

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

Application Number: 24-01

Fee \$ 370.00

Requested Action (please check appropriate box):

Variance

Appeal Decision of Zoning Official



Location of Property: 530 Bushy Hill Road (Simsbury Commons)
(number and street name)

Simsbury Assessor's Map Number B20 Block Number 508 Lot Number 001-B

Deed Volume Number 950 Page Number 685 (property owner must supply copy of the deed)

Applicant - Please Print the Following:

Name: Raising Cane's Restaurant, LLC
Address: 6800 Bishop Road
Plano, TX 75024

Email: ty@k2law.com Telephone: 860-916-5966

Signature of Applicant: [Signature] Date: 2-5-24

Applicant's Interest in Property: Leasehold/Contract

Record Owner of Property: Simsbury Commons, LLC
(print name & address of owner)
Date: _____
(signature of owner)

Property is in Zone B-3 of (applicable section(s) Zoning Regulations 4.3

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

- A) Increase of sign size from allowed 47 Sf to 258 Sf. (See Proposed Site Calculations Attached).
- B) Internally lit message board signs: (See Proposed Site Calculations).

Describe the specific hardship:

Please see attached Schedule "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.** 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

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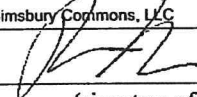
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Record Owner of Property: Simsbury Commons, LLC
(print name & address of owner)
 (signature of owner) Date: 1/31/2024 7-5-24

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Raising Cane's Proposed Site Calculations

Site Legend Letter	Description	Quantity	Size (Sf)	Total Size (Sf)
A	Cane's Wall Sign	4	24.14	96.56
C	Chicken Fingers Interior Sign	1	5.27	5.27
F	One Love Building Canopy Sign	1	18.84	18.84
			Subtotal	120.67

Art Graphics

Site Legend Letter	Description	Quantity	Size (Sf)	Total Size (Sf)
D	One Love Heart Building Art	1	39.88	39.88
E	Red Dog Building Art	1	32	32
			Subtotal	71.88

Drive-Thru Menus

Site Legend Letter	Description	Quantity	Size (Sf)	Total Size (Sf)
G	Drive Thru Menu Board	2	28.63	57.26
H	Pre Sell Board	1	8.31	8.31
			Subtotal	65.57

Grand Total SF Proposed	258.12
Grand Total SF Allowed	47
SF Variance	211.12

SCHEDULE "A"

DESCRIBE THE SPECIFIC HARDSHIP.

- 1) ONE LOVE HEART Building Art- @ Page 14
RED DOG Building Art- @ Page 15
-Both images of Art displays and do not convey any word/text and are not traditional signs or advertisements so it is a hardship to restrict these images by the sign allowance.
- 2) Unique & remote area of the physical location of the building at the site – creates a hardship with regard to the visibility of signage from road view which includes “driving” vision from Route 44 viewing “in” from Avon, CT on Route 44.

The physical location as a remote part of the Simsbury Commons shopping center are a hardship in that its remoteness & obstructed views cause a commercial site vision hardship.

-Comparable neighboring businesses:

- a. Dunkin’ & McDonalds- examples of illuminated menus
- b. Walgreens- example of business with multiple building signs also located at Simsbury Commons



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development



PUBLIC HEARING SIGN RECIPIENT FORM

RECIPIENT INFORMATION

Name: Kyle Kebea

Number of Signs: 2

Phone: 978-660-2070

Email: Kyle@HillsonContractors.com

Property on Application: 530 Bushy Hill 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: Kyle Kebea

Signature of Recipient: *Kyle Kebea*

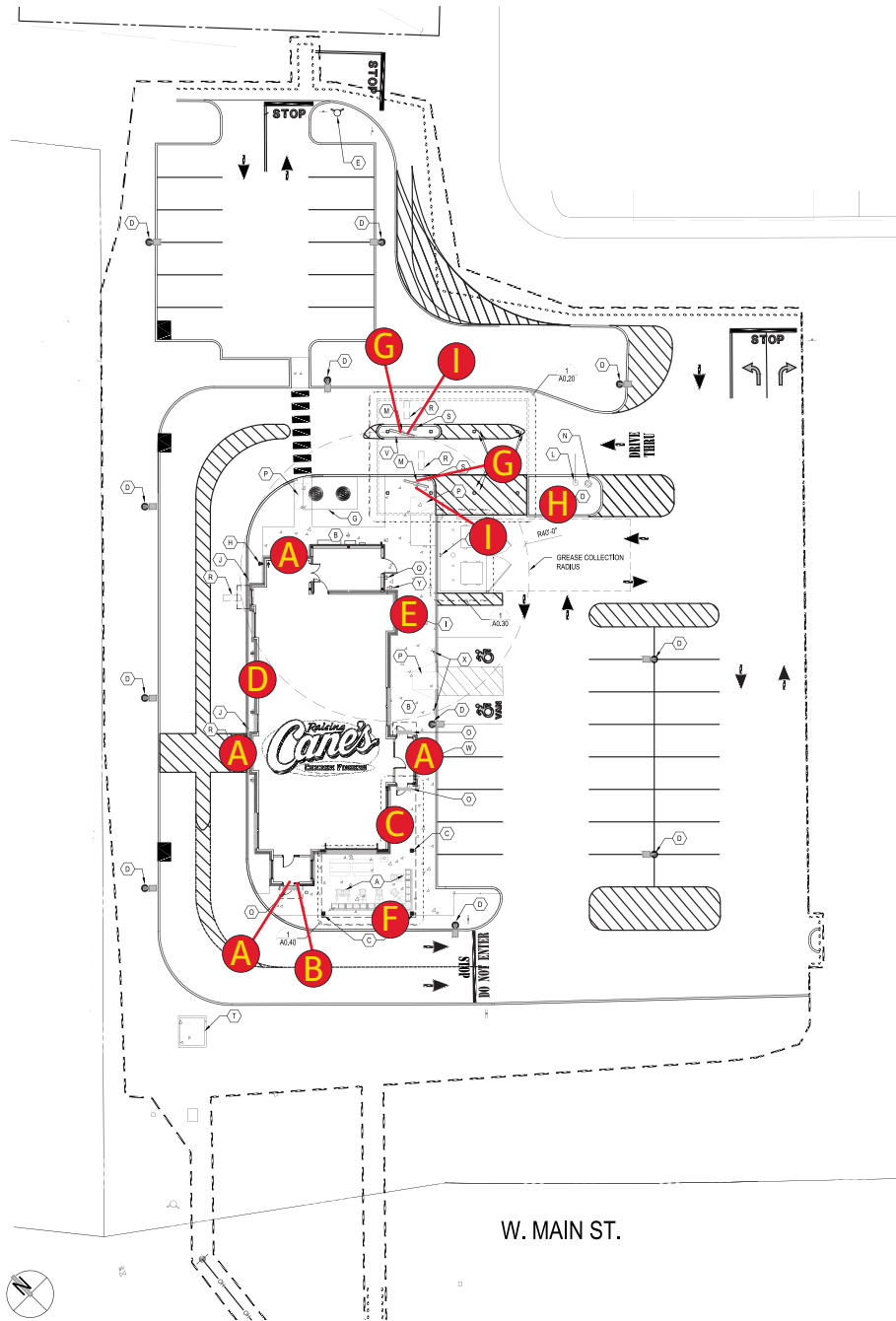
Date: 2-7-24



530 Bushy Hill Road/RC0935
 Simsbury, CT 06070
 02/27/2024

DRAWING REVISIONS	
DATE	CHANGE
5/9/23	Updated elevations
6/8/23	Updated elevations & OLH details
9/29/23	Updated siteplan & elevations
12/18/23	Updated signage with new engineering, address, & notes
12/22/23	Added night views
1/5/24	Edited night views
2/7/24	Edited night views
2/27/24	Edited night views

SITEMAP



	QTY.	CODE	DESCRIPTION
A	4	WS-8FT	4x8 Wall Sign (Halo Lit)
B	1	ONS	Open Sign
C	1	CFNS	Chicken Fingers Neon Sign
D	1	OLH	One Love Heart
E	1	RD-1	Red Dog
F	1	CAN	One Love Canopy Letters (Uplit)
G	2	DTMB	DT Menuboard
H	1	DTPS	Pre Sell Board
I	2	DTSP	Speaker Post

No dev or LL restrictions as of 2/1/2022 Multiple multi tenants in vicinity, placement subject to LL Property aggregate for freestanding and wall signs NTE 1 SF/ LF of building frontages. Signs may be externally lighted or back-lit (no internal illumination), Numerous variances likely required. Window, Mural/ artwork, and Drive Thru not in code subject to review.		YES	NO
	RED DOG	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	MURAL	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	FLAGS	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	OLH	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Location: Simsbury, CT

