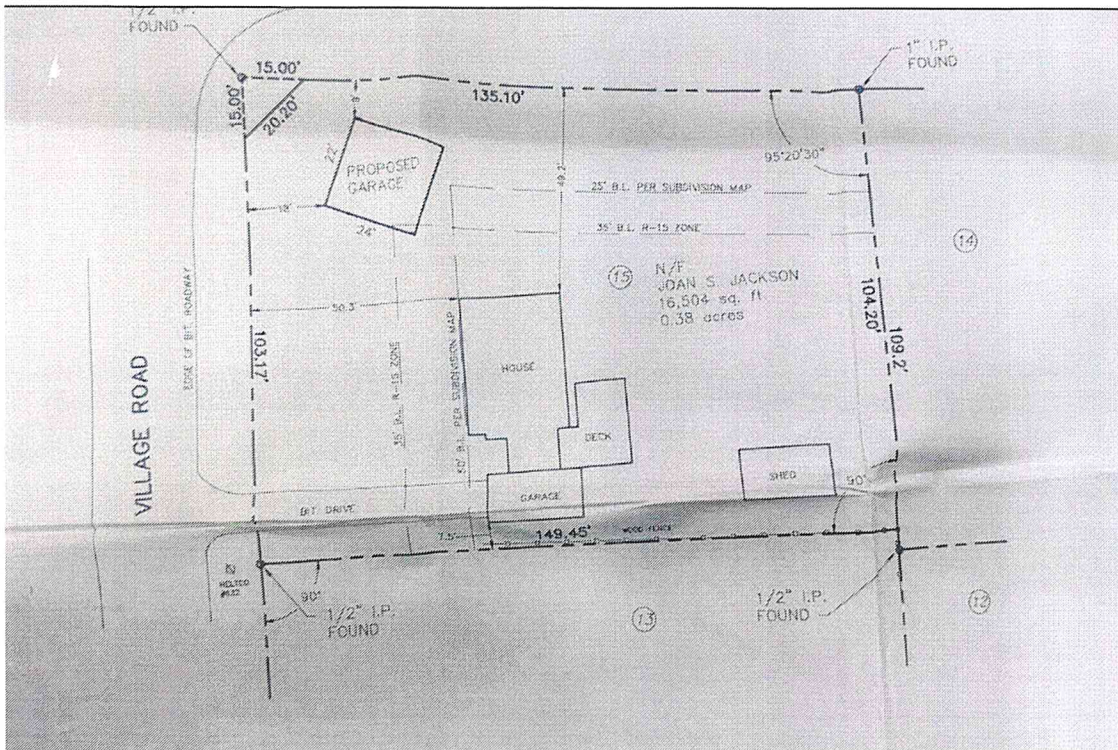


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26 Village Road (neighbor to the left) - Received similar variance to allow for construction of a two car garage which exceeds the minimum setback, it has an 18' setback from the front boundary line on Village Road, and 9' setback from the side boundary line set back on Grimes Brook Rd.



Submitted Plot Plan for 26 Village when they applied for the variance.



20 Village Road (neighbor to the right) - constructed a two car garage addition facing the road, providing a very similar aesthetic to the proposed garage at 24 Village Road.



**DESCRIPTION OF PROJECTS IMPACT ON  
NEIGHBORHOOD HARMONY, SAFETY, HOME VALUES**

**Harmony with the Neighborhood:**

The vast majority of the homes in the Grimes Brook area neighborhood feature a two car garage, and the majority of those garages face the road. Currently 24 Village road only accommodates a single car garage. The two neighboring properties feature two car garages. Speaking with all of the adjacent neighbors to the property, they are all very much in favor of the proposed plans, and they have all signed a letter of support.

**Safety:**

The proposed garage would be setback 28'4" from the street and would not obstruct the line of sight for traffic in any way. With vehicle break-ins on the rise throughout the country, including in Simsbury, allowing for additional garaged parking will also increase the safety of the property.

**Home Values:**

The addition of the garage alongside the other proposed improvements to the property will improve the value of the home, and improve the aesthetic of the street generally, relative to the current home design. Properties with a two car garage sell at a relative premium compared to a property with a single car garage.

