

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

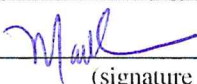
Address: 10 Cedar Glen Road West Simsbury CT 06092

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 06092

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:

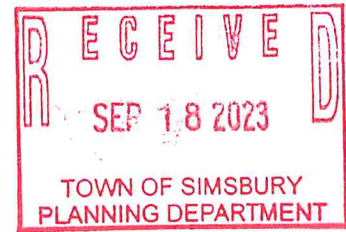
Curtis Looney

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 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> 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

From: Manu Singh-Looney <manu_singh-looney@jsi.com>
Sent: Monday, March 18, 2024 11:02 AM
To: Hollis Joseph <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
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Better health outcomes. For all.

On Tue, Mar 5, 2024 at 3:47 PM Manu Singh-Looney <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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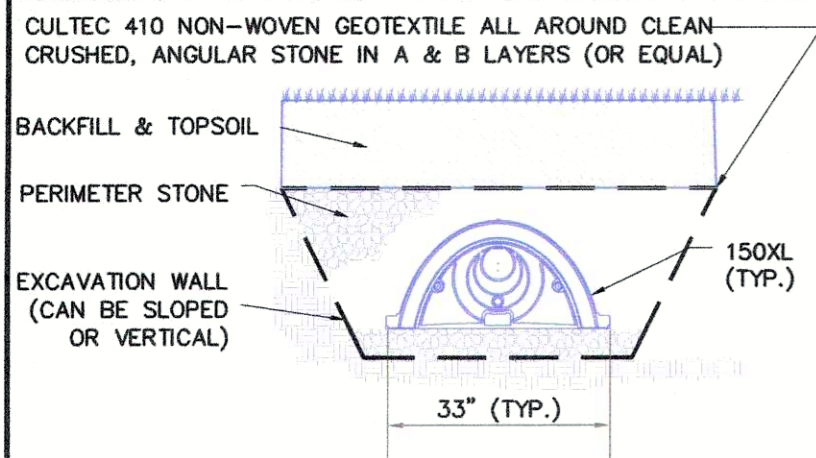
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Better health outcomes. For all.



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.