Date: 02/19/2022

Site ID: RC0935

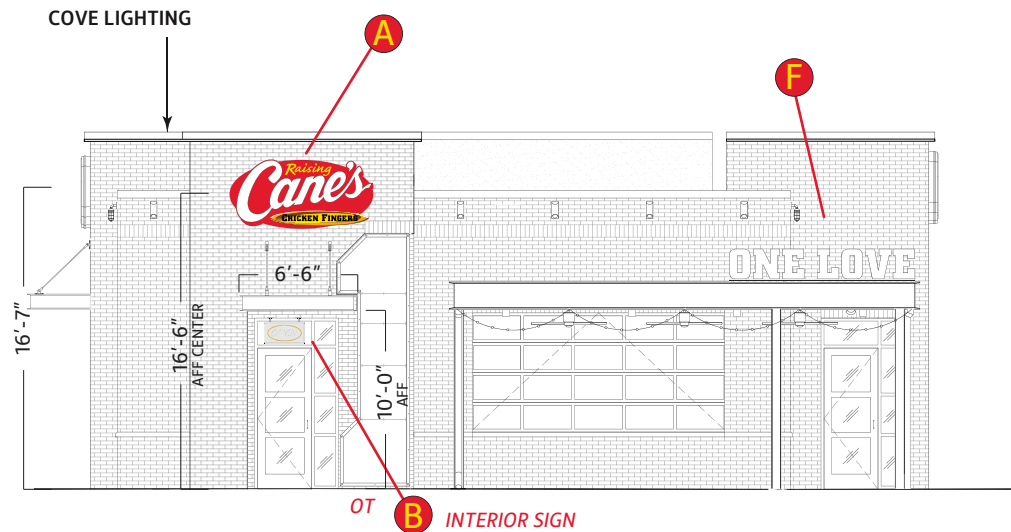
AGI PM: Scott Rogers

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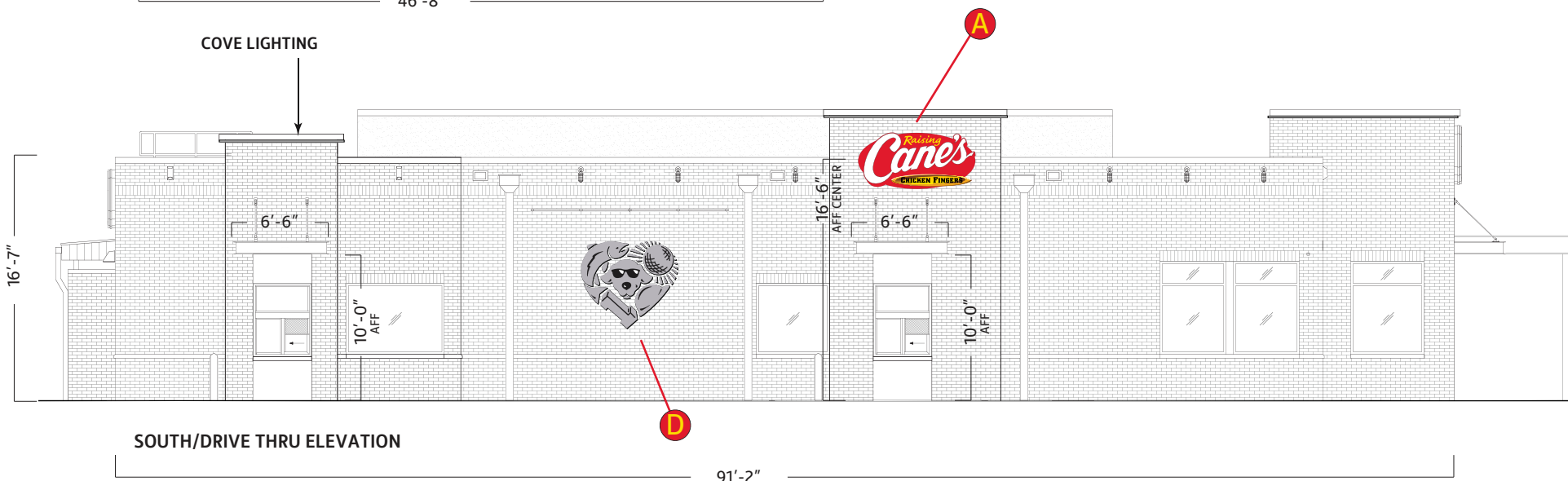
ELEVATIONS

	QTY.	CODE	DESCRIPTION
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EAST/FRONT ELEVATION

46'-8"



SOUTH/DRIVE THRU ELEVATION

91'-2"

Scale: 3/32"=1'



Location: Simsbury, CT

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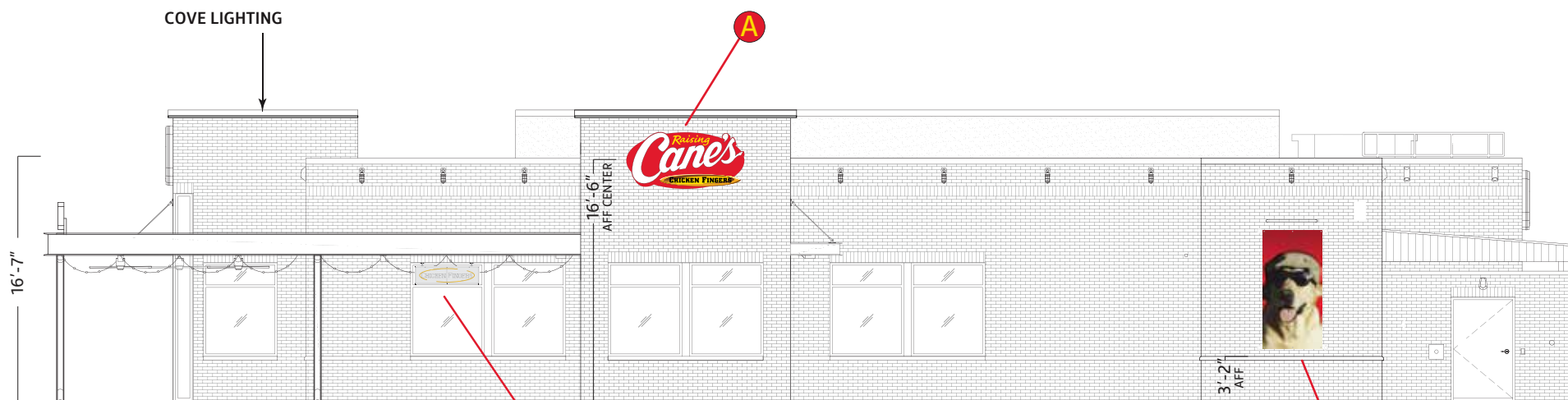
ELEVATIONS



WEST/REAR ELEVATION

46'-8"

	QTY.	CODE	DESCRIPTION
A	4	WS-8FT	4x8 Wall Sign (Halo Lit)
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G	2	DTMB	DT Menuboard
H	1	DTPS	Pre Sell Board
I	2	DTSP	Speaker Post



NORTH/SIDE ENTRY ELEVATION

91'-2"

Scale: 3/32"=1'



