

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

Application Number: \_\_\_\_\_

Fee \$ 240

Requested Action (please check appropriate box):

Variance

Appeal Decision of  
Zoning Official

Location of Property: 10 Cedar Glen Road, West Simsbury, CT 06092  
(number and street name)

Simsbury Assessor's Map Number \_\_\_\_\_ Block Number \_\_\_\_\_ Lot Number \_\_\_\_\_

Deed Volume Number \_\_\_\_\_ Page Number \_\_\_\_\_ (property owner must supply copy of the deed)

**Applicant - Please Print the Following:**

Name: Manu Singh-Looney

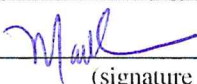
Address: 10 Cedar Glen Road West Simsbury CT 06092

Email: manu\_singh-looney@gmail.com Telephone: 301-233-8324

Signature of Applicant:  Date: 2-27-24

Applicant's Interest in Property: Currently own and reside in this property.

Record Owner of Property: Manu Singh-Looney and Curtis Looney; 10 Cedar Glen Road, West Simsbury, CT 06092

 (print name & address of owner)  
(signature of owner) Date: 2-27-24

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

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

We are requesting the variance to change from 40' to 31' along one of the sides of the property.

**Describe the specific hardship:**

We are in need to build an addition to our house to allow my mother, age 75, to move in with us. She is in need to downsize from her house and needs assistance from us related to her health and overall well-being on a regular basis. My father has passed away and she does not have any other family members to move in with. There is no other location on our plot that will allow for the addition. (the plans and explanation are provided)

*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**



# Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

## PUBLIC HEARING SIGN RECIPIENT FORM

### RECIPIENT INFORMATION

Name:

Curtis LOONEY

Number of Signs:

1

Phone:

(202) 276-8229

Email:

CLOONEY01@gmail.com

Property on Application:

10 CEDAR Glen Rd West Simsbury CT 06090

### 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:

Curtis LOONEY

Signature of Recipient:

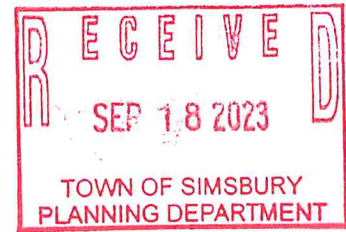
Curtis Looney

Date:

2/29/2011

September 18, 2023

Manu Singh-Looney and Curtis Looney  
10 Cedar Glen Road  
West Simsbury, CT 06092



Town of Simsbury Planning and Land Use Department  
933 Hopmeadow Street  
Simsbury, CT 06070

Dear Conservation Commission/Inland Wetlands Agency and Zoning Commission Members,

We are requesting a variance for the above address to build an addition to our house to allow for my mother to reside with us. She is a 74-year-old widow and has resided in Simsbury for the past 30 years. She is no longer able to manage the regular maintenance and upkeep required to live independently and is need of support from me and my husband.

The variance exception we are requesting are outlined in accompanying plot plan developed by Clark Land Surveying, LLC. A few items to address from the Inland Wetlands Permit Application that are not directly addressed on the Plot Plan are listed below:

1. **Identify Alternatives to the Proposed Property that were Considered (Item #8, page 3 of 4):** Through discussions with our architect and the land surveyor, there was not another location available to build the addition. The back yard was not possible due to the need to build the addition in a manner that required minimal stairs for her to access the dwelling from the garage. The other side yard was not possible dur to the current septic system location
2. **Estimate Cost of Work and Time for Completion (Item #9, page 3 of 4):** We do not yet have formal estimates but are anticipating the cost range to be between \$200-300K with a 6-month building time frame.

Thank you for your time to review the materials and this request. Please do not hesitate to reach out with any questions: [manu\\_singh-looney@jsi.com](mailto:manu_singh-looney@jsi.com) or 301-233-8324

Sincerely,

Manu Singh-Looney

## Hollis Joseph

---

**From:** Manu Singh-Looney <manu\_singh-looney@jsi.com>  
**Sent:** Tuesday, March 19, 2024 4:02 PM  
**To:** Hollis Joseph  
**Subject:** Re: 10 Cedar Glen Road Application Info

Thank you! That is correct. I didn't think to include the garage.