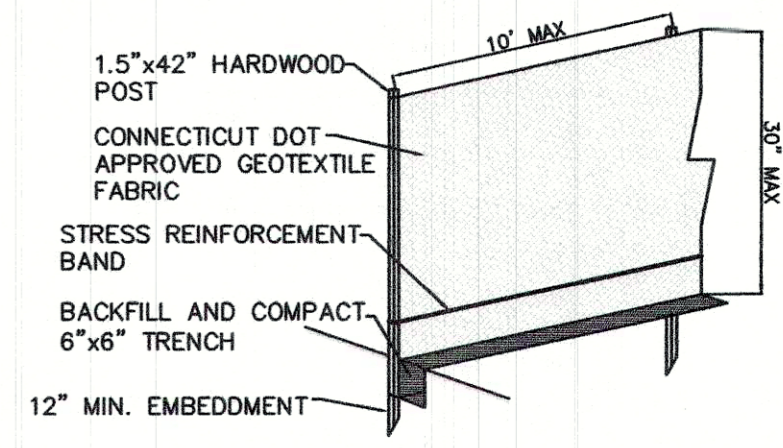
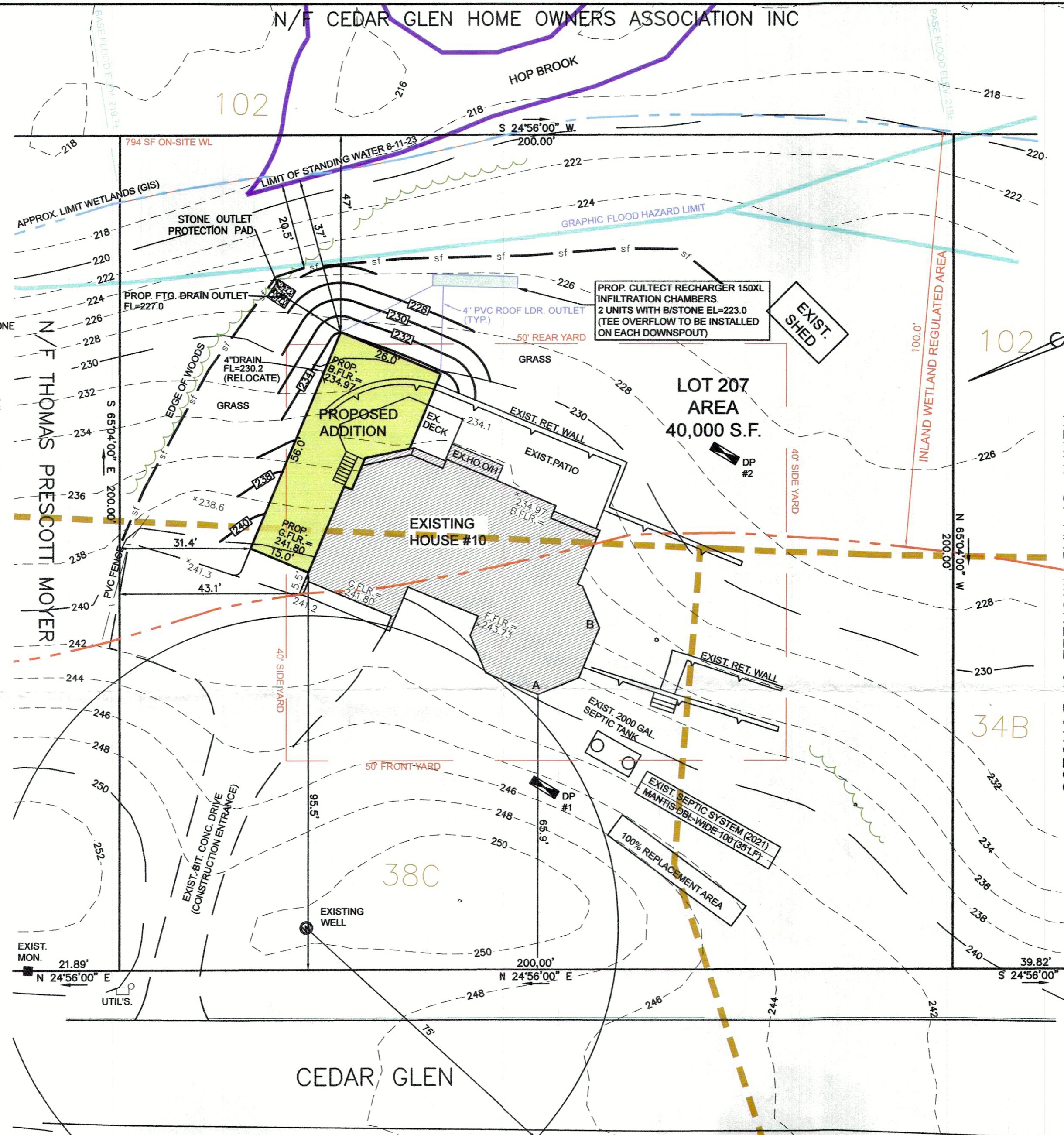
REFERENCE MADE TO MAP TITLED:
"CEDAR GLEN RE-SUBDIVISION OF PROPERTIES OF RUTH C. & WILLIAM H. FARLEY CEDAR GLEN SIMSBURY, CONNECTICUT SCALE 1"=100' DECEMBER 13, 1976" OFFICE OF SANDERSON & WASHBURN (S.L.R. MAP NO. 1862)

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

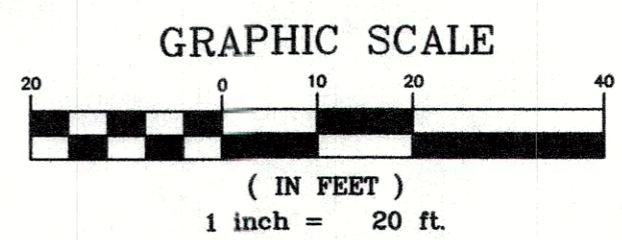
STANDARD	REQUIRED	PROP. ADDITION
LOT AREA	40,000 S.F.	40,000 S.F.
FRONT YARD	75' MIN.	95.5'
SIDE YARD	40' MIN.	31.4*
REAR YARD	50' MIN.	47.0*
BLDG HGT.	35' MAX.	24'±