Location: Simsbury, CT

Date: 02/19/2022

Site ID: RC0935

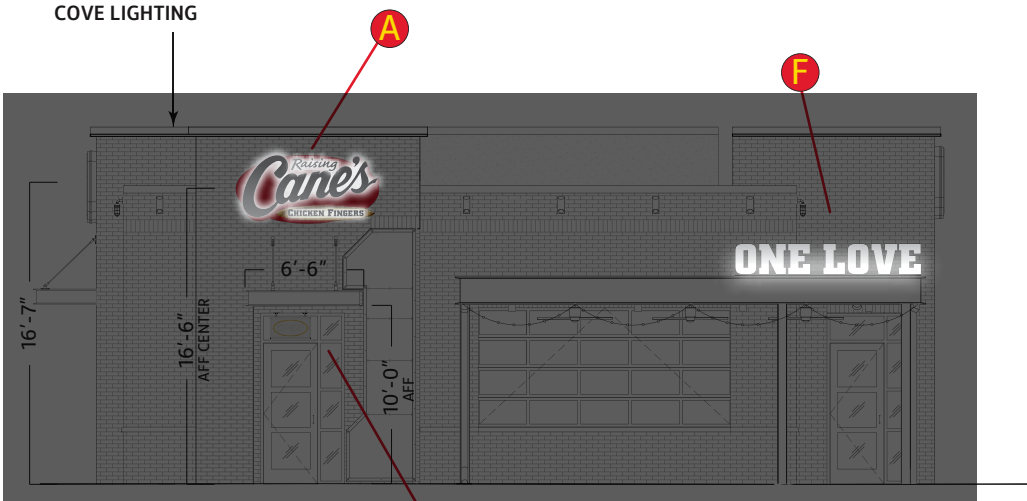
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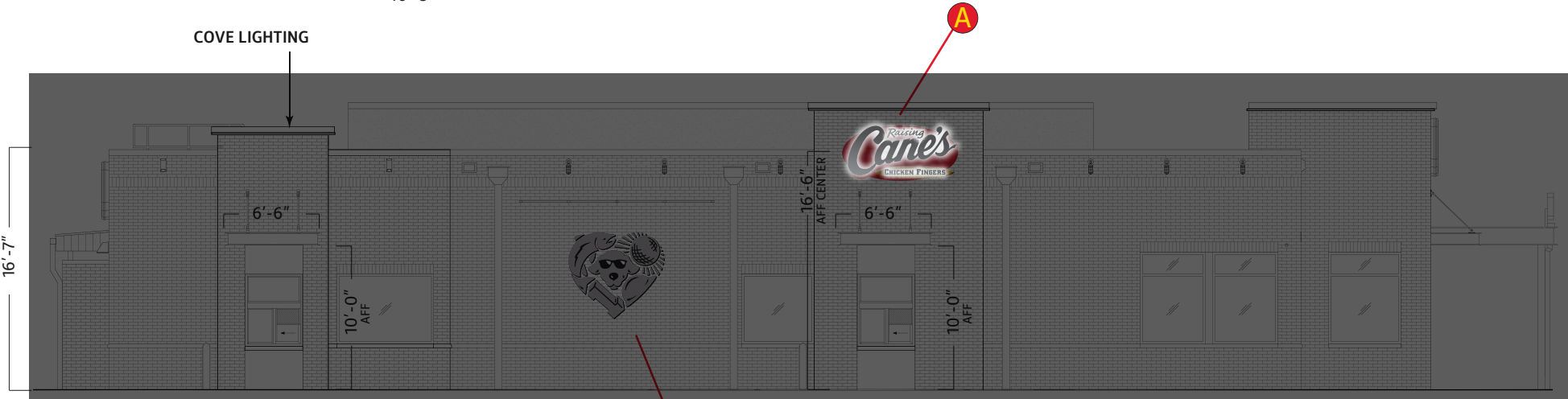
ELEVATIONS (NIGHT VIEWS)

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EAST/FRONT ELEVATION
OT **B** INTERIOR SIGN

46'-8"



SOUTH/DRIVE THRU ELEVATION

91'-2"

Scale: 3/32"=1'

AMBIENT LIGHTING VARIES BY LOCATION. THIS ARTISTIC REPRESENTATION MAY NOT MATCH ACTUAL.

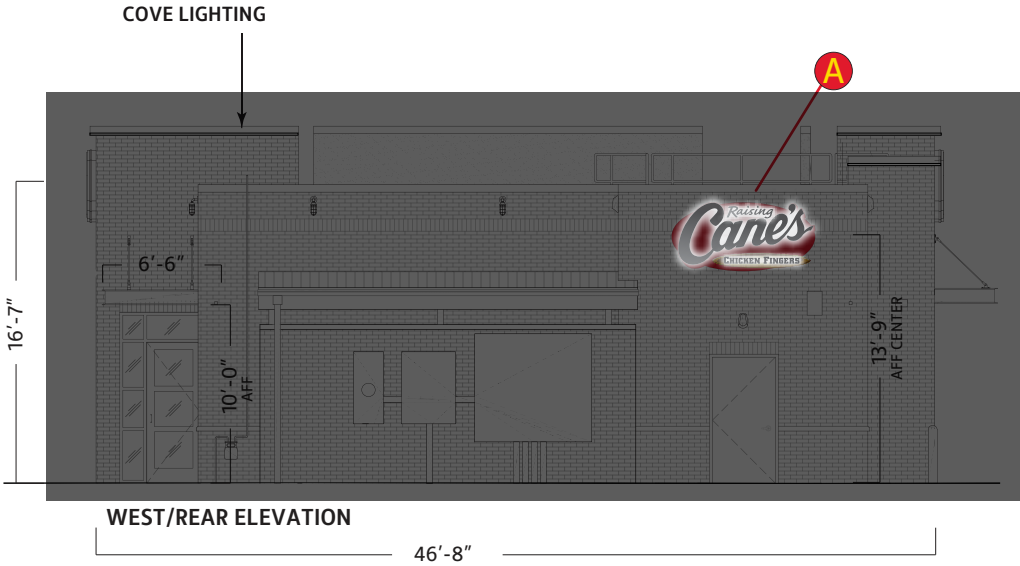


Location: Simsbury, CT
Site ID: RC0935

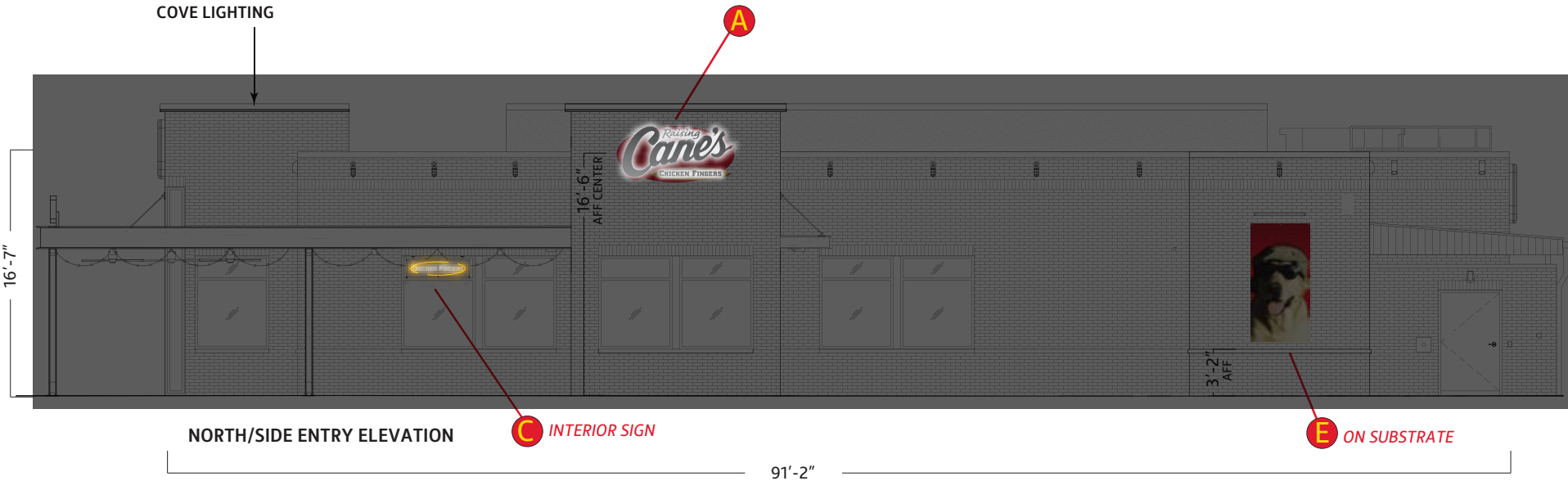
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ELEVATIONS (NIGHT VIEWS)



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Scale: 3/32"=1'

AMBIENT LIGHTING VARIES BY LOCATION. THIS ARTISTIC REPRESENTATION MAY NOT MATCH ACTUAL.

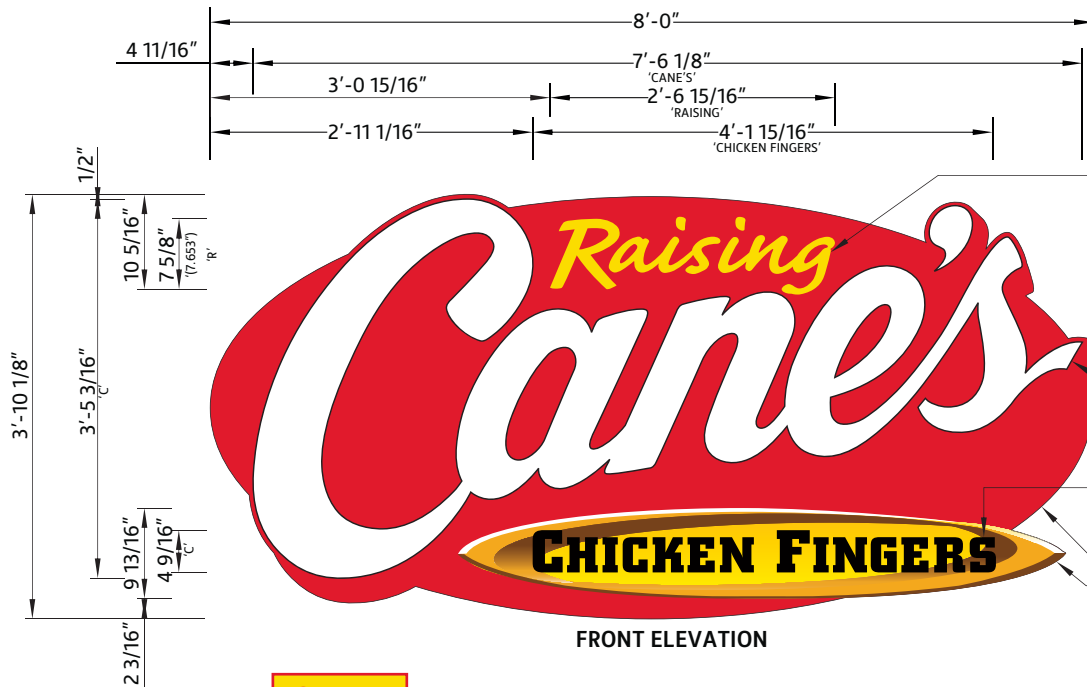


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FRONT ELEVATION

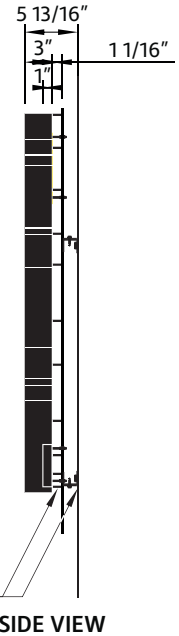
'RAISING' IS 1" PVC HALO ILLUMINATED LETTER **PAINTED TO MATCH TO MATCH 3M #3630-015 'YELLOW'**
-RETURNS **PAINTED TO FACE**