Manu

Manu Singh-Looney, PhD | Senior Consultant  
Pronouns: she/her  
**JSI**  
44 Farnsworth St, Boston, MA, 02210 | 301.233.8324

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*Better health outcomes. For all.*

On Mon, Mar 18, 2024 at 3:16 PM Hollis Joseph <[jhollis@simsbury-ct.gov](mailto:jhollis@simsbury-ct.gov)> wrote:

Thanks for that. The total addition breakdown I have is as follows:

First Floor: 650 SF Accessory Dwelling Unit

330 SF Garage

Second Floor: 733 SF Total Floor Plan

Total Addition: 1,713 SF

Can you verify this?

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)

**From:** Manu Singh-Looney <[manu\\_singh-looney@jsi.com](mailto:manu_singh-looney@jsi.com)>  
**Sent:** Monday, March 18, 2024 11:02 AM  
**To:** Hollis Joseph <[jhollis@simsbury-ct.gov](mailto:jhollis@simsbury-ct.gov)>  
**Subject:** Re: 10 Cedar Glen Road Application Info

Hi!

I calculate the lower level total square footage to be: 733 sq.ft.

Broken down:

1. Bonus room: 498 sq.ft.
2. Bedroom: 166 sq.ft.
3. Foyer: 42 sq.ft.
4. Mechanical Room: 27 sq.ft.

Manu

Manu Singh-Looney, PhD | Senior Consultant  
Pronouns: she/her  
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On Tue, Mar 5, 2024 at 3:47 PM Manu Singh-Looney <[manu\\_singh-looney@jsi.com](mailto:manu_singh-looney@jsi.com)> wrote:

Hi!

Please see attached the design plans for the addition. It contains the square footage and elevation. Thank you!

Manu

Manu Singh-Looney, PhD | Senior Consultant

Pronouns: she/her

**JSI**

44 Farnsworth St, Boston, MA, 02210 | 301.233.8324

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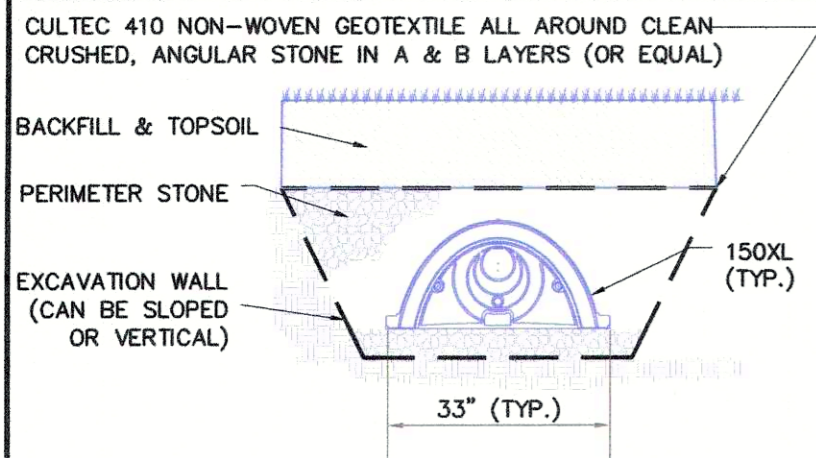
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*Better health outcomes. For all.*





**CULTEC RECHARGER 150XL STORMWATER INFILTRATOR**  
TYPICAL SECTION  
NOT TO SCALE

**STORM WATER STORAGE CALCULATIONS**  
ADDITION AREA: 1,110 S.F.  
REQUIRED STORAGE: 1" OF RAIN  
1,110 S.F./12=92.5 C.F.  
VOLUME OF STORAGE AREA PROVIDED = 100.34 C.F.  
STORAGE PROVIDED BASED ON CULTEC RECHARGER 150XL CHAMBERS, 4 UNITS, WITH 6" STONE FOUNDATION DEPTH.  
(NOTE: ROOF LEADERS TO DISCHARGE TO INFILTRATOR WITH TEE OVERFLOWS INSTALLED AT EACH DOWNSPOUT)

ANY EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE.  
UTILITY SERVICES ARE FROM THE EXISTING HOUSE.

**SOIL LEGEND**

- 34B - MERRIMAC FINE SANDY LOAM, 3-8% SLOPES
- 38C - HINCKLEY LOAMY SAND, 3-15% SLOPES
- 102 - POOTATUCK FINE SANDY LOAM

**SOILS DATA**

DP #1	DP #2
MATERIAL	MATERIAL
0-22" TOPSOIL	0-16" TOPSOIL
22-84" SAND	16-30" ORNG-BRN FINE SANDY LOAM
PERC 1-10 MIN/IN.	30-50" RED-BRN COMP. TILL

AREA OF ON-SITE WETLANDS - 794± S.F.  
CONTIGUOUS WETLANDS - 40± ACRES  
WETLANDS DISTURBED - 0 S.F.