**LIST OF ABUTTING PROPERTY OWNERS WITHIN 100 FEET**

**Abutters:**

F07 105 012  
MANGIAFICO CARMELO AND KATHLEEN  
241 FIRETOWN ROAD  
SIMSBURY CT 06070

F07 106 027  
HENDERSON ELIZABETH J  
23 VILLAGE ROAD  
SIMSBURY CT 06070

F07 105 015  
GRIFFING JOSHUA J  
26 VILLAGE ROAD  
SIMSBURY CT 06070

F07 105 010  
ARNOLD FREDERICK E EST OF &  
239 FIRETOWN ROAD  
SIMSBURY CT 06070

F07 106 024  
REILLY MATTHEW P AND SIOBHAN M  
19 VILLAGE ROAD  
SIMSBURY CT 06070

F07 105 011  
VENEZIANO SALVO D  
20 VILLAGE ROAD  
SIMSBURY CT 06070

F07 106 028  
LEPAGE DARYL J AND TAMAKI SUDO  
25 VILLAGE ROAD  
SIMSBURY CT 06070

F07 105 014  
NAROWSKI ELIZABETH A  
243 FIRETOWN ROAD  
SIMSBURY CT 06070

F07 105 013  
JONES KEITCH C  
24 VILLAGE ROAD  
SIMSBURY CT 06070



**DEED COPIES**



Doc ID: 002718070002 Type: LAN

BK 1012 PG 501-502

**Return to:**

Neal D. White, Jr.  
Cramer & Anderson LLP  
P.O. Box 278  
Litchfield, CT 06759

**QUITCLAIM DEED**

TRUSTED PROPERTIES CT, LLC of 303 Firetown Road, Simsbury CT 06070, for no consideration, grants to SIMSBURY CAPITAL LLC, with QUITCLAIM COVENANTS, all interest in that certain property more commonly known as 24 Village Road, in the Town of Simsbury, County of Hartford and State of Connecticut which is more particularly described on Schedule A attached hereto and made a part hereof.

Signed this 31<sup>st</sup> day of May 2023.

Witnessed by:

TRUSTED PROPERTIES CT, LLC

Neal D. White, Jr.

By: Tarek Raslan, Member

Alyssa Sidorick

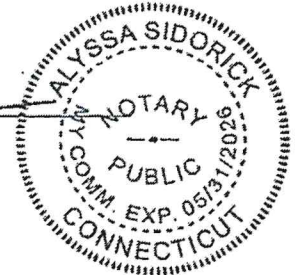
STATE OF CONNECTICUT  
COUNTY OF LITCHFIELD

ss: Litchfield

On this 31<sup>st</sup> day of May, 2023, before me, the undersigned officer, personally appeared Tarek Raslan, known to me to be the person described in the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

In witness whereof I hereunto set my hand.

Notary Public  
My Commission Expires:



NO CONVEYANCE TAX COLLECTED

Trish Munroe, Town Clerk  
SIMSBURY, CT TOWN CLERK

SCHEDULE A

..... a certain tract of land, with the buildings thereon, situated in the Town of Simsbury, County of Hartford and State of Connecticut, and located on the easterly side of Village Road and being known as Lot No. 13 on a certain map entitled "General Plan of Massacoe Village, Simsbury, CT., Property of Massacoe Builders, Inc. Simsbury, CT, Apr. '40, Revised 9-1-48, Jan. '41, Scale 1"-40" and certified substantially correct by Henry N. Loomis, Registered Land Surveyor, which map is on file in the Town Clerk's Office of Simsbury. Said piece or parcel of land is more particularly bounded and described as follows:

- NORTHERLY: by Lot 15 on said map, one hundred forty-nine and forty-five one-hundredths (149.45) feet;
- EASTERLY: by Lot 12 on said map and Lot 14 on said map, partly by each, in all, one hundred twenty (120.0) feet;
- SOUTHERLY: by Lot 11 on said map, one hundred and forty-nine and forty-five one-hundredths (149.45) feet; and
- WESTERLY: by Village Road, one hundred twenty (120.0) feet

Said premises are further known as 24 Village Road, Simsbury, Connecticut.

Received for Record at Simsbury, CT  
On 06/02/2023 At 10:18:37 am

*Nick Munn*  
Talia Munn, Town Clerk

FORECLOSURE BY SALE  
COMMITTEE DEED  
JD-CV-74 Rev. 5-17  
C.G.S. § 7-24

STATE OF CONNECTICUT  
SUPERIOR COURT  
www.tud.ct.gov

Name of person to whom deed for recording:	Return to <b>Cramer &amp; Anderson</b>
Address:	<b>46 West Street P.O. Box 278 Litchfield, CT 06759-0278</b>



WHEREAS, by judgment of Foreclosure by Sale rendered on (date) 01/24/2023, by the Superior Court for the Judicial District of Hartford, being Docket No. HHD CV 18-6087064-S, wherein U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-NR2