FABRICATED HALO ILLUMINATED 'CANE'S' LETTERS ARE **PAINTED MAP 'WHITE'**
-RETURNS **PAINTED 'BLACK'**

'CHICKEN FINGERS' IS 1" PVC HALO ILLUMINATED LETTER **PAINTED MAP 'BLACK'**
-RETURNS **PAINTED 'BLACK'**

1/8" ALUM. BACKER PANEL IS **PAINTED MP 2075 'RED'**
-SURFBOARD GRAPHIC IS **SURFACE APPLIED FULL COLOR DIGITAL PRINT**

ALUM. STANDOFFS & ALUM. ANGLES ARE **PAINTED MAP 'BLACK'**

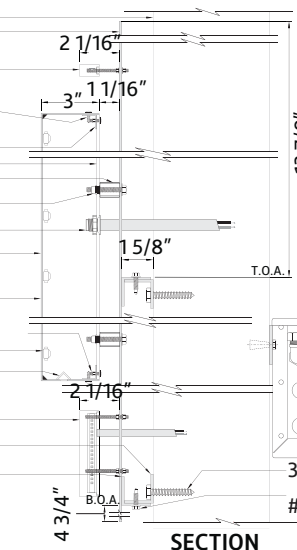


SIDE VIEW

24.14

Sign Area

- EXISTING WALL
- 1/8" ALUM. BACKER PANEL
- 'RAISING' PVC LETTER - SEE DETAIL
- #8 S.S.P.H. SHEET METAL SCREW
- 3/4" X 3/4" X .063" ALUM. ANGLE CLIP
- PAINT W/ **WHITE LIGHT ENHANCING PAINT**
- 1/8" CLEAR ACRYLIC LENS
- 3/4" Ø X .065" ALUM. TUBE SPACER
- 1/4" - 20 BOLT W/ RIVET NUT
- 9/16" WALL BUSTER CONDUIT & COMPRESSION FITTING
- 'CANE'S' FAB. HALO LETTER
- TYPICAL FABRICATED ALUM. LETTER:
- FACE - .090" ALUM., -RETURN - .063" ALUM., -INSIDE TO BE **PAINTED W/ WHITE LIGHT ENHANCING PAINT**
- #8 S.S.P.H. MACHINE SCREW W/ NUT
- LED MODULE - REFER TO LAYOUT
- 1/4" Ø WEEP HOLE W/ LIGHT SHIELD AS REQ'D.
- 'CHICKEN FINGERS' PVC LETTER - SEE DETAIL
- 1 1/2" X 1 1/2" X 1/8" ALUM. MTG ANGLE
- 1 1/2" X 1 1/2" X 1/8" ALUM. ANGLE
- VERSILOKED TO ALUM. BACKER PANEL



SECTION

- TRANSFORMER BOX
- TO HOUSE LED POWER SUPPLY
- DISCONNECT SWITCH
- 1/2" X 6' LONG FLEXIBLE LIQUID TITE CONDUIT WHIP
- TO OWNER PROVIDED POWER SUPPLY
- 3/8" Ø MOUNTING HARDWARE AS REQ'D - SEE CHART
- #12 HEX HEAD SELF DRILLING SCREW



NIGHT VIEW



Location: Simsbury, CT

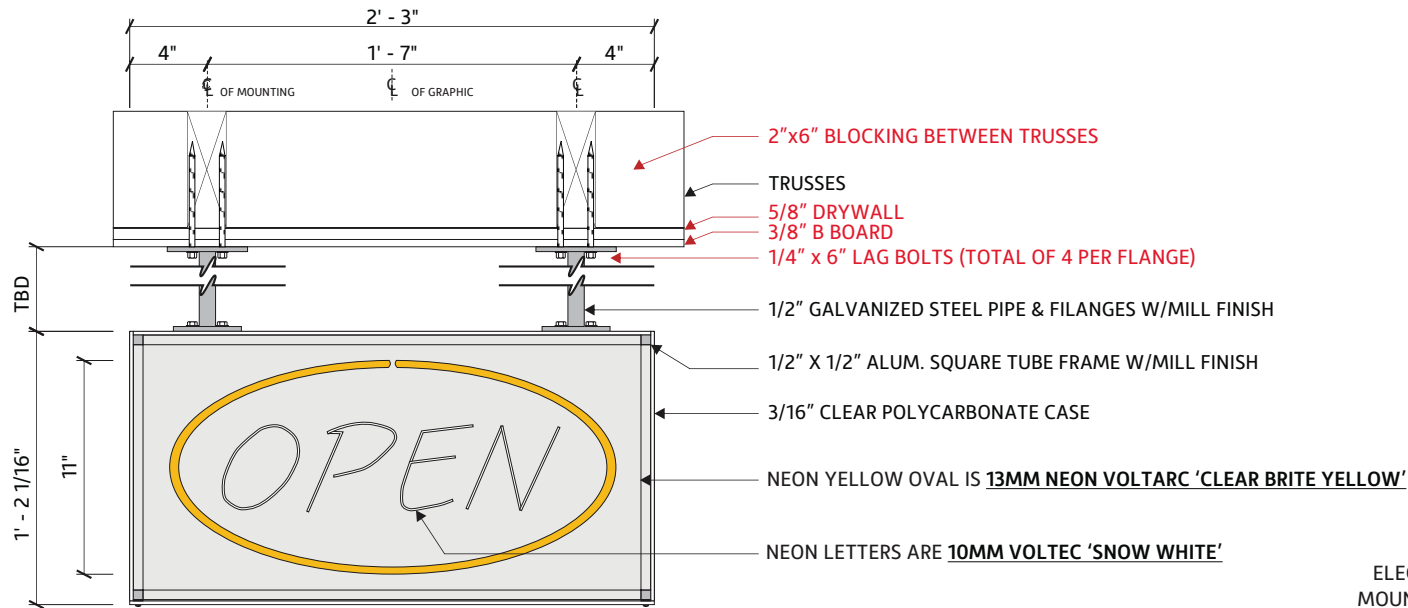
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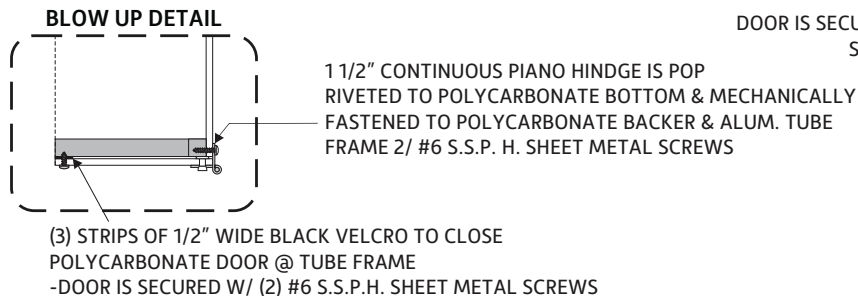
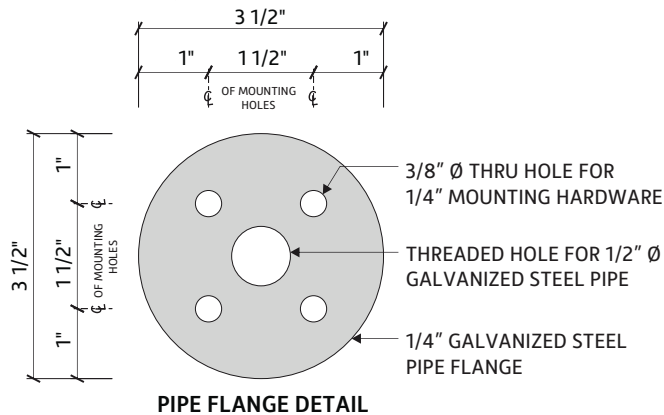
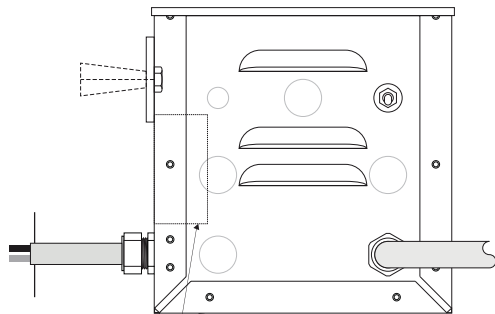
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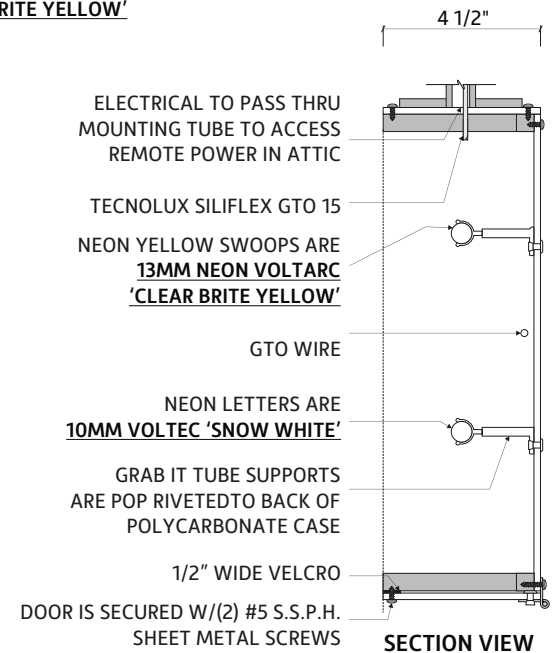
B