REGULATED AREA DISTURBED - 3,282± S.F.  
FILL QUANTITY - 134± C.Y.  
FILL AREA - 1,489± S.F.  
FILL MAKE-UP - (STRUCTURAL & COMMON BACKFILL)  
CUT QUANTITY - 0± C.Y.  
CUT AREA - 10± S.F. (EXCLUDING TOPSOIL)

VEGETATION DISTURBED - LAWN  
ADDITIONAL RUN-OFF GENERATED BY IMPERVIOUS SURFACE SHALL BE COLLECTED BY ROOF GUTTERS AND DIRECTED TO AN INFILTRATION/RECHARGE SYSTEM AS SHOWN.

NO LONG-TERM OR PERMANENT IMPACTS ARE ANTICIPATED BECAUSE OF THIS PROJECT. PROPER EROSION AND SEDIMENTATION CONTROL MEASURE DURING CONSTRUCTION AND TURF ESTABLISHMENT ARE VITAL TO THIS OUTCOME.

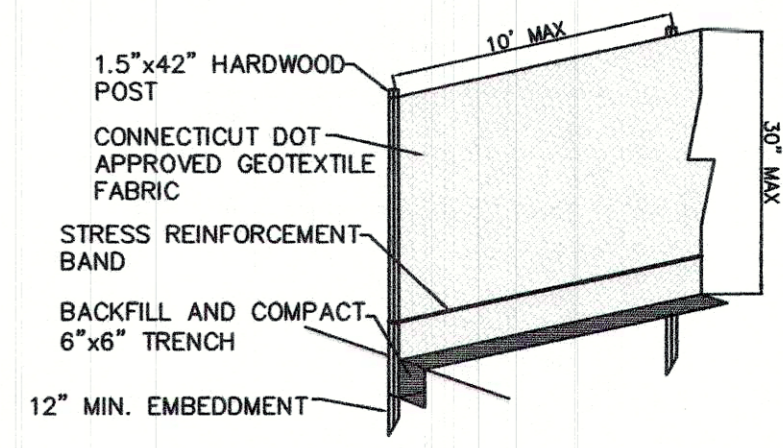
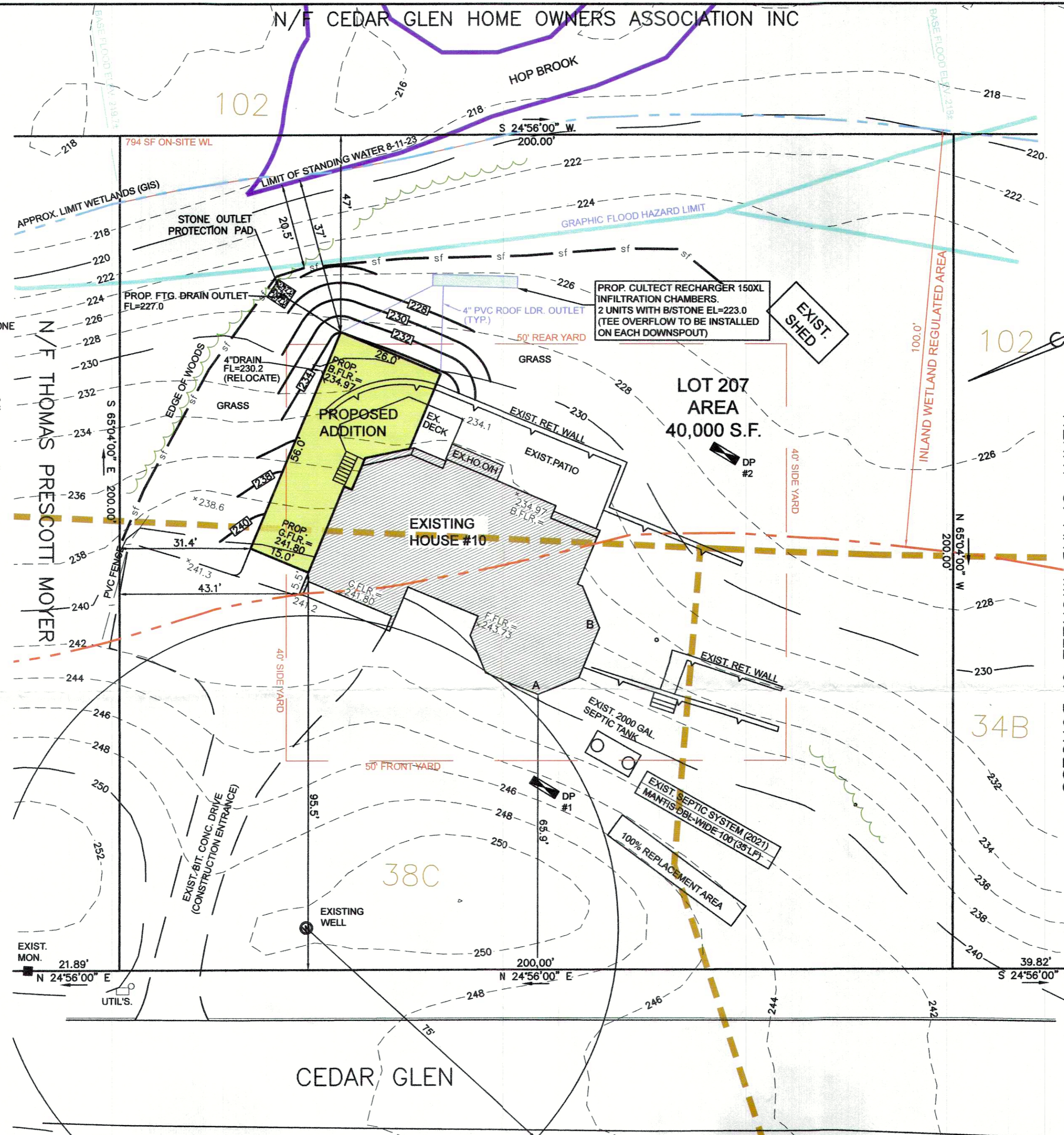
REFERENCE MADE TO MAP TITLED:  
"CEDAR GLEN RE-SUBDIVISION OF PROPERTIES OF RUTH C. & WILLIAM H. FARLEY CEDAR GLEN SIMSBURY, CONNECTICUT SCALE 1"=100' DECEMBER 13, 1976" OFFICE OF SANDERSON & WASHBURN (S.L.R. MAP NO. 1862)