\_\_\_\_\_ is Plaintiff and R. Lee Jones, Keitch C. Jones aka Keith C. Jones, Great Seneca Financial Corp and State of Connecticut Department Revenue Services

\_\_\_\_\_ is Defendant, brought by complaint dated 01/03/2018 claiming a foreclosure of a mortgage/lien on premises known as (street, lot #, or other) 24 Village Road, Simsbury

\_\_\_\_\_, Connecticut,

Charles J. Shimkus, Jr., Esq. of Connecticut was duly appointed Committee ("Committee") and directed to sell the premises and convey the same to the purchaser, and

WHEREAS, the Committee has sold the premises in all respects pursuant to the Judgment to Trusted Properties CT, LLC

\_\_\_\_\_ of 303 Firetown Road, Simsbury, CT 06070

\_\_\_\_\_, for the sum of Two Hundred Seventy-Two Thousand and 00/100

\_\_\_\_\_ (\$ 272,000.00 ) DOLLARS, and

WHEREAS, the sale has been ratified and confirmed by the Superior Court, which appears of record in the file in the Superior Court, to which reference is herein made

NOW KNOW YE, THAT I, Charles J. Shimkus, Jr. Esq. Committee, pursuant to the authority and direction given to me as aforesaid and in consideration of the sum of Two Hundred Seventy-Two Thousand and 00/100

\_\_\_\_\_ (\$ 272,000.00 ) DOLLARS received to my full satisfaction of Trusted Properties CT, LLC

\_\_\_\_\_, ("Grantee(s)"), do hereby bargain, sell, transfer and convey unto Trusted Properties CT, LLC

\_\_\_\_\_ and unto his/her their successors and assign forever a parcel of land, together with the improvements thereon, known as (street, lot #, other) 24 Village Road, Simsbury,

\_\_\_\_\_ Connecticut, and being more particularly bounded and described on Exhibit A, attached hereto and made a part thereof.

(continued on back/page 2)

Diana M...  
Treasurer, Town Clerk  
SIMSBURY, CT TOWN CLERK

NO CONVEYANCE TAX COLLECTED

Print Form

Reset Form

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the Grantee(s), his/her/their successors and assigns forever to his/her/their and his/her/their own proper use and behoof.

And I, the Committee do covenant with the Grantee(s), his/her/their successors and assigns forever, that I have full power and authority as a Committee to grant and convey the above-described premises in manner and form aforesaid.

The premises are conveyed to the Grantee(s) free and clear of the mortgage/lien being foreclosed, and of all claims subsequent in right thereto, the holders of which are bound by this action.

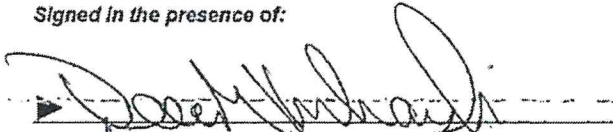
Said premises are conveyed subject to (a) all prior liens and encumbrances which are prior in right to the mortgage/lien foreclosed; (b) all taxes, sewer assessments and sewer use charges (if any); (c) all building, building line and zoning

regulations of the Town of Simsbury

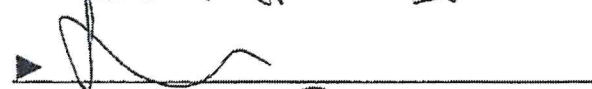
and all other governmental regulations and provisions of any public or private law; and (d) such state of facts that an accurate survey or personal inspection of the premises would disclose.

Signed subject to the approval of the Superior Court this 11th day of May 20 23

Signed in the presence of:



Print name of signer Deena M. Kuharski



Print name of signer Tia Ouk

Committee: 

Print name of committee Charles J. Shimkus, Jr.

STATE OF CONNECTICUT

COUNTY OF Hartford ss. Hartford

The foregoing instrument was acknowledged before me this 11th day of May 20 23

by Charles J. Shimkus, Jr., COMMITTEE

Signed 

Patrick J. Rosenberger

Commissioner of the Superior Court/Clerk/Clerk of Superior Court/Notary

Print name of person signing at left

Date your commission expires

The foregoing committee deed is approved this 18th day of May 20 23

Judge of the Superior Court: 



