

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

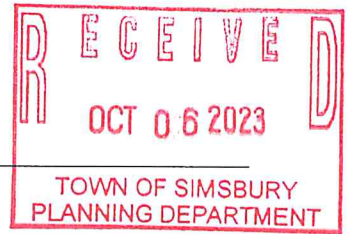
Application Number: 23-08

Fee \$ 240

Requested Action (please check appropriate box):

Variance

Appeal Decision of Zoning Official



Location of Property: 25 Holcomb Street  
(number and street name)

Simsbury Assessor's Map Number D05 Block Number 301 Lot Number 007

Deed Volume Number 1008 Page Number 0957 (property owner must supply copy of the deed)

**Applicant - Please Print the Following:**

Name: Keith Willis  
Address: 5 Kerr Farm Road  
Simsbury, CT 06070  
Email: keith.willis@ortiztool.com Telephone: 508-867-1697

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant's Interest in Property: Owner  
\_\_\_\_\_  
\_\_\_\_\_

Record Owner of Property: Keith Willis, 5 Kerr Farm Road, Simsbury  
(print name & address of owner)  
[Signature] Date: 10-6-23  
(signature of owner)

Property is in Zone R-80 of (applicable section(s) Zoning Regulations Section 3.5 1b)

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

To replace an existing dilapidated barn with a new barn. The new barn will be 2,040 square feet with a height of 22'-0" which is 7'-0" higher than allowed by regulation. The new barn will be 52' back from the property line. The existing structure is approximately 31' from the property line.

**Describe the specific hardship:**

The existing slope pushes the average grade below the level of the driveway. Bringing the driveway to the south of the barn would impact the existing (and approved) wetlands disturbance.

*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**

10-06-2023  
10-10-2023

1162  
1176

CHECK

1200.00



## Kemper Associates Architects, LLC

790 Farmington Avenue • Building #2  
Farmington, Connecticut 06032  
(860) 409-7155 • Fax (860) 409-7160  
[www.kemperarch.com](http://www.kemperarch.com)

October 10, 2023

Joseph Hollis, AZT  
Code Compliance Officer  
Town of Simsbury  
Simsbury, CT 06070

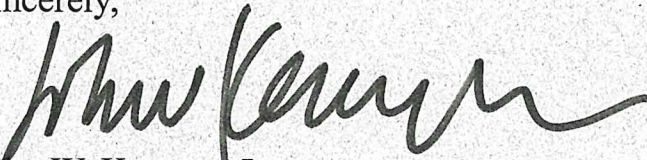
Dear Joseph:

This proposal is to build a new residence and barn to replace the existing cottage and barns at 25 Holcomb Street in Simsbury, CT. The new residence will be a 4,397 square foot (including the finished walk-out basement) Greek Revival residence.

The two existing barns totaling 2,512 square feet will be replaced by a single barn structure of 2,040 square feet. The new barn will be set 20 feet further back from the front lot line to a 52' front set-back.

The building height of the new barn will be 22 feet from the average grade to the mid-point of the roof. The roof peak of this new barn will be the same or slightly lower than the existing barn. The floor could be set at the lower grade to achieve the desired interior height, though moving the access drive to the south would require a much larger grade disturbance in the wetlands buffer area.