TYPE OF SURVEY: ZONING LOCATION  
BOUNDARY DETERMINATION CATEGORY: RESURVEY  
CLASS OF ACCURACY: A-2, T-2 & T-4

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON OCTOBER 26, 2018.

*William T. Clark*  
WILLIAM T. CLARK L.S. #70080

NOT VALID WITHOUT EMBOSSED SEAL



**SILT FENCE DETAIL**  
N.T.S.

**CONSTRUCTION SEQUENCE**

1. INSTALL SILT FENCE
2. STRIP & STOCKPILE TOPSOIL
3. CONSTRUCT ADDITION
4. REVEGETATE DISTURBED AREAS PER SCS GUIDELINES
5. REMOVE SILT FENCE

**ZONING TABLE - ZONE R-40**

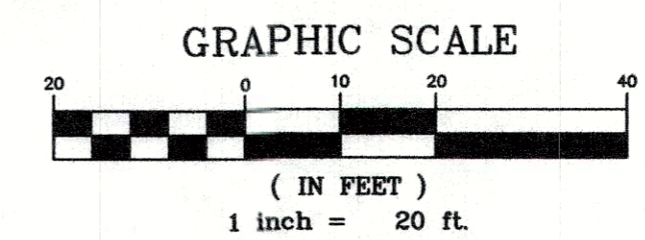
STANDARD	REQUIRED	PROP. ADDITION
LOT AREA	40,000 S.F.	40,000 S.F.
FRONT YARD	75' MIN.	95.5'
SIDE YARD	40' MIN.	31.4*
REAR YARD	50' MIN.	47.0*
BLDG HGT.	35' MAX.	24'±

\*VARIANCE REQUIRED

**LEGEND**

- EXISTING FIELD TOPOGRAPHIC SURVEY CONTOUR - - - - - 156 - - - - -
- EXISTING FIELD ELEVATION - - - - - 293.0
- PROPOSED CONTOUR - - - - - 295.0
- PROPOSED ELEVATION - - - - - 294.0
- PROPOSED SILT FENCE - - - - - sf
- SOIL BDY TYPE/LINE (WSS) 34B - - - - - sf
- TEST HOLE (FVHD-2020) - - - - - DP

