



# Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

*Office of Planning and Community Development*

## **MEMORANDUM**

**To:** Simsbury Zoning Board of Appeals

**From:** Joseph Hollis, Code Compliance Officer

**Date:** September 25, 2023

**RE:** **Application ZBA #23-07** Robert McAllister, Owner/Applicant, for a  $\pm$  472 sq. ft. variance to the total allowable square footage for all accessory structures on the property, pursuant to the Simsbury Zoning Regulations Section 3.5 for the construction of a  $\pm$  1,696 sq. ft. barn on the property located at 179 Great Pond Road (Assessor's Map D06, Block 303, Lot 004), zone R-80. **(Revised 9/25/2023)**

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This memo constitutes an update for the above referenced application. The applicant had originally applied for the  $\pm$  688 sq. ft. variance to the total allowable square footage for all accessory structures on the property. The applicant has informed Staff that the 216 sq. ft. shed that is shown on the property card which is used to complete the accessory structure calculation has recently been removed. Therefore, the variance requested is 472 sq. ft.

According to the Assessor's property card, the subject lot is a 6.23-acre lot located within the R-80 zoning district with the primary structure consisting of a 5,008 sq. ft. single-family cape built in 1952. The property card does not show the removal of the 216 sq. ft. shed, but does include the 1,280 sq. ft. barn.

The new calculation allows for 1,224 square feet of remaining building area to be used for new accessory structures. With the 1,696 sq. ft. proposed barn deducted from the balance, the applicant is applying for a 472 sq. ft. variance over what is allowed on the property as opposed to the approximately 688 sq. ft. calculated previously.