Sincerely,



John W. Kemper, Jr.  
Kemper Associates Architects, LLC

# Kemper Associates Architects, LLC



25 Holcomb Street

**Abutting Property Owners:**

15 Holcomb Street  
No Information Available

29 Holcomb Street  
Kaylor, Charles H and Barbara R  
29 Holcomb Street  
Simsbury CT 06070

12 Holcomb Street  
Pedersen, Benjamin & Cyomara A  
12 Holcomb Street  
Simsbury CT 06070

24 Holcomb Street  
Sweeney, Gregory S Sr & Roseanne H  
24 Holcomb Street  
Simsbury CT 06070

Great Pond Road  
State of Connecticut  
No Information Given

Great Pond Road  
State of Connecticut  
No Information Given



## 25 Holcomb Street

### Property Owners Within 100 Feet:

15 Holcomb Street  
No Information Available

29 Holcomb Street  
Kaylor, Charles H and Barbara R  
29 Holcomb Street  
Simsbury CT 06070

12 Holcomb Street  
Pedersen, Benjamin & Cyomara A  
12 Holcomb Street  
Simsbury CT 06070

24 Holcomb Street  
Sweeney, Gregory S Sr & Roseanne H  
24 Holcomb Street  
Simsbury CT 06070

26 Holcomb Street  
Whaley, Scott & Jennifer J  
26 Holcomb Street  
Simsbury CT 06070

Great Pond Road  
State of Connecticut  
No Information Given

Great Pond Road  
State of Connecticut  
No Information Given

228 Old Farms Road  
Lostocco, Steven & Rosemary  
228 Old Farms Road  
Simsbury CT 06070

40 Holcomb Street  
Olson, Beth  
40 Holcomb Street  
Simsbury CT 06070

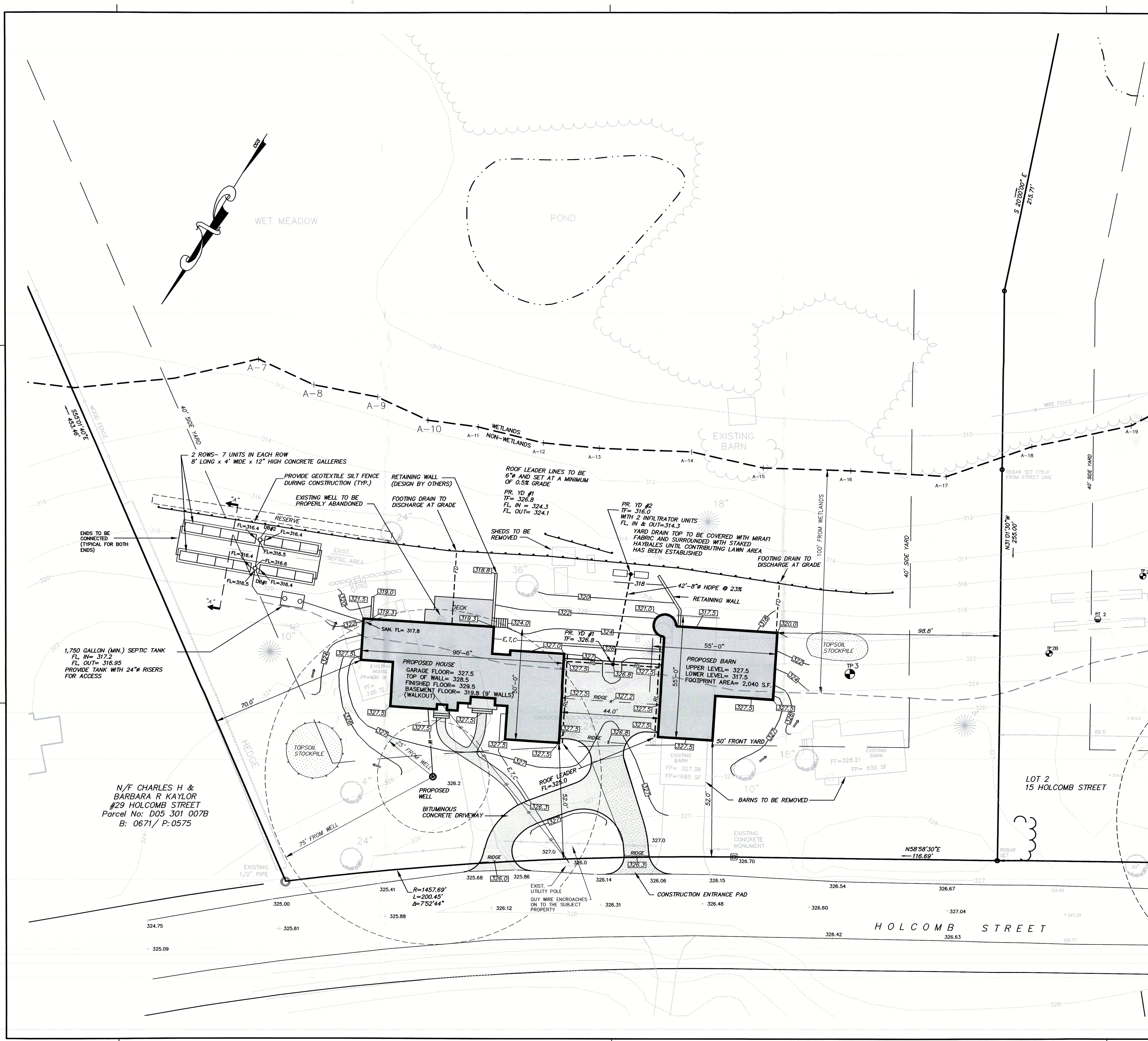
31 Holcomb Street  
Charron, Robert W & Amy W  
31 Holcomb Street  
Simsbury CT 06070