**PROPOSED ADDITION**  
**10 CEDAR GLEN**  
PROPERTY OF  
**CURTIS LOONEY & MANU SINGH-LOONEY**  
SIMSBURY, CONNECTICUT



**CLARK LAND SURVEYING, LLC**  
126 TUNXIS ROAD  
BRISTOL, CONN. 06010  
(860)-967-8590  
TODD@CLARKS.BIZ

DATE: 9-15-2023 SCALE: 1" = 20' MAP NO. 2023-70

NOTE: VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO START OF ANY WORK (SEE NOTE BELOW).  
WARNING: THESE PLANS NOT TO BE USED FOR LOCATION OF UNDERGROUND UTILITIES - CALL BEFORE YOU DIG 1-800-922-4455 OR 811 TWO WORKING DAYS BEFORE YOU DIG.

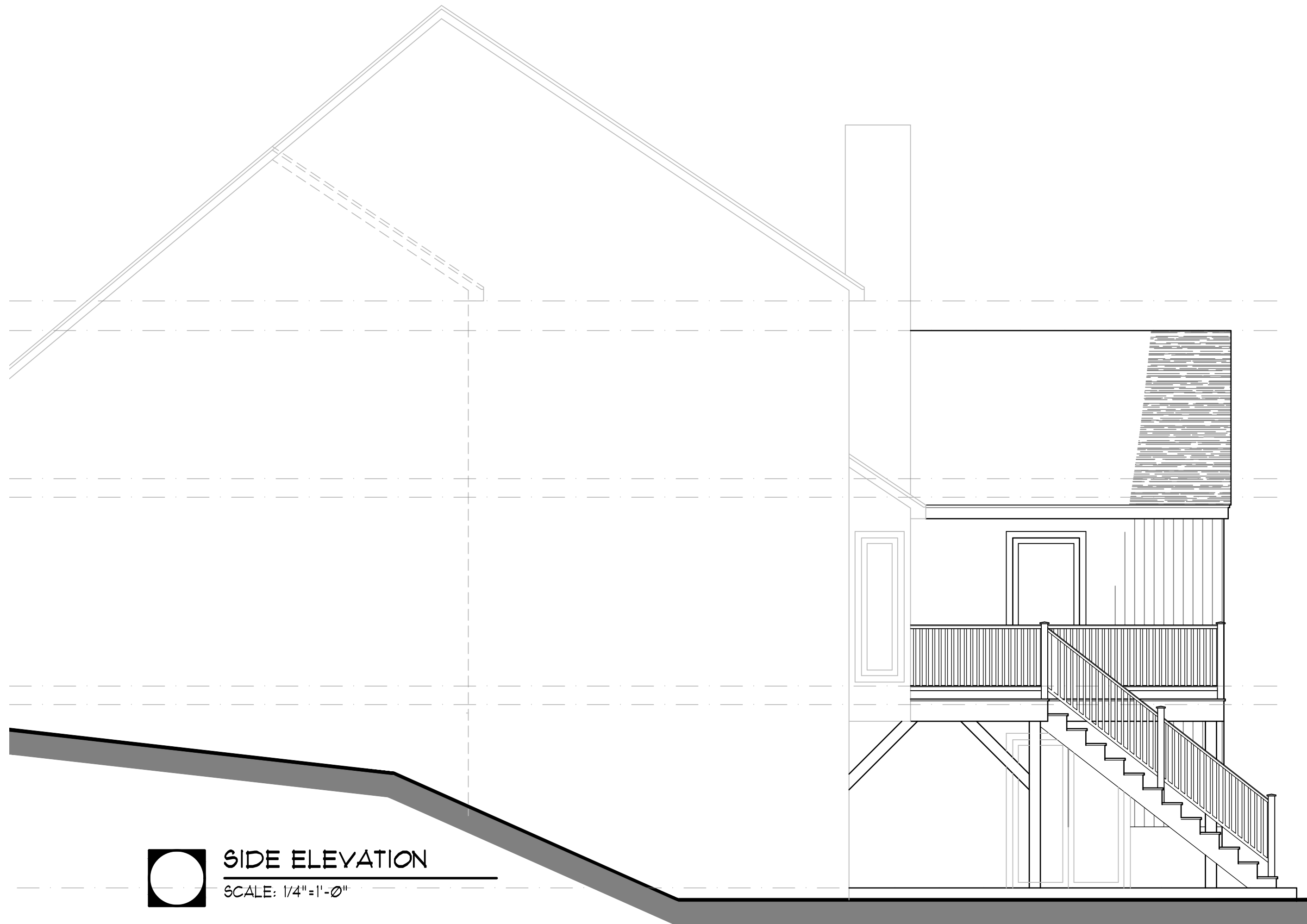





**SIDE ELEVATION**  
 SCALE: 1/4"=1'-0"




**FRONT ELEVATION**  
 SCALE: 1/4"=1'-0"