*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
- TEST HOLE (FVHD-2020) - DP

Original Submission

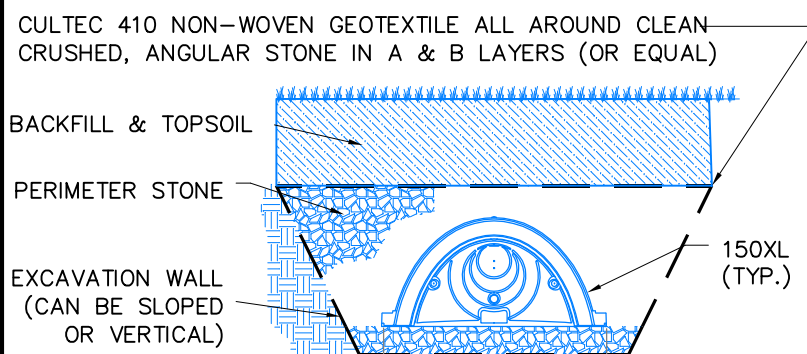


PROPOSED ADDITION
10 CEDAR GLEN
PROPERTY OF
CURTIS LOONEY & MANU SINGH-LOONEY
SIMSBURY, CONNECTICUT

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



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TYPICAL SECTION
NOT TO SCALE

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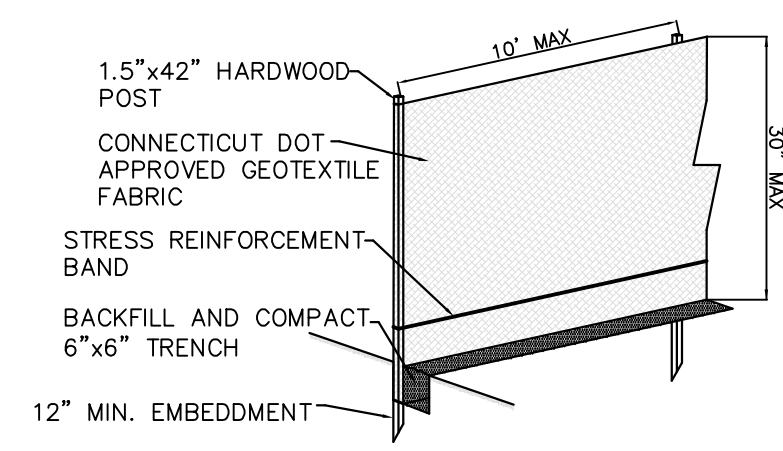
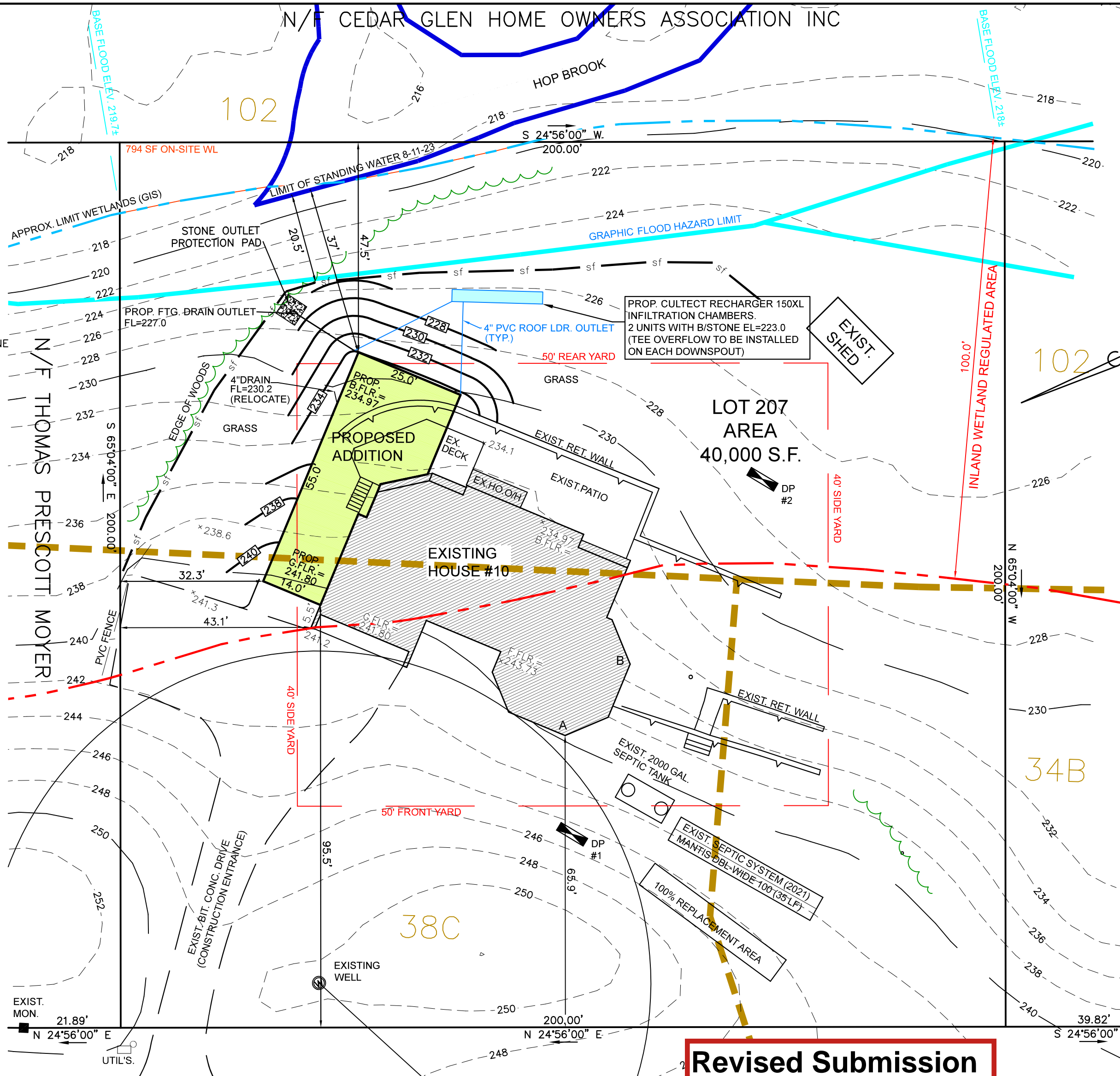
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WILLIAM T. CLARK L.S. #70080

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N.T.S.

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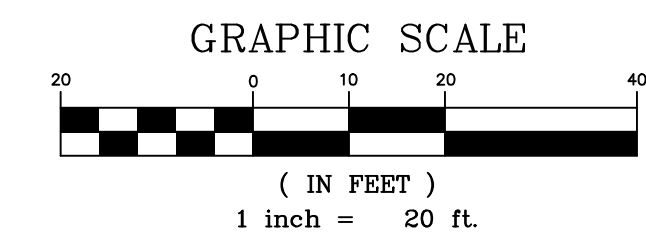
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- PROPOSED SILT FENCE - - - - - sf
- SOIL BDY TYPE/LINE (WSS) 34B - - - - -
- TEST HOLE (FVHD-2020) - - - - - DP

Revised Submission
Setback Changes:
Side 31.4' to 32.3'
Rear 47' to 47.5'
Variance Changes:
Side 8.6' to 7.7'
Rear 3' to 2.5'