**Legal Description**

a certain tract of land, with the buildings thereon, situated in the Town of Simsbury, County of Hartford and State of Connecticut, and located on the easterly side of Village Road and being known as Lot No. 13 on a certain map entitled "General Plan of Massacoe Village, Simsbury, CT, Property of Massacoe Builders, Inc. Simsbury, CT, Apr. '40, Revised 9-1-48, Jan. '41, Scale 1"=40" and certified substantially correct by Henry N. Loomis, Registered Land Surveyor, which map is on file in the Town Clerk's Office of Simsbury. Said piece or parcel of land is more particularly bounded and described as follows:

- NORTHERLY: by Lot 15 on said map, one hundred forty-nine and forty-five one-hundredths (149.45) feet;
- EASTERLY: by Lot 12 on said map and Lot 14 on said map, partly by each, in all, one hundred twenty (120.0) feet;
- SOUTHERLY: by Lot 11 on said map, one hundred and forty-nine and forty-five one-hundredths (149.45) feet; and
- WESTERLY: by Village Road, one hundred twenty (120.0) feet

Received for Record at Simsbury, CT  
On 08/02/2023 At 10:17:08 am

*Nicki Munroe*  
Tish Munroe, Town Clerk

**SIGNED LETTER OF SUPPORT FROM ABUTTING NEIBHORS**

RE: 24 Village Road - Zoning Board of Appeals Variance Application

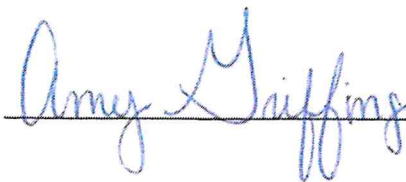
Dear Town of Simsbury Board of Appeals,

After speaking with the owner, and reviewing the proposed plans for the addition of a garage as part of larger plans for renovation and improvement to the home at 24 Village Road, I fully support the requested variance to allow the garage to exceed the minimum setback at the front of the yard.

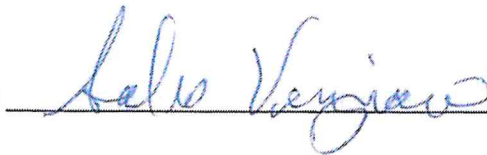
24 Village Road has sat vacant and in disrepair for many years, and the proposed improvements will increase the safety of the neighborhood, improve property values, and will be in harmony with the aesthetics of the neighborhood. I very much look forward to the improvements proposed by the owner for the property.

Sincerely,

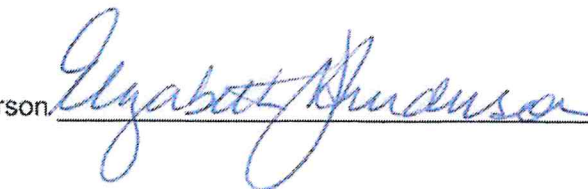
26 Village Rd - Amy Griffing  
(Neighbor to the left)

A handwritten signature in blue ink, reading "Amy Griffing", written over a horizontal line.

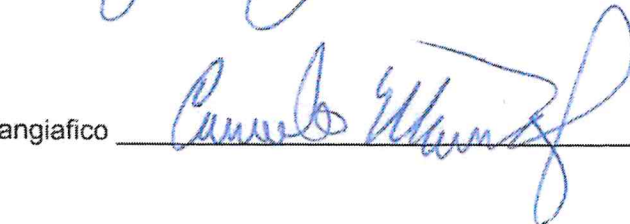
20 Village Rd - Salvo Veneziano  
(Neighbor to the right)

A handwritten signature in blue ink, reading "Salvo Veneziano", written over a horizontal line.