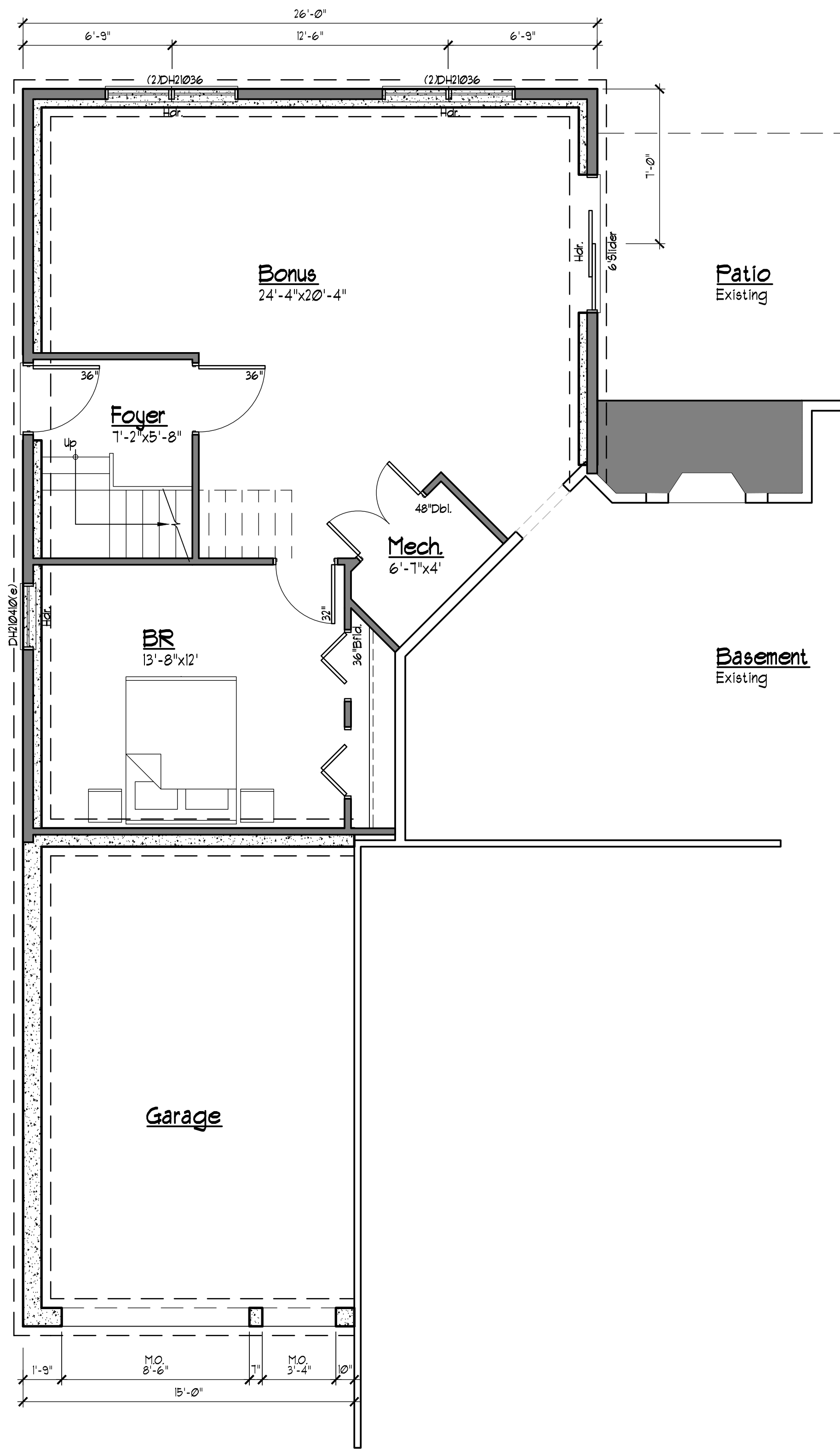



**SIDE ELEVATION**  
 SCALE: 1/4"=1'-0"

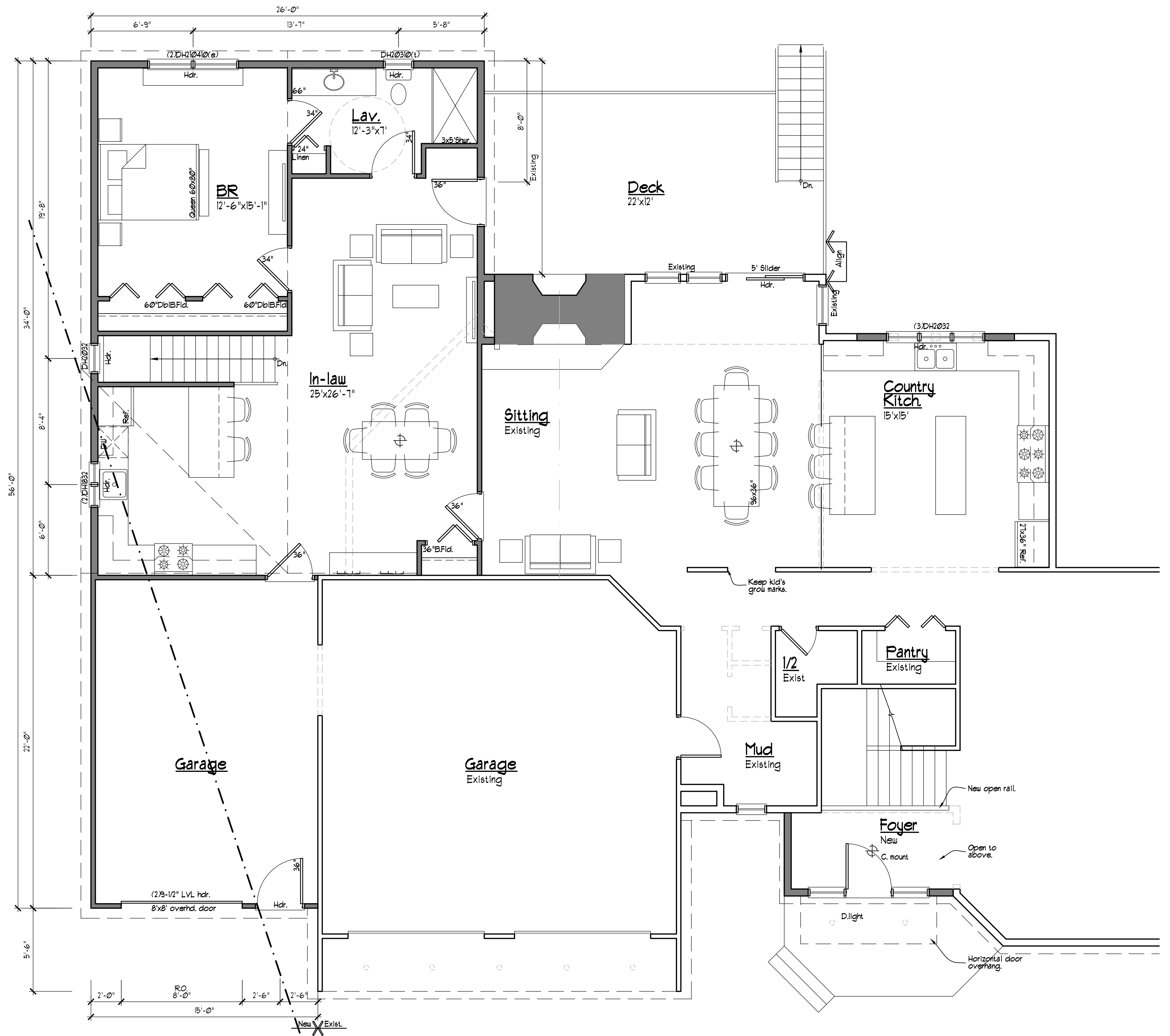



**REAR ELEVATION**  
 SCALE: 1/4"=1'-0"





**FOUNDATION PLAN**  
SCALE: 1/4"=1'-0"



**FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"  
889 Heated Sqft. - FIRST FLOOR