234 Old Farms Road  
Paul, George F & Susan C (Lu)  
234 Old Farms Road  
Simsbury CT 06070

11 Holcomb Street  
Costa, Thomas & Lynn  
10 Julien Court  
Monroe NY 10950

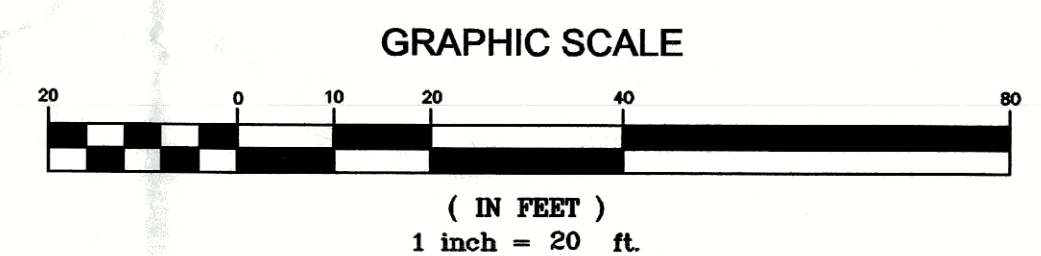






- NOTES:
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20 OF THE REGULATIONS OF THE CONNECTICUT STATE AGENCIES—MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS AN IMPROVEMENT LOCATION SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND VERTICAL CLASS T-2.
  - PARCEL AREA = 1,019,815 SQ.FT. = 23.412 ACRES
  - PROPERTY ZONE: R-80.
  - REFERENCE PLAN: "DUSCHANECK SUBDIVISION, SUBDIVISION PLAN, PREPARED FOR DIANE CONWELL & MEREDITH TAYLOR, 25 HOLCOMB STREET, SIMSBURY, CONNECTICUT, SCALE: 1 IN. = 100 FT., DATE: OCTOBER 15, 2015, REVISED TO 1-6-2016, SHEET 1, ALFORD ASSOCIATES, INC." SIMSBURY TOWN CLERK MAP #4147
  - THERE ARE NO ZONING VIOLATIONS WITH RESPECT TO THE LOCATION OF THE PROPOSED FOUNDATIONS FOR THE HOUSE AND THE BARN IF ERECTED AS SHOWN.
  - WETLANDS LINE WAS MAPPED BY REMA ECOLOGICAL SERVICES AND FIELD LOCATED BY ALFORD ASSOCIATES.
  - PRIOR TO ANY CONSTRUCTION, ADDITIONAL TEST HOLES SHALL BE DUG IN THE AREA OF THE PROPOSED SEPTIC SYSTEM.

- LEGEND:
- EXISTING IMPROVEMENTS:
- 100- - - - - EXISTING CONTOUR
  - 100.0+ - - - - - EXISTING SPOT GRADE
  - --- --- STONE WALL
  - FF=327.38 - - - - - FINISHED FLOOR ELEVATION
  - FP=1685 SF - - - - - BUILDING FOOTPRINT AREA
  - --- --- OVERHEAD UTILITY WIRES
- PROPOSED IMPROVEMENTS:
- [100] - - - - - PROPOSED CONTOUR
  - [100.0] - - - - - PROPOSED SPOT GRADE
  - --- --- GRADE TO DRAIN
  - E.T.C. - - - - - TELEPHONE, ELECTRIC, CABLE TV
  - FD - - - - - FOOTING DRAIN
  - RL - - - - - ROOF LEADER
  - W - - - - - WATER SERVICE LINE