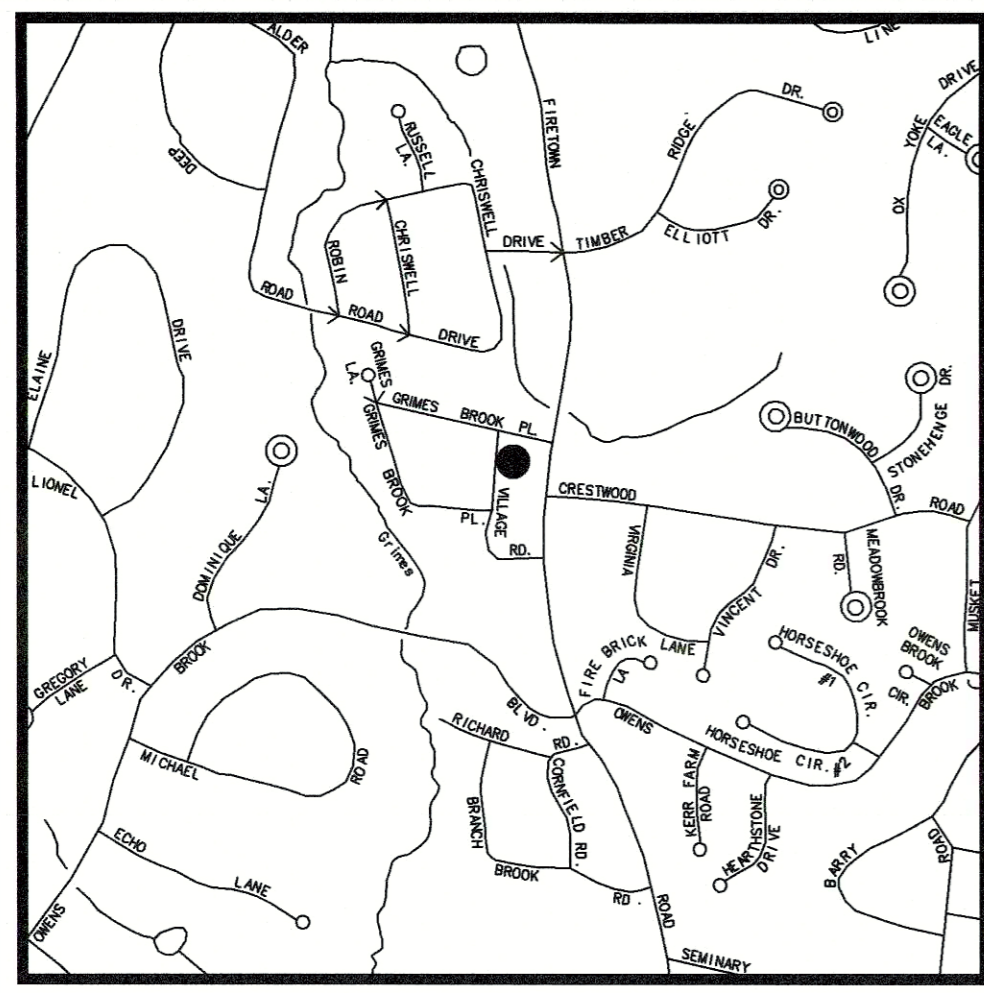
23 Village Rd - Elizabeth Henderson  
(Neighbor across the street)

A handwritten signature in blue ink, reading "Elizabeth Henderson", written over a horizontal line.

241 Firetown Road - Carmelo Mangiafico  
(Neighbor to the rear)

A handwritten signature in blue ink, reading "Carmelo Mangiafico", written over a horizontal line.