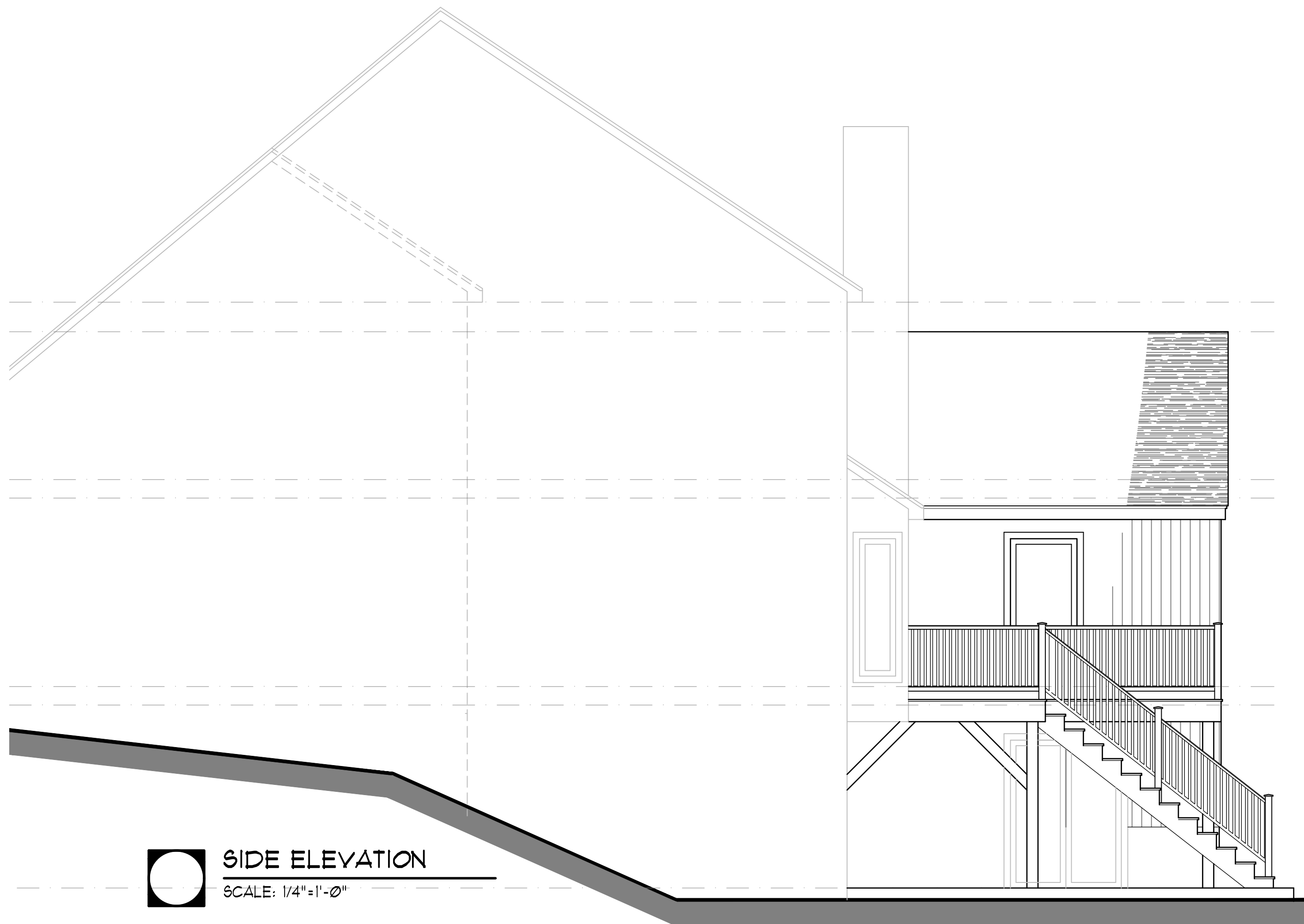
PROPOSED ADDITION
10 CEDAR GLEN
PROPERTY OF
CURTIS LOONEY & MANU SINGH-LOONEY
SIMSBURY, CONNECTICUT

REV. 4-22-2024 REDUCE SIZE OF PROPOSED ADDITION
CLARK LAND SURVEYING, LLC
126 TUNXIS ROAD
BRISTOL, CONN. 06010
(860)-967-8590
TODD@CLARKLS.BIZ
DATE: 9-15-2023 SCALE: 1" = 20' MAP NO. 2023-70