RECEIVED  
OCT 06 2023  
TOWN OF SIMSBURY  
PLANNING DEPARTMENT

TEST PIT DATA  
AUGUST 3, 2015

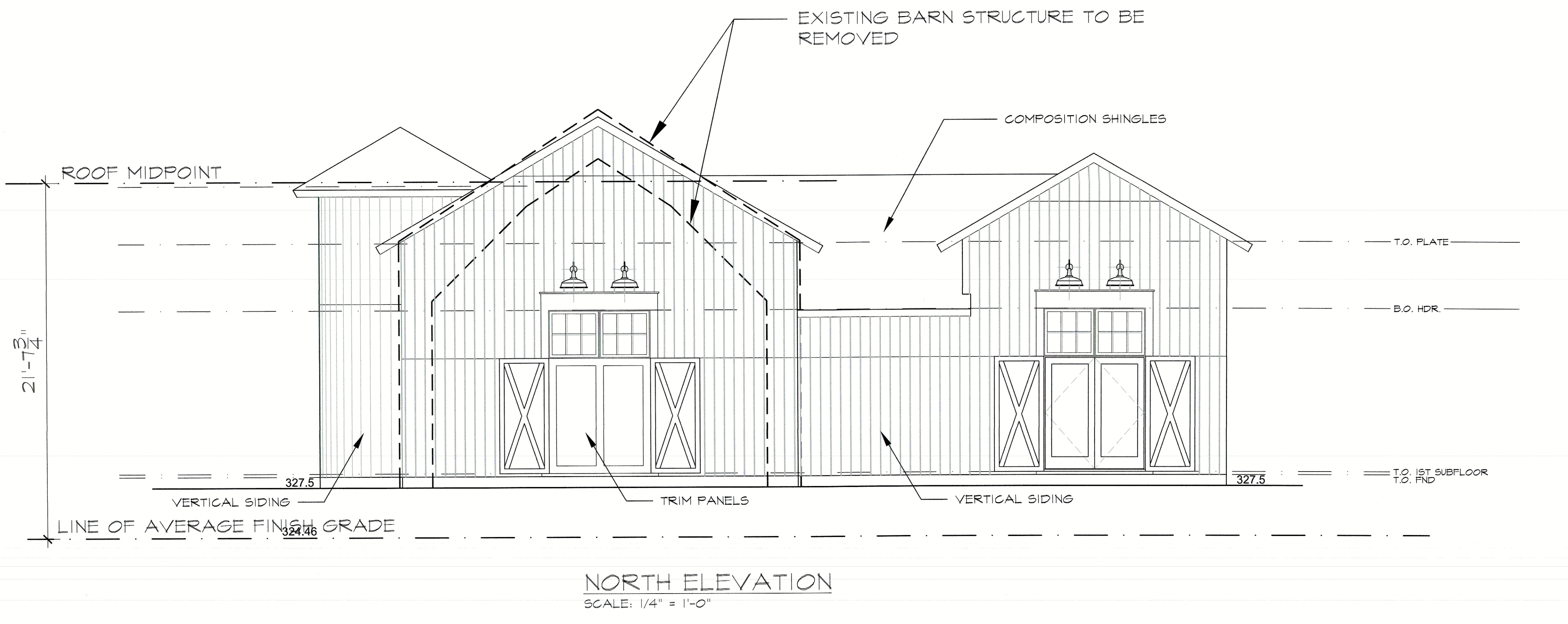
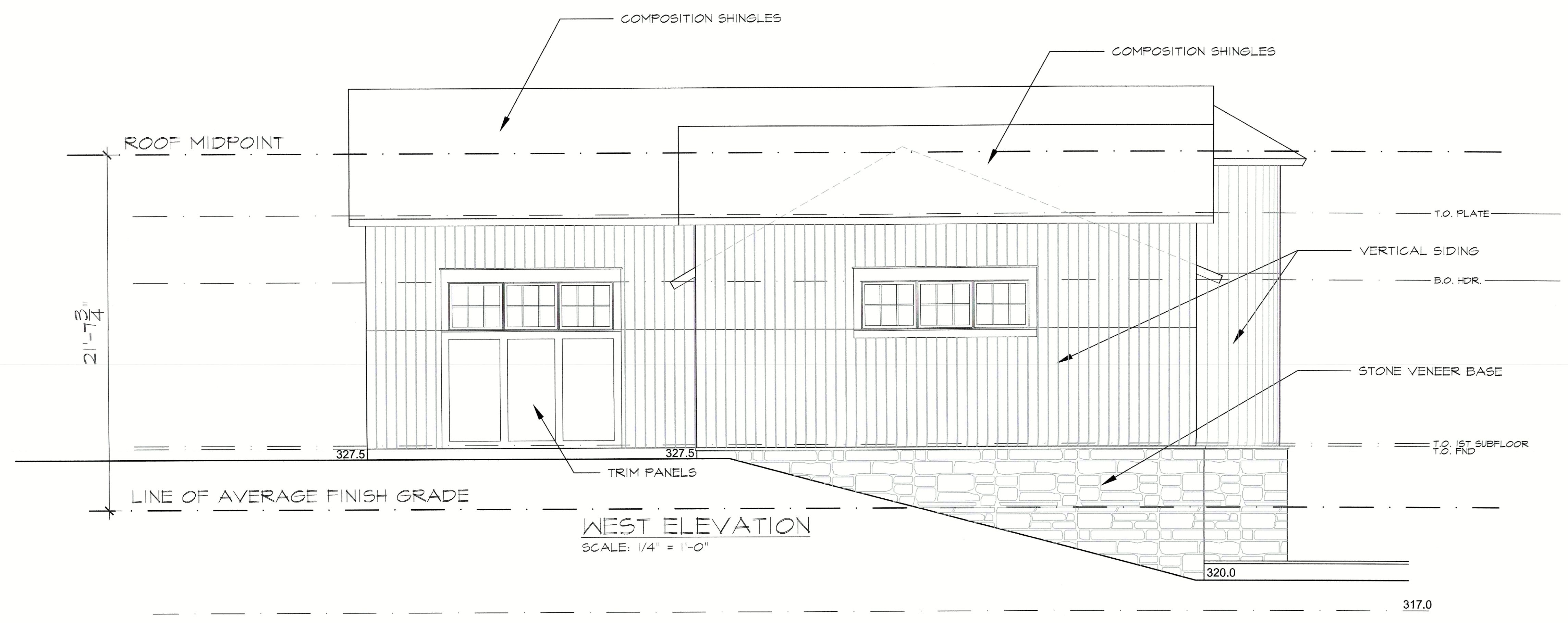
T.P. 3:  
DEPTH: 0'-9" MATERIAL: TOPSOIL  
9"-24" YELLOW BROWN SANDY LOAM  
24"-96" SAND/ GRAVEL/ STONES  
NO MOTTLING, NO WATER, NO LEDGE

THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE UTILITIES MARKED ON THE GROUND.