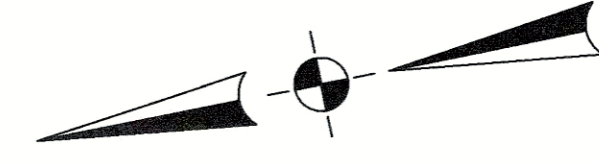
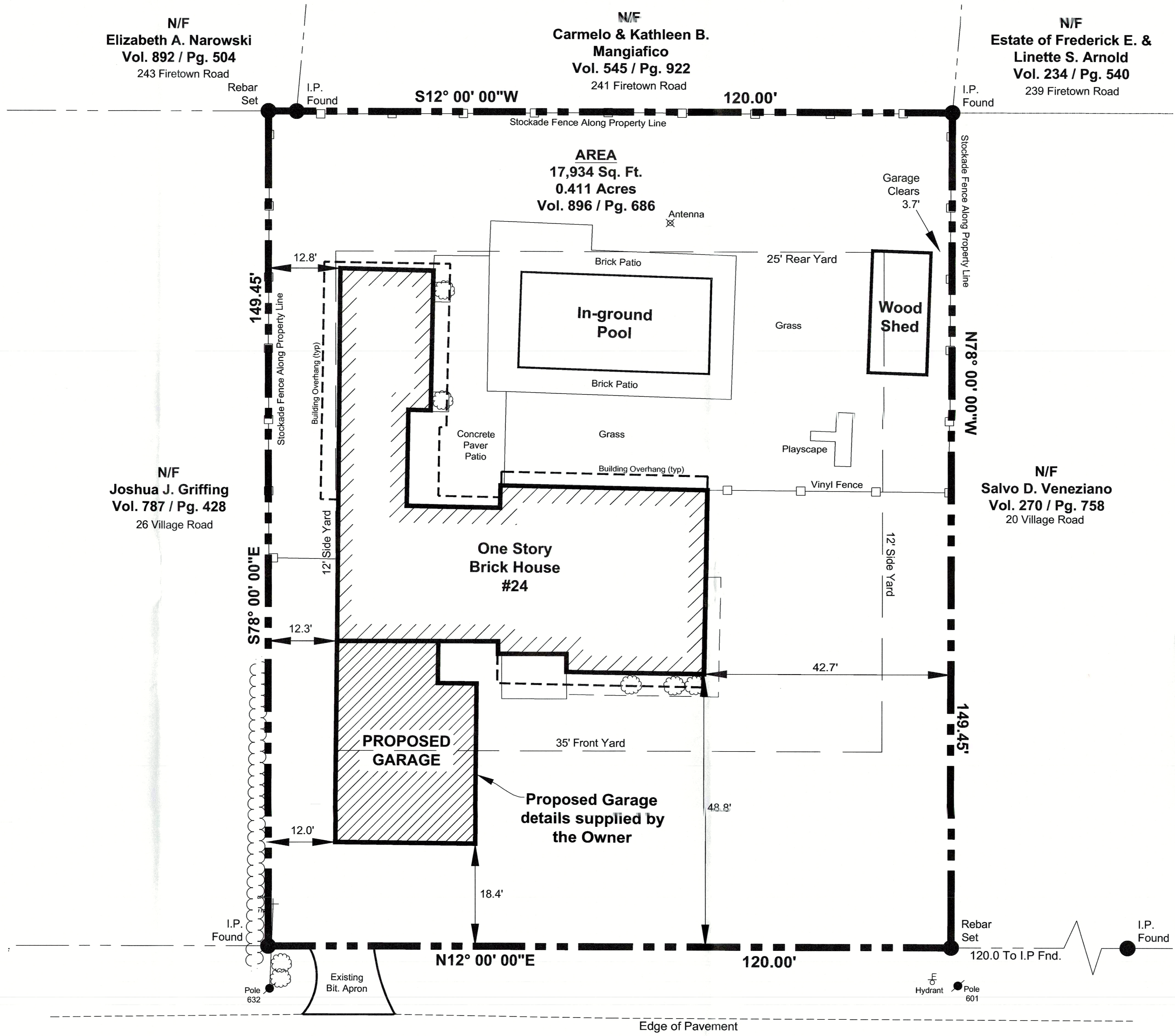




**SITE LOCATION**  
NOT TO SCALE

LEGEND	
---	Property Line
---	Curb
-S-	Sewer
-W-	Water Service
-G-	Gas Service
---	Storm Drainage
-X-X-	Fence
■ CB	Catch Basin
○ GG	Gas Gate Valve
○ WG	Water Gate Valve
○ SO	Water Shut Off Valve
○ HYD	Hydrant
x 12.45	Spot Grade
○ GC	Ground Cover / Planting
○ S	Shrub/ Bush
○ T	Deciduous / Coniferous Tree
---	Edge of Landscape

Zoning Table-R15 Zone	
Minimum Lot Area	15,000 Sq. Ft.
Minimum Lot Frontage	100 Feet
Maximum Lot Coverage	N/A
Minimum Front Yard (Building Line)	35 Feet
Minimum Side Yard	12 Feet (Main Building)
Minimum Rear Yard	25 Feet
Maximum Building Height	35 Feet



**SURVEYORS NOTES**

- 1.) This survey and map has been prepared in accordance with the regulations of Connecticut State Agencies, Sections 20-300b-1 thru 20-300b-20 and "The Minimum Standards for Surveys and Maps in the State of Connecticut" endorsed by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019.
- 2.) The type of survey performed and the mapped features depicted hereon are in accordance with the requirements of a Zoning Location Survey. The Boundary determination category is resurvey and the Intent of this survey is to depict the PROPOSED GARAGE relative to the property lines.
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- 5.) The bearings are based upon the plan referenced in 6.
- 6.) Reference is made to the following map:  
\* General Plan of Massacoe Village Simsbury, Connecticut. Property of Massacoe Builders, Inc. Simsbury, Connecticut. Surveyed by M. Hodge April, 1940 Revised 9-1-1948. Scale 1"=40.'" Map on File in Town of Simsbury Land Records as #249
- 7.) Not all underground utilities and improvements were depicted as part of this survey.
- 8.) All contractors will contact Call-Before-You-Dig at 1-800-922-4455 for location and markout of utilities prior to any excavation.
- 9.) The size and location of the proposed garage is based upon information supplied by the property owner.