NOTES:
 1.) TRANSFORMER IS MOUNTED REMOTELY
 2.) CONNECT 14 GA GROUND WIRE TO EACH MOUNTING FLANGE & TO GROUND LUG PROVIDED BY TRANSFORMER.
 -CONNECT TRANSFORMER GROUND TO SERVICE GROUND AT PANEL BOX



CUTSHEET
ONS (H)
INTERIOR SIGN
PIPE LENGTH TO BE VERIFIED



ELECTRICAL DATA	
VOLTAGE	120
AMPERAGE	2.1



Location: Simsbury, CT

Date: 02/19/2022

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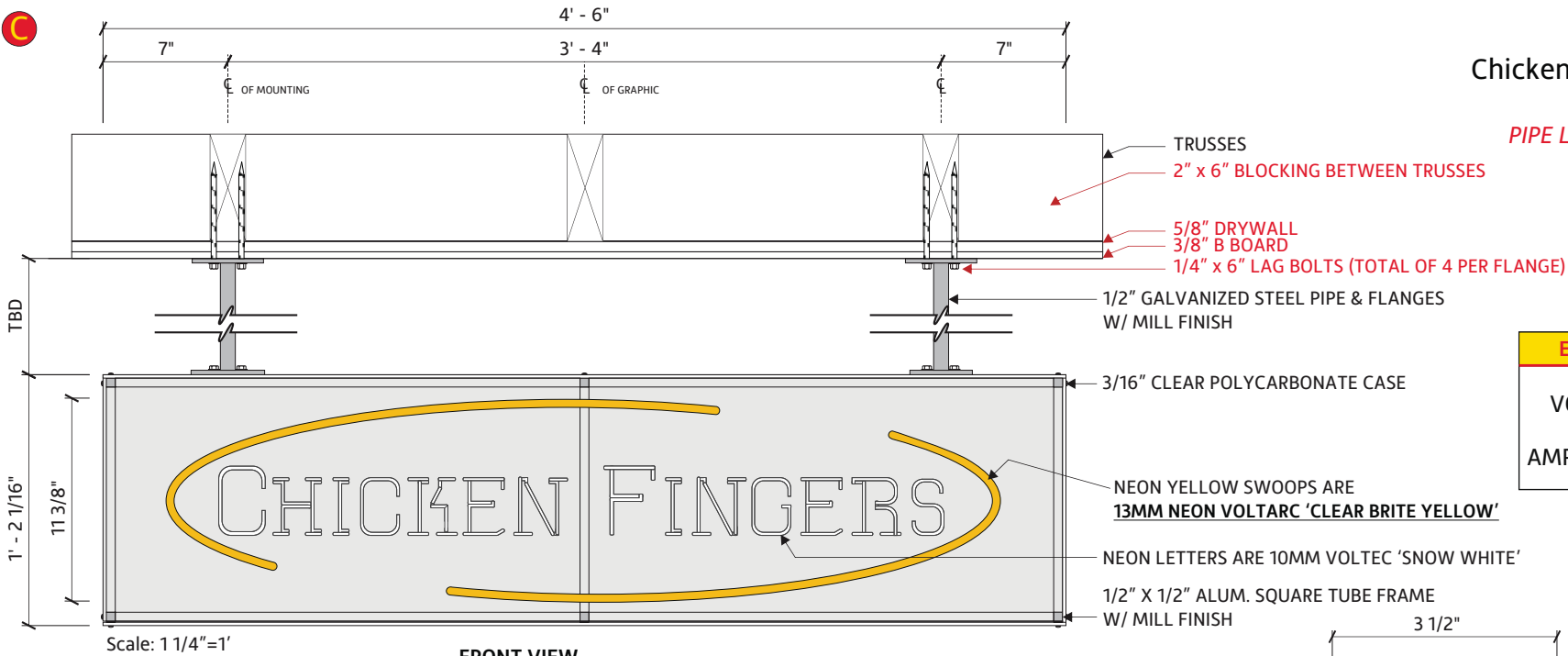


CUTSHEET

Chicken Fingers Neon Sign

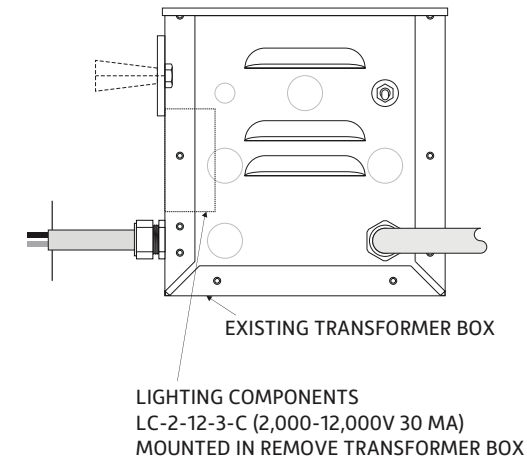
INTERIOR SIGN

PIPE LENGTH TO BE VERIFIED



ELECTRICAL DATA	
VOLTAGE	120
AMPERAGE	2.1

NOTES:
 1.) TRANSFORMER IS MOUNTED REMOTELY IN ATTIC. TRANSFORMERS ARE TO BE ELECTRONIC.



FRONT VIEW

ELECTRICAL TO PASS THRU MOUNTING TUBE TO ACCESS REMOTE POWER IN ATTIC

TECNOLUX SILIFLEX GTO 15
 NEON YELLOW SWOOPS ARE 13MM NEON VOLTARC 'CLEAR BRITE YELLOW'

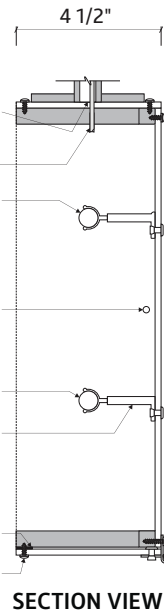
GTO WIRE

NEON LETTERS ARE 10MM VOLTEC 'SNOW WHITE'

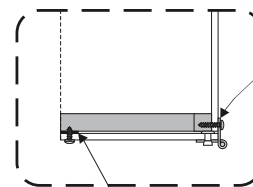
GRAB IT TUBE SUPPORTS ARE POP RIVETED TO BACK OF POLYCARBONATE CASE

1/2" WIDE VELCRO

DOOR IS SECURED W/ (2) #5 S.S.P.H. SHEET METAL SCREWS

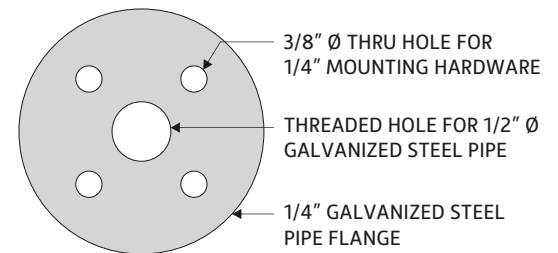
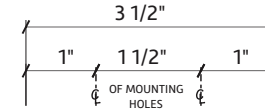


BLOW UP DETAIL



1 1/2" CONTINUOUS PIANO HINGE IS POP RIVETED TO POLYCARBONATE BOTTOM & MECHANICALLY FASTENED TO POLYCARBONATE BACKER & ALUM. TUBE FRAME 2/ #6 S.S.P. H. SHEET METAL SCREWS