SHEET 1 OF 2

DATE		REVISION		TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.	
DATE		REVISION		L.S. NO. 9344	
DATE		REVISION		<b>Alford ASSOCIATES, INC.</b> CIVIL ENGINEERS WINDSOR, CONNECTICUT WILSON H. ALFORD, JR., P.E. & L.S. 860-688-7288	
DATE		REVISION		SCALE: 1 IN. = 20 FT. DATE: OCTOBER 3, 2023	
				<b>IMPROVEMENT LOCATION SURVEY</b>  PREPARED FOR <b>KEMPER ASSOCIATES ARCHITECTS LLC</b>  LOT 1 #25 HOLCOMB STREET SIMSBURY, CONNECTICUT	

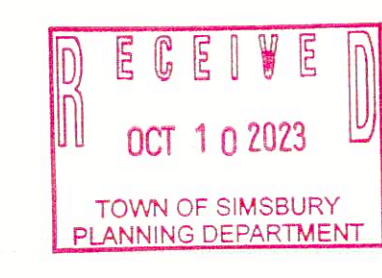
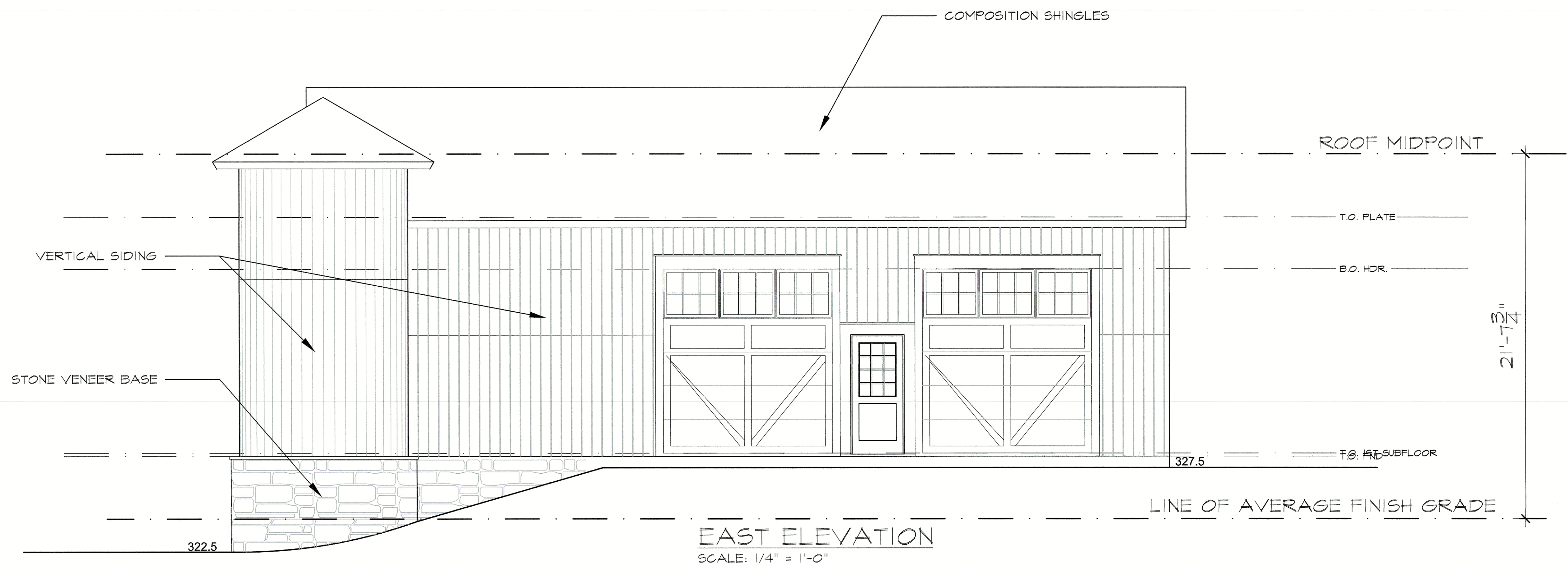