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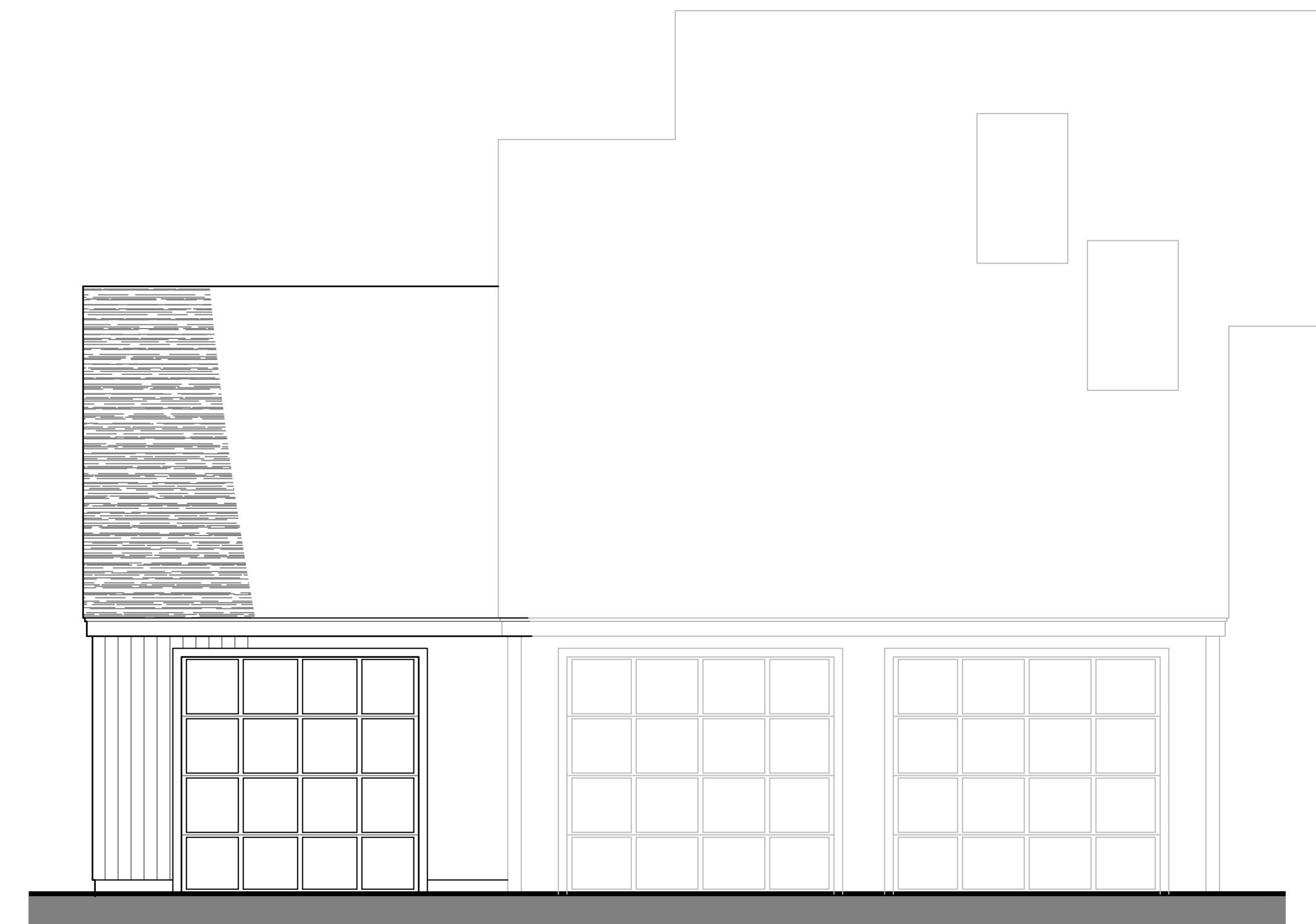