(3) STRIPS OF 1/2" WIDE BLACK VELCRO TO CLOSE POLYCARBONATE DOOR @ TUBE FRAME - DOOR IS SECURED W/ (2) #6 S.S.P.H. SHEET METAL SCREWS



PIPE FLANGE DETAIL



Location: Simsbury, CT

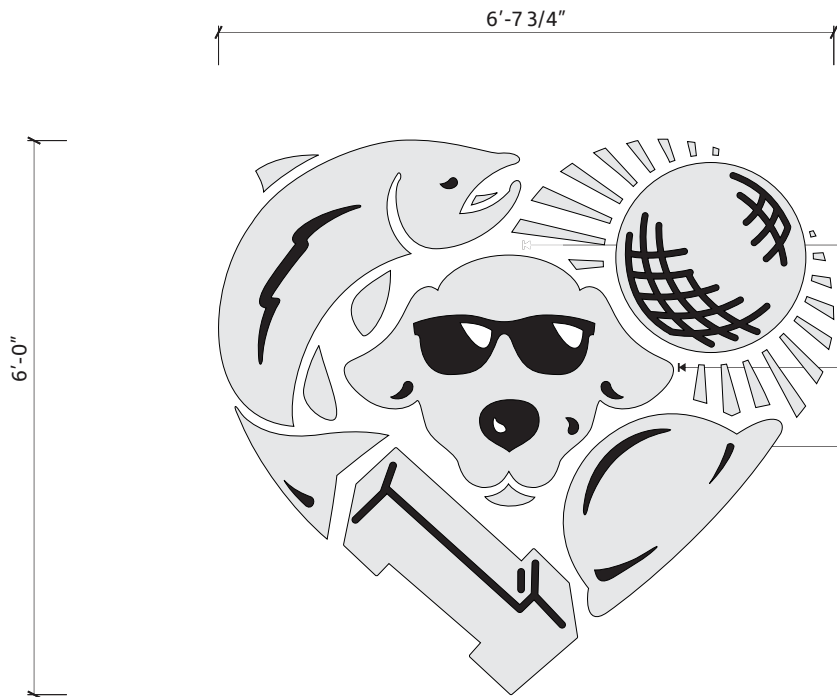
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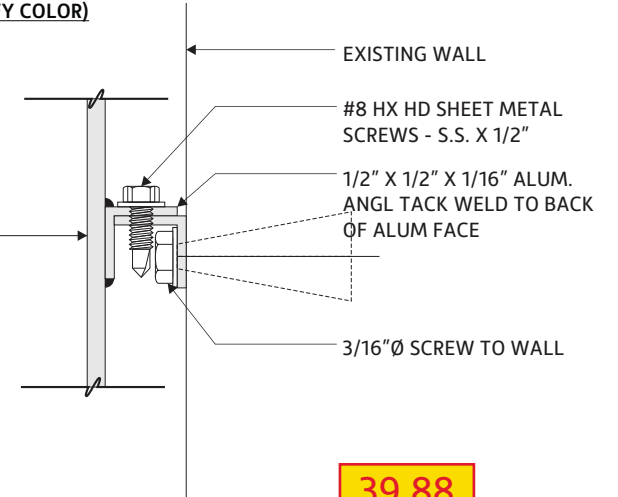




DETAIL IS SURFACE APPLIED OPAQUE VINYL 'BLACK' (CLIENT TO SPECIFY COLOR)

MAP BRUSHED ALUM.

1/8" PRECISION ROUTED ALUM.



39.88

Square Footage



Location: Simsbury, CT

Date: 02/19/2022

Site ID: RC0935

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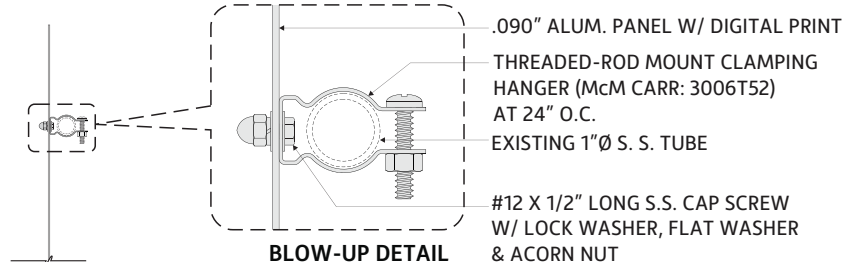
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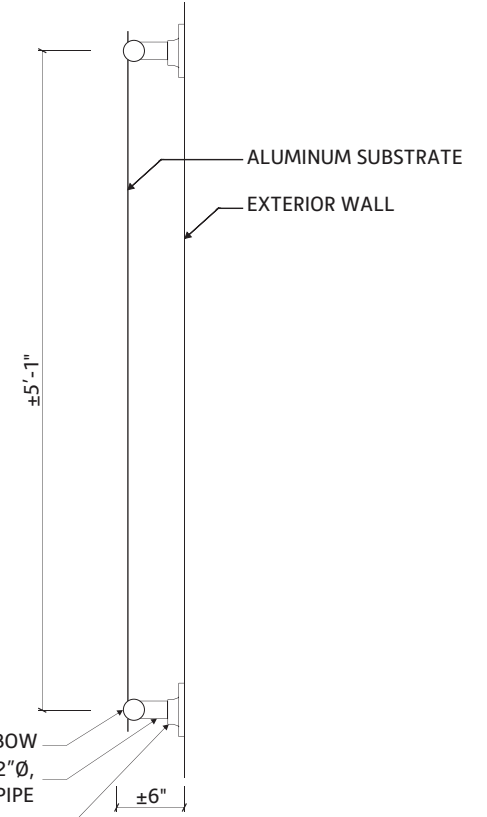
E

CUTSHEET

Red Dog on Substrate

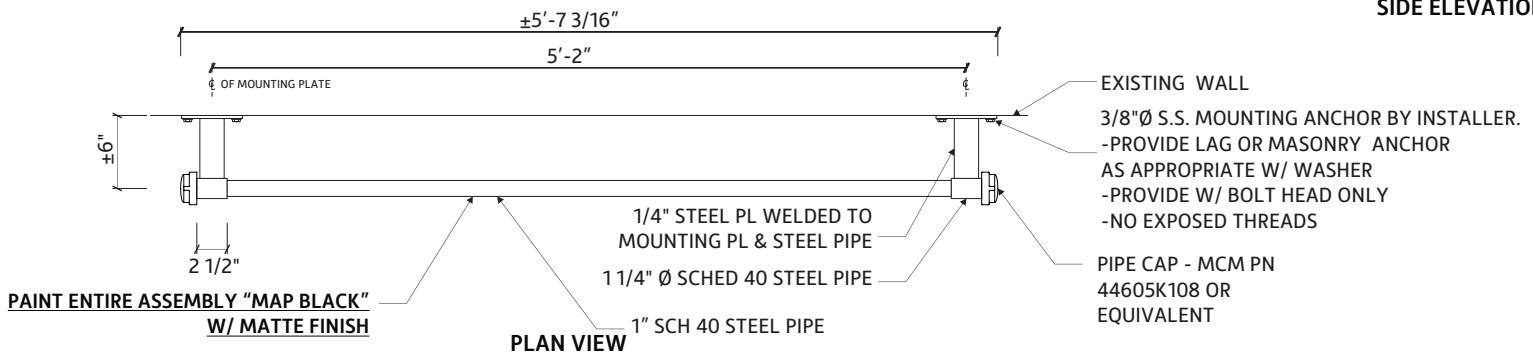


SIDE VIEW



SIDE ELEVATION

THIS IS A DIGITAL PRINT ON ALUMINUM SUBSTRATE AND RIGID.