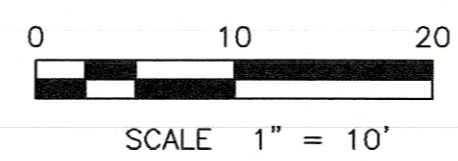
**V I L L A G E   R O A D**

**ZONING LOCATION SURVEY  
LAND OF  
KEITCH C. JONES**

#24 Village Road Simsbury, Connecticut.  
Survey Date July 12, 2023

**Yellow Dog Surveys LLC**  
LAND SURVEYORS  
Unionville Office Tel: 860-929-6436  
Meriden Office Tel: 860-303-1625

To my knowledge and belief this map is substantially correct as noted hereon.  
  
Jonathan Kula L.S. 70257 Date 7/27/2023  
(Not valid without live signature and embossed seal)





## Hollis Joseph

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**From:** Tarek Raslan <traslan@trustedct.com>  
**Sent:** Thursday, August 3, 2023 2:21 PM  
**To:** Hollis Joseph  
**Subject:** Re: ZBA 23-05 24 Village Road Garage Variance Application  
**Attachments:** 24 Village Rd - Proposed - P&Z.pdf

Hi Joe,

The square footage is 777. I'm also attaching a set of floor plans for your reference.

Thank you,  
Tarek

On Thu, Aug 3, 2023 at 11:54 AM Hollis Joseph <[jhollis@simsbury-ct.gov](mailto:jhollis@simsbury-ct.gov)> wrote:

Good morning,

Please provide the square footage for the proposed garage.

Regards,

Joseph Hollis, AZT

Code Compliance Officer

Town of Simsbury

933 Hopmeadow Street

Simsbury, CT 06070

P(860) 658 3228

F(860) 658 3217

[jhollis@simsbury-ct.gov](mailto:jhollis@simsbury-ct.gov)

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Tarek Raslan

**Trusted Properties** | Managing Director

Licensed Broker in CT: CT License # REB.0794254

Office +1.203.533.9763

[traslan@trustedct.com](mailto:traslan@trustedct.com)

[www.trustedct.com](http://www.trustedct.com)

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OK# 1077 50.00

RECEIVED

PAID

JUL 11 2023

JUL 11 2023

FEE: \$50.00

FVHD Farmington Valley Health District

95 River Road, Suite C • Canton, CT 06019 • Phone (860) 352-2333 • Fax (860) 352-2542

Avon • Barkhamsted • Canton • Colebrook • East Granby • Farmington • Granby • Hartland • New Hartford • Simsbury

APPLICATION FOR LOCATION APPROVAL/ADDITION

PROPERTY OWNER: Simsbury Capital, LLC PHONE # (H): 203-461-4776
ADDRESS 24 Village Rd TOWN Simsbury PHONE # (Work/Cell)
\*CONTRACTOR: Trusted Properties CT, LLC PHONE #: 203-533-9763

\* Contractors that conduct renovation, remodeling or paint removal activities on residential houses, apartments and child-occupied facilities built before 1978 MUST be EPA certified.

TYPE OF PROPOSAL

[X] Building Addition &/or [X] Interior Renovation (describe) Adding two car garages to the front left of the house. Adding a bedroom to existing footprint, from 3 to 4 BR's.

Number of bedrooms in existing house 3 Number of bedrooms after addition 4

[X] Detached Structure [X] Shed [ ] Barn [ ] Garage [ ] Propane [ ] Generator Pad [ ] Other (describe) current shed to be demolished
current in-ground pool to be filled in during renovation project

[X] Swimming Pool [X] In-ground [ ] Above ground (filter type) heated y/n Deck provided [ ] Yes [ ] No

[ ] Building Conversion - Change in use (describe)

[ ] House Teardown, Replacement: Using existing foundation New foundation
# Bedrooms in existing house # Bedrooms in proposed house

[ ] Demolition (see demolition instructions):

PLEASE COMPLETE (applicable sections only)

Will the addition have: Heat [ ] yes [X] no Plumbing [ ] yes [X] no Exterior sewer pipe/pump needed? [X] yes [ ] no
Interior sewage pump needed? [ ] yes [X] no

[ ] Full foundation [X] Frost Wall [X] Slab [ ] Piers [ ] Other

Footing Drains [ ] yes (show on plan) [X] no Cuts in grade <50' downhill of septic system? [ ] yes [X] no

Distance of proposed addition from: Septic tank 75 ft Leaching system 26 ft Well ft
Any sewage backups, overflows or other problems noted with the existing septic system? Yes [ ] No [X]

\*\* PROVIDE A SKETCH SHOWING THE LOCATION OF THE ADDITION RELATIVE TO THE WELL & SEPTIC \*\*

FVHD ASSUMES NO RESPONSIBILITY FOR PRESENT/FUTURE OPERATION OF SEPTIC SYSTEM OR FOR ANY DAMAGE TO THE SEPTIC SYSTEM CAUSED BY THE NEW CONSTRUCTION OR ANY NECESSARY TESTING.