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PLANNING DEPARTMENT

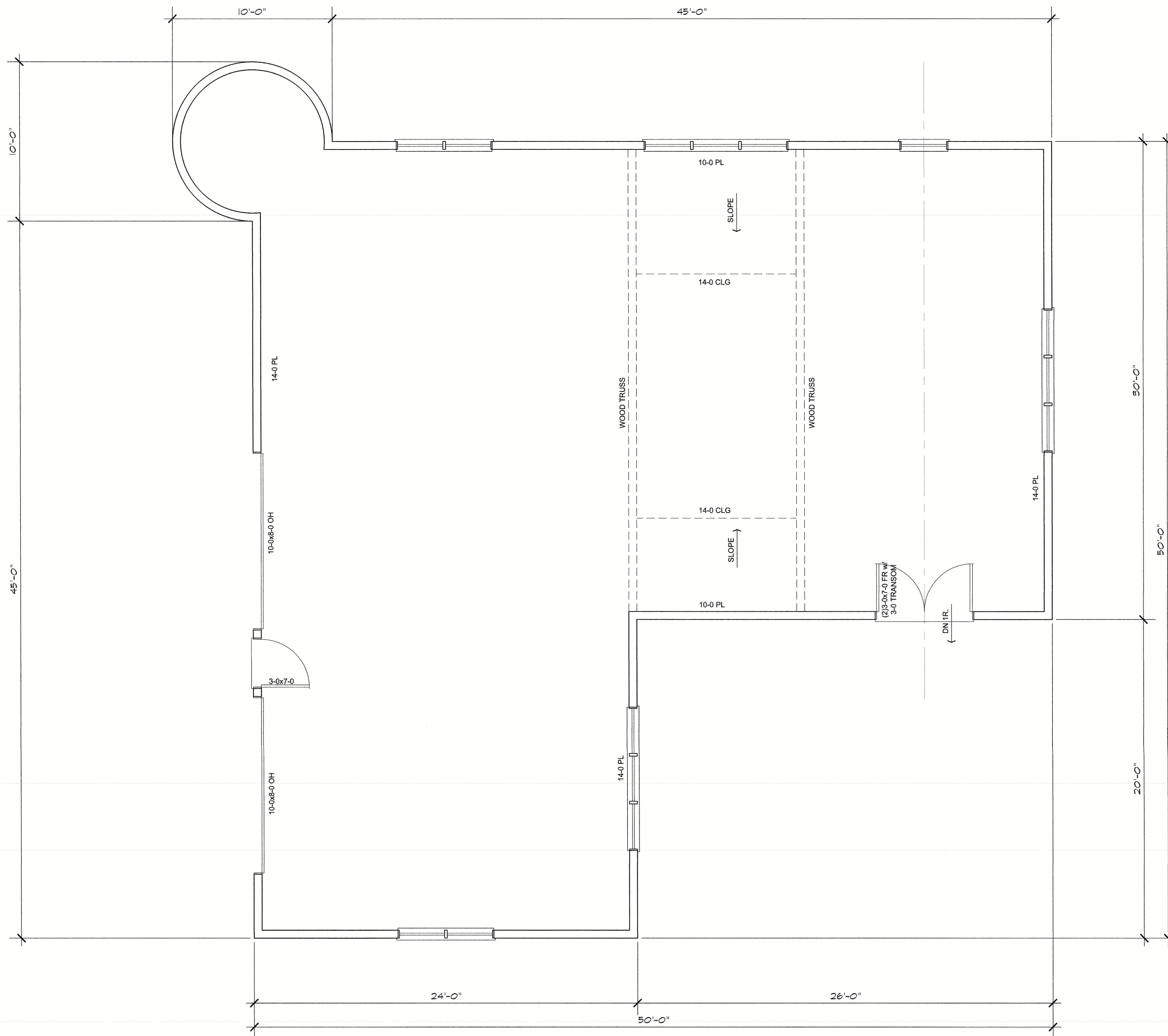
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BARN FLOOR PLAN  
SCALE: 1/4"=1'-0"



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Date  
05 Oct 2023  
Revision

Kemper Associates Architects LLC  
790 Farmington Avenue • Bldg #2 • Farmington, Connecticut 06032  
(860) 409 - 7155 Fax (860) 409 - 7160