PLAN VIEW



Location: Simsbury, CT

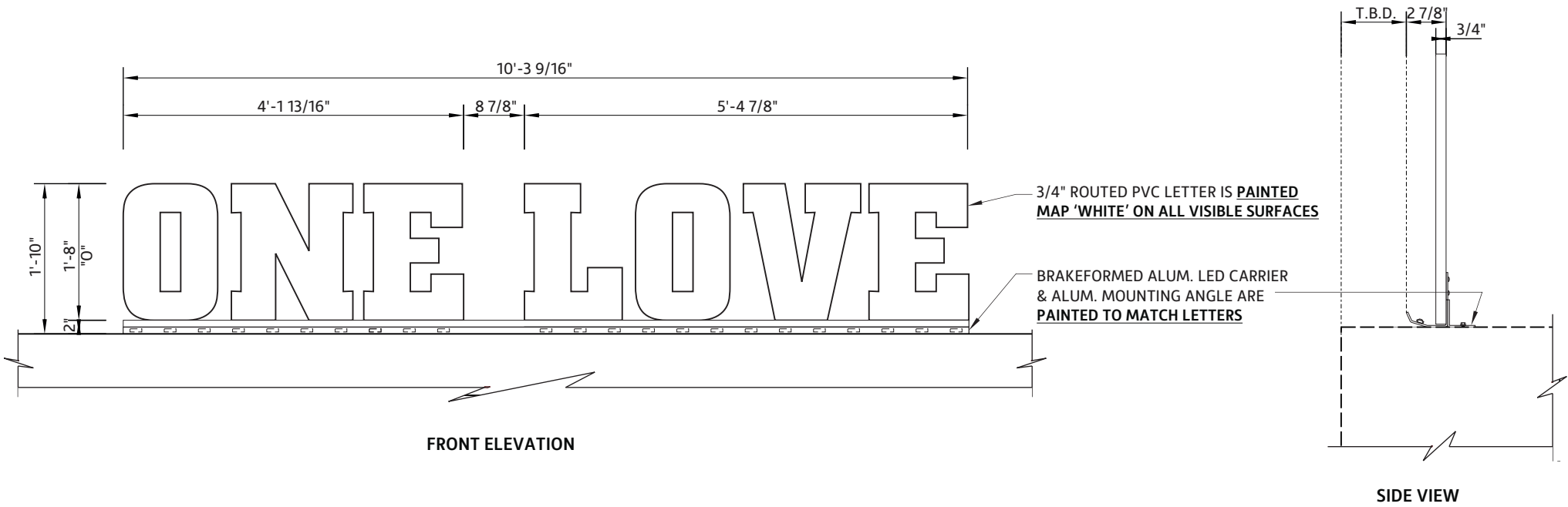
Date: 02/19/2022

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Site ID: RC0935

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NIGHT VIEW



Location: Simsbury, CT

Date: 02/19/2022

Site ID: RC0935

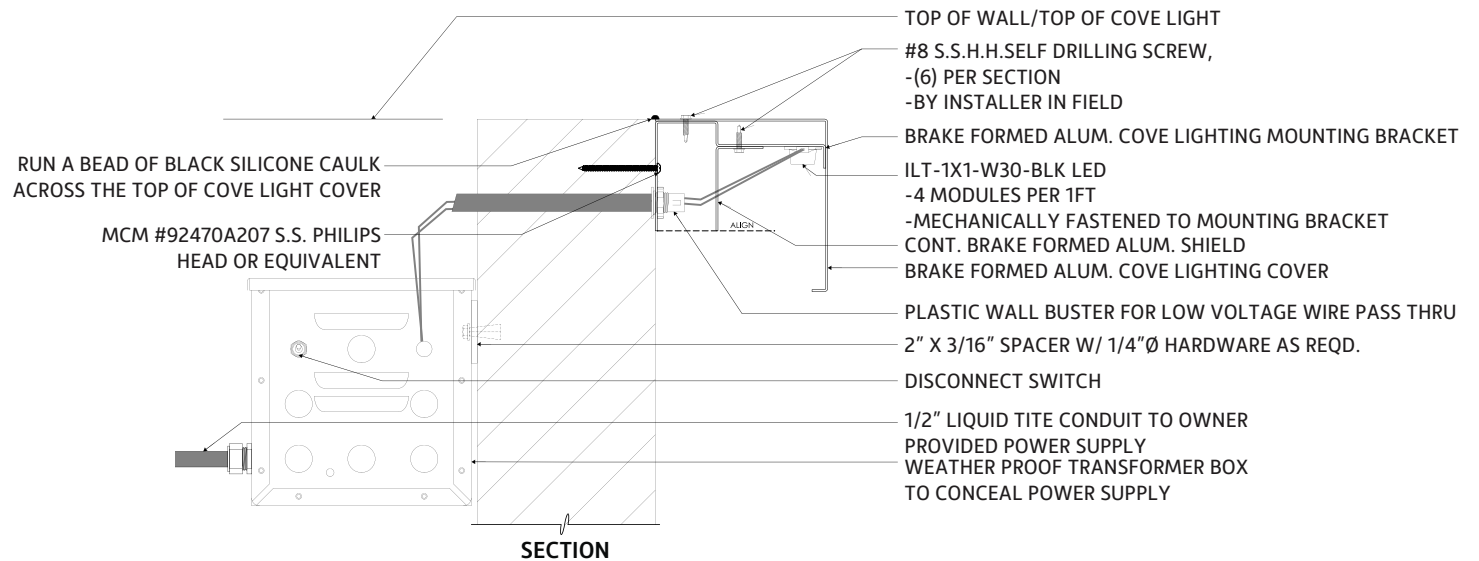
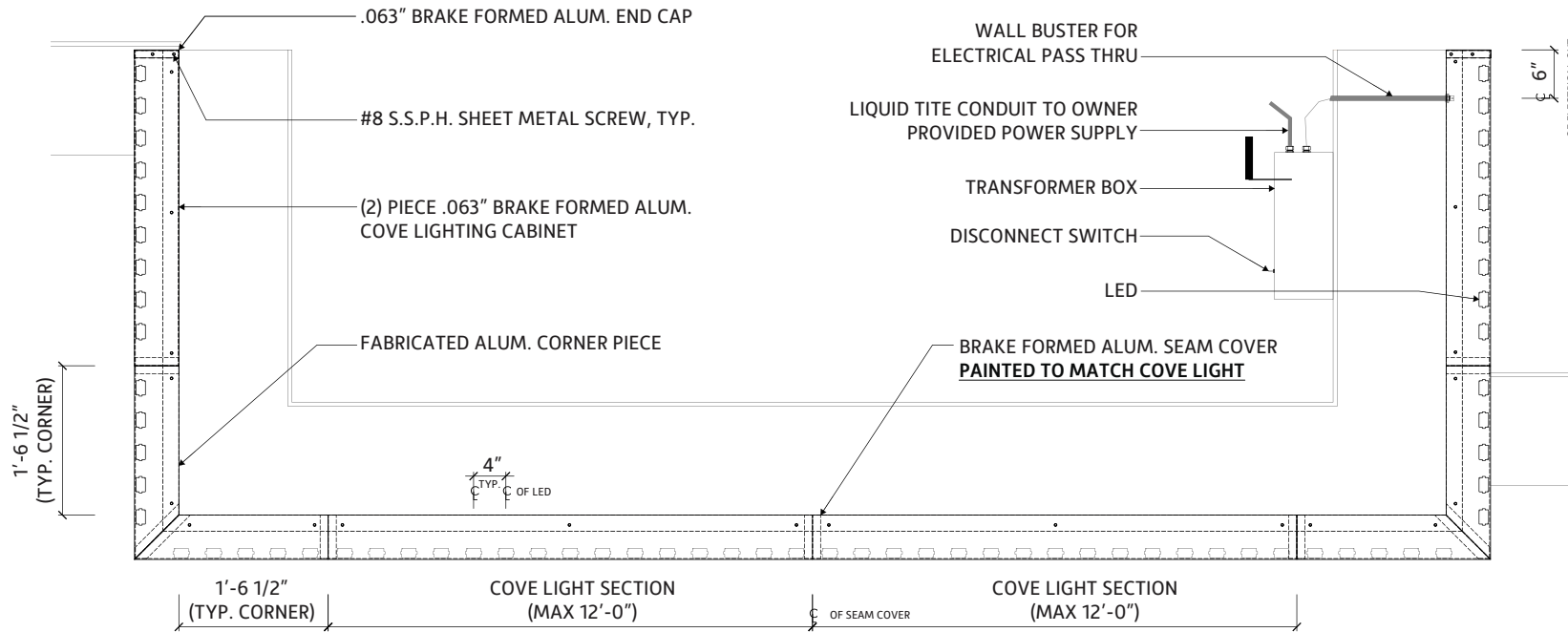
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CUTSHEET