I certify that I'm the owner or owner's contractual representative & that the information above is accurate to the best of my knowledge. I also acknowledge that I'm responsible for securing any required approvals from other town/state agencies (Bldg, Wetlands, Zoning, etc.)

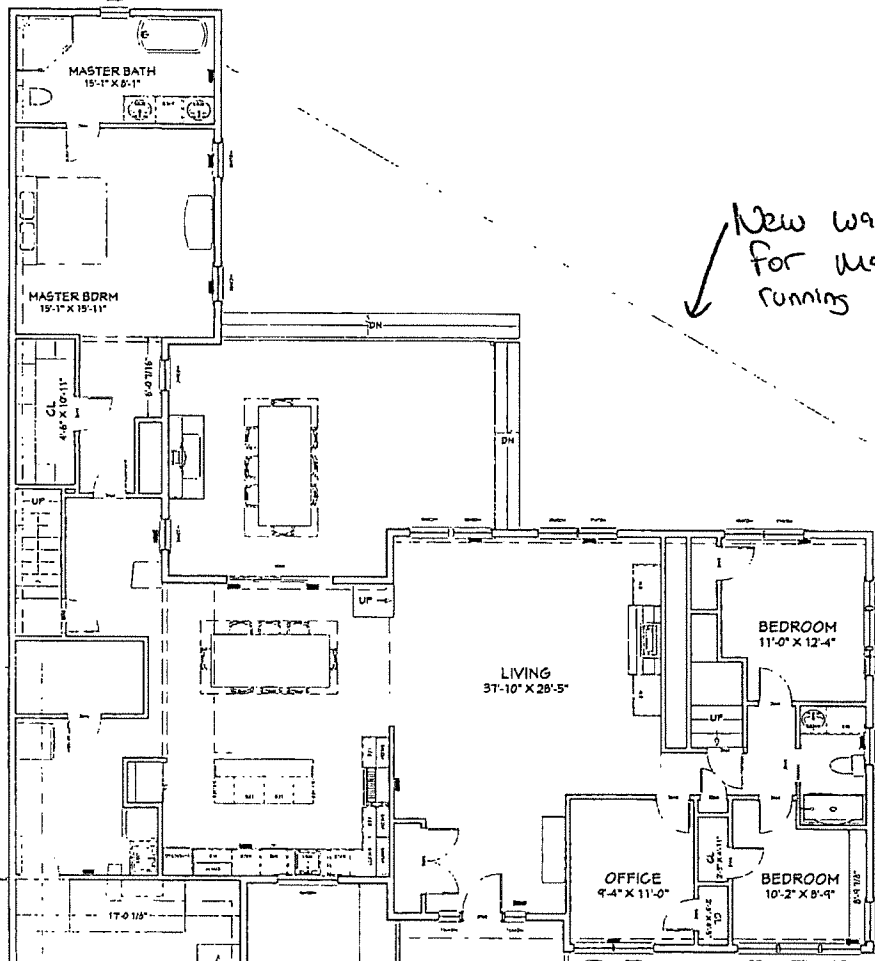
Signature DATE 7/11/2023

THE APPROVAL WILL BE FAXED TO TOWN BLDG DEPT. FVHD WILL CALL ONLY IF QUESTIONS ARISE.

(OFFICE USE ONLY) FVHD APPROVED DENIED Date: 7/13/23

COMMENTS: A permit is required for the new house sewer pipe.

NO well public water



New waste line  
for master bath  
running underground

Existing

Karst

PROPOSED GARAGE  
23'-11" X 35'-7"

LIVING  
37'-10" X 28'-5"

BEDROOM  
11'-0" X 12'-4"

OFFICE  
9'-4" X 11'-0"

BEDROOM  
10'-2" X 8'-9"

LIVING AREA  
2206 SQ FT

35' B.L. R-15 ZONE

Fields

12' B.L. R-15 ZONE

PROPERTY LINE - 10' FROM ROAD

EDGE OF BIT ROADWAY

120'-10"  
160'