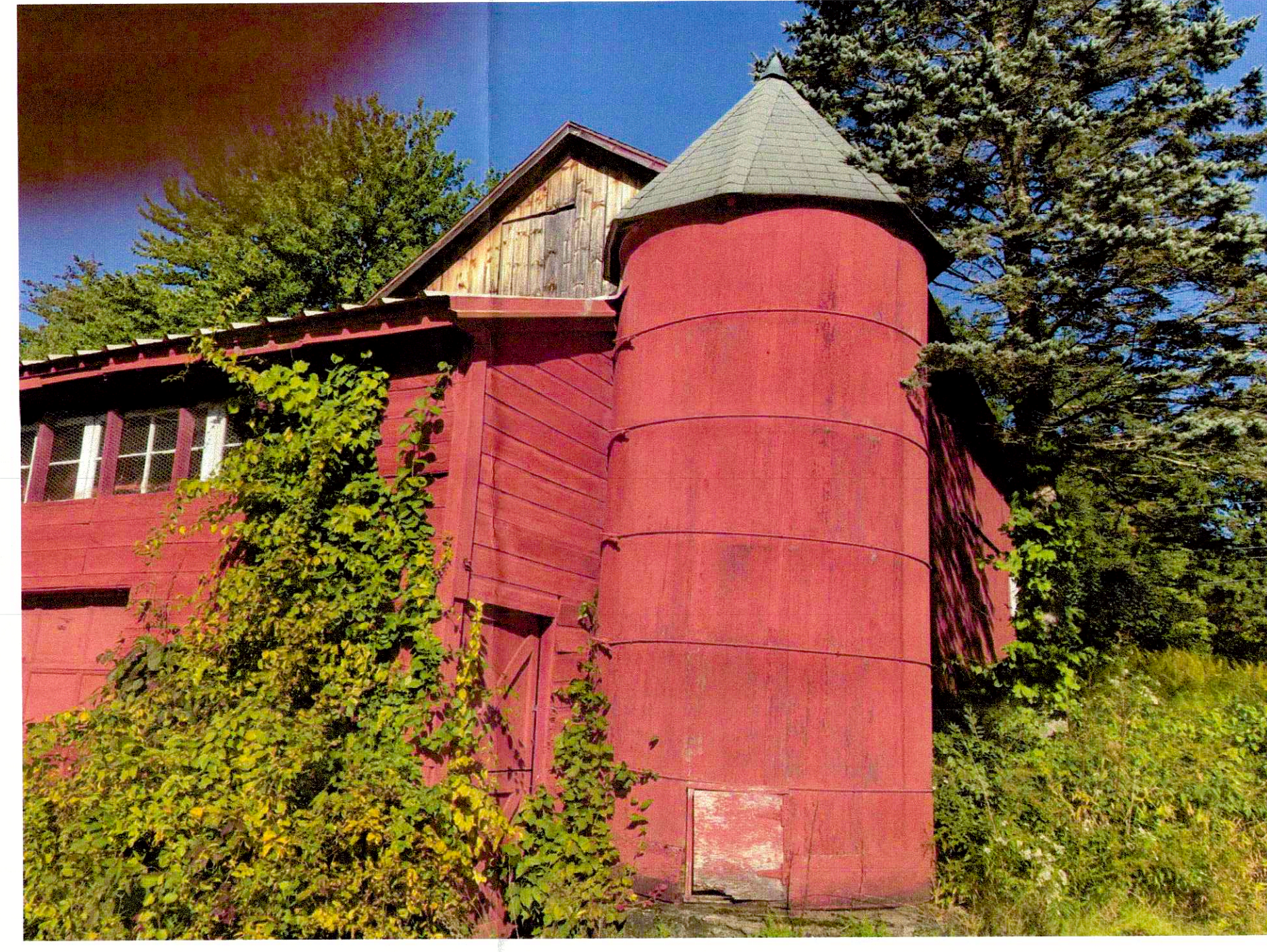
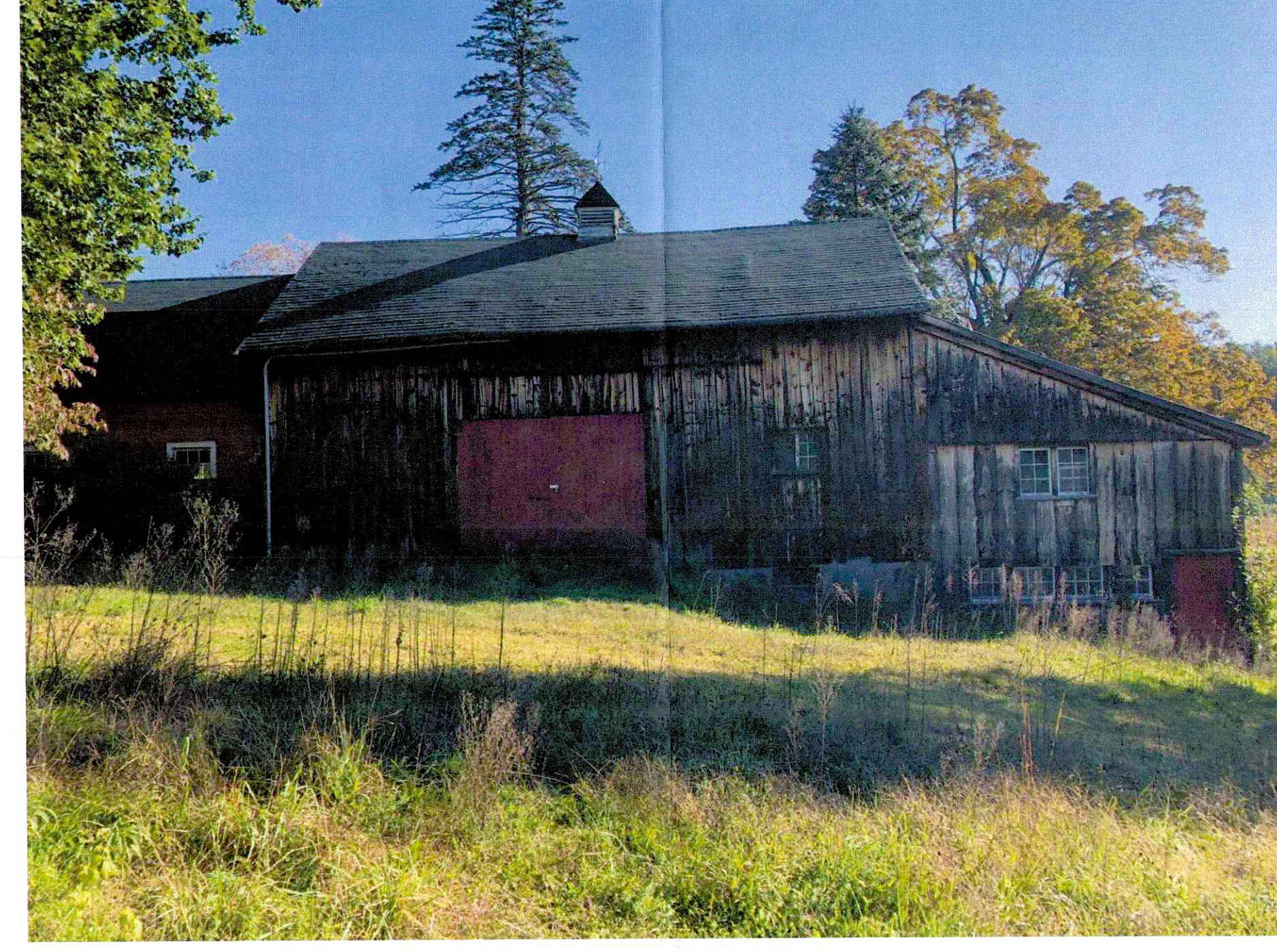
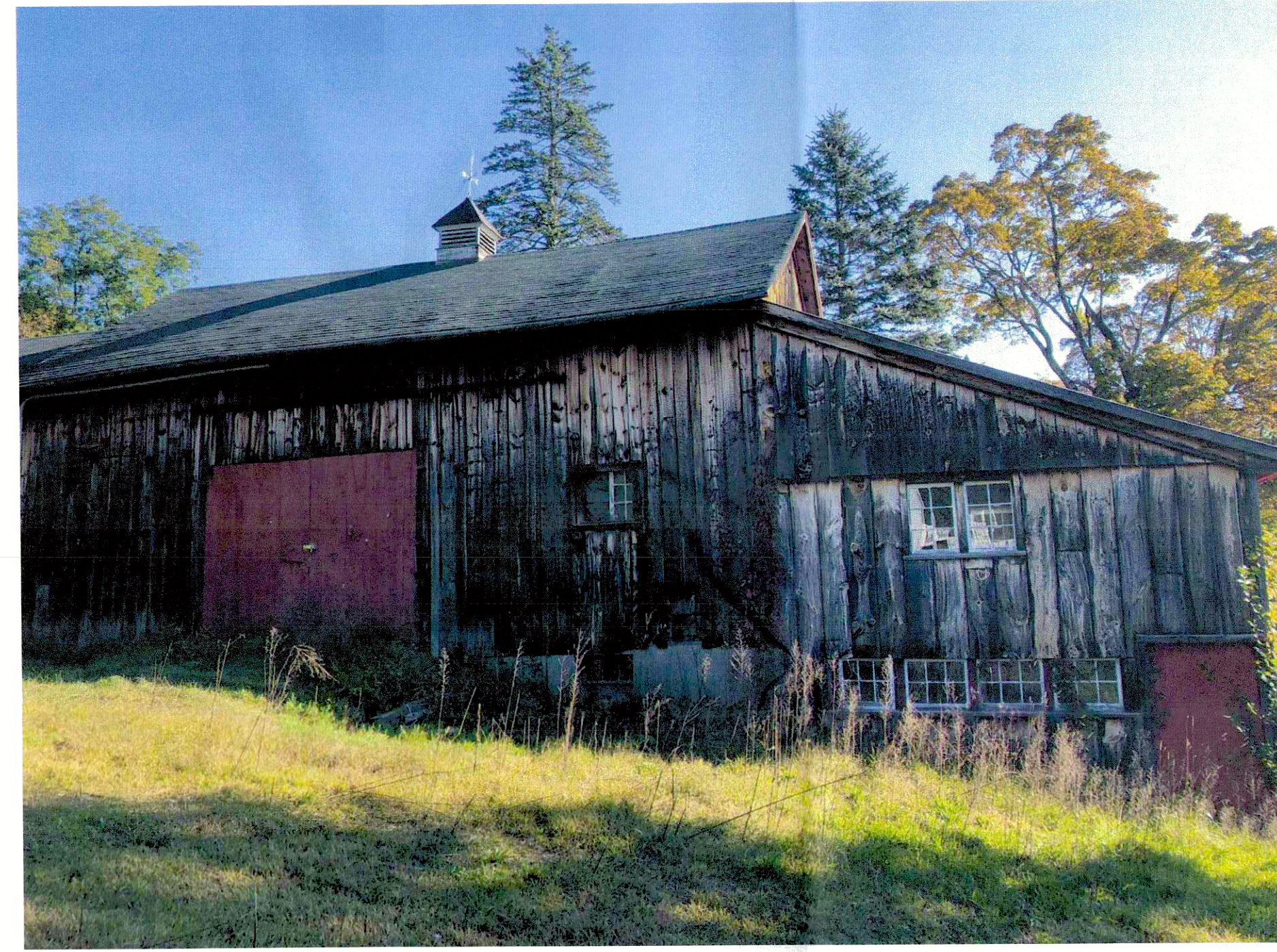
PROPOSED BARN FOR:  
THE HILLIS RESIDENCE -  
25 HOLCOMB STREET  
SIMSBURY, CONNECTICUT

REVISIONS:

Checked By

Sheet No.  
A-3





EXISTING BARN STRUCTURE

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PLANNING DEPARTMENT

Date  
05 Oct 2023  
Revision  
05 May 2023

Kemper Associates Architects LLC  
796 Farmington Avenue • Bldg #2 • Farmington, Connecticut 06032  
(860) 409 - 7155 Fax (860) 409 - 7180

PROPOSED BARN FOR:  
THE WILLIS RESIDENCE -  
25 HOLCOMB STREET  
SIMSBURY, CONNECTICUT

REVISIONS:

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