Cove Lighting ILT



Location: Simsbury, CT

Date: 02/19/2022

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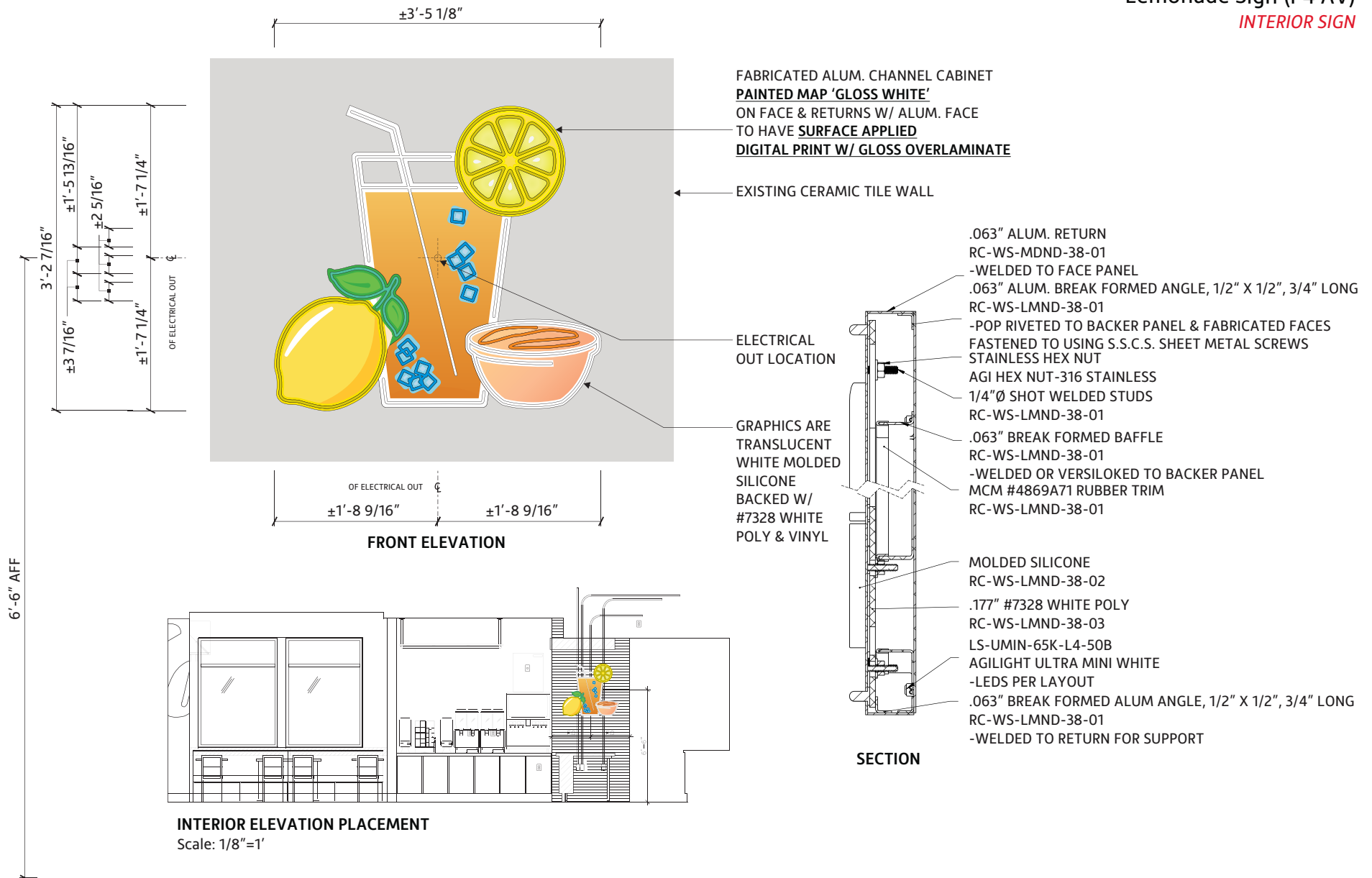
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CUTSHEET

Lemonade Sign (P4 AV)

INTERIOR SIGN



Location: Simsbury, CT

Date: 02/19/2022

Site ID: RC0935

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Location: Simsbury, CT

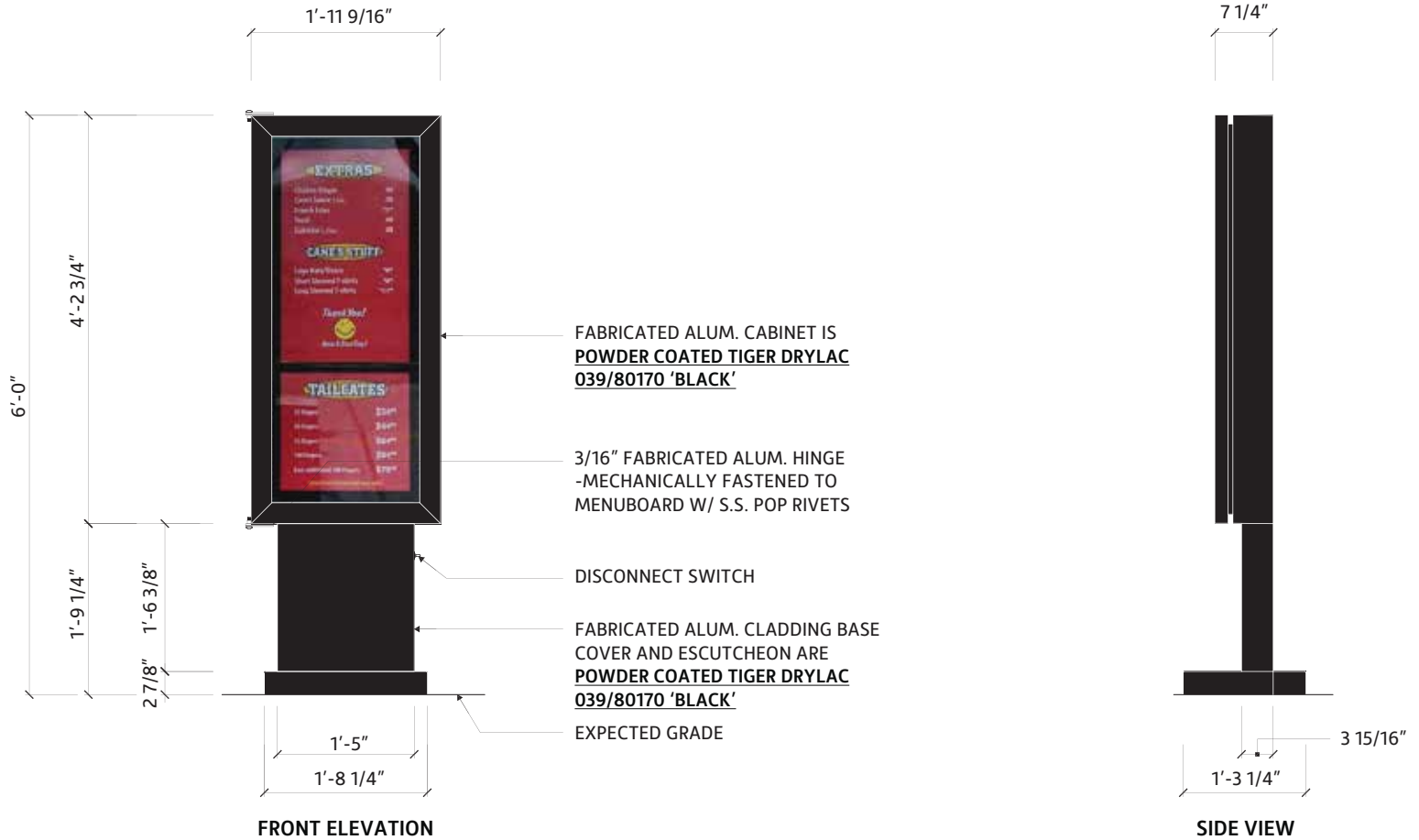
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8.31

Square Footage



Location: Simsbury, CT

Date: 02/19/2022

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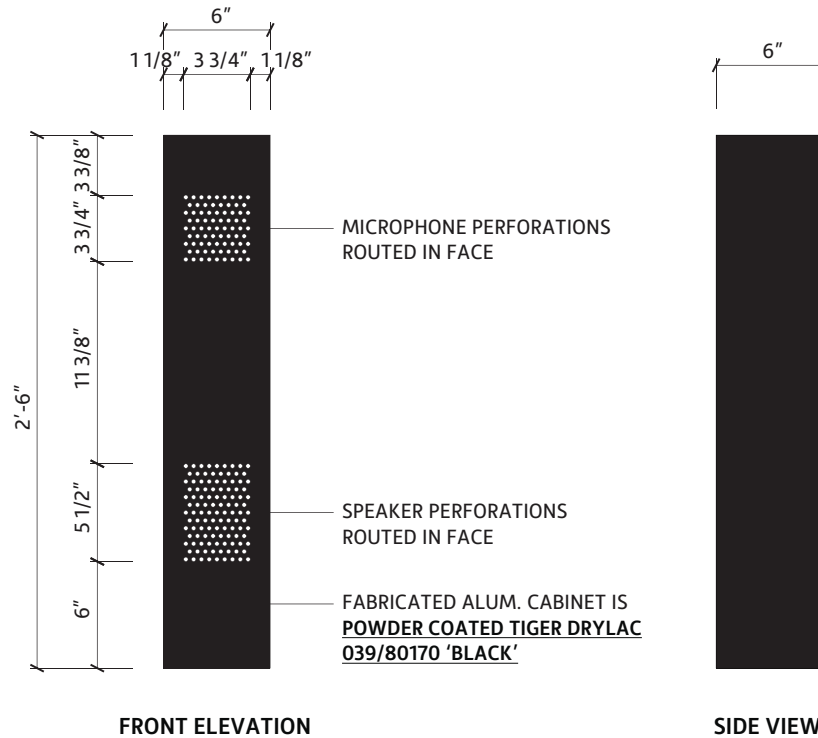
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CUTSHEET

Speaker Post



Location: Simsbury, CT

Date: 02/19/2022

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