Original Submission

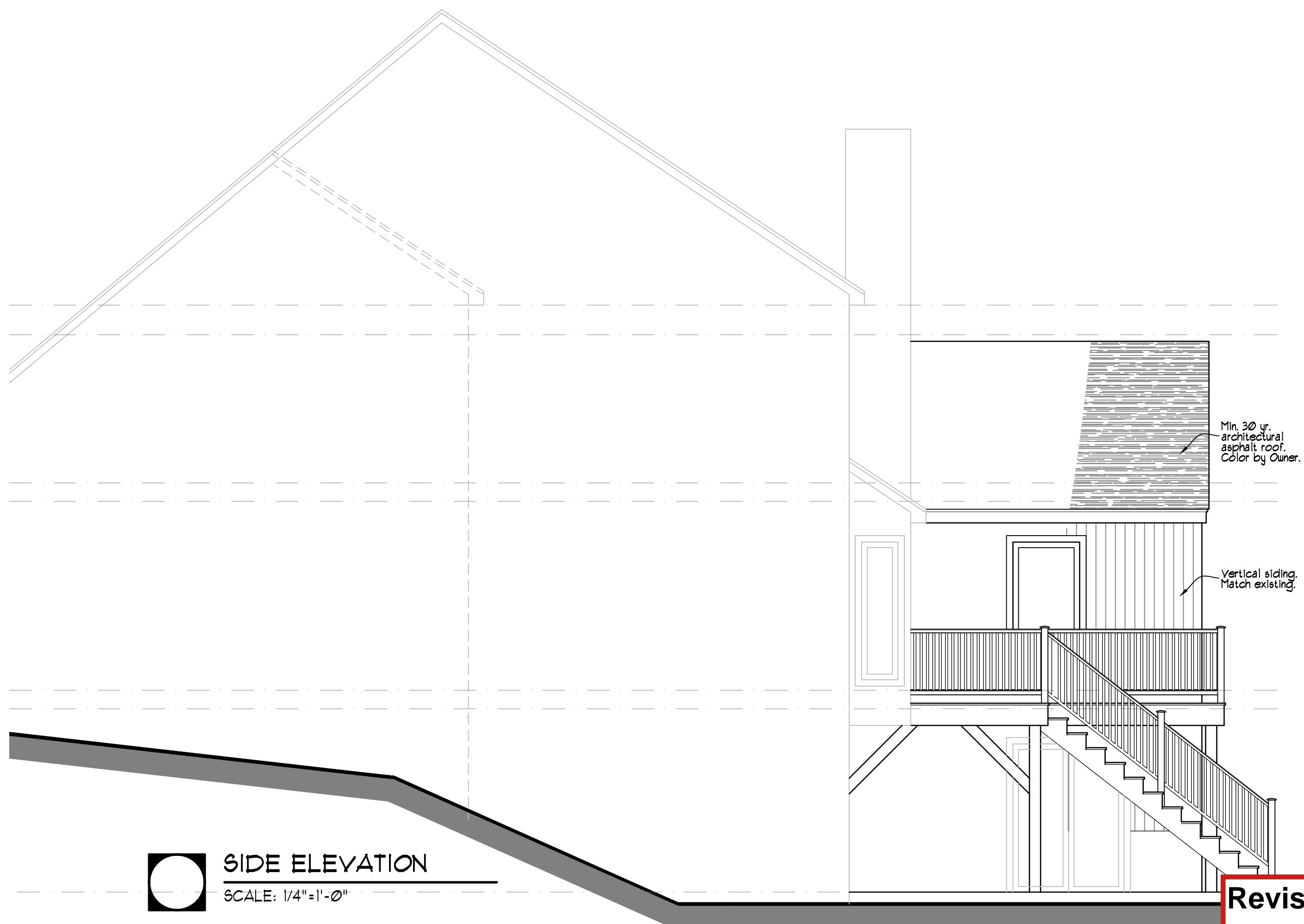
REAR ELEVATION
SCALE: 1/4"=1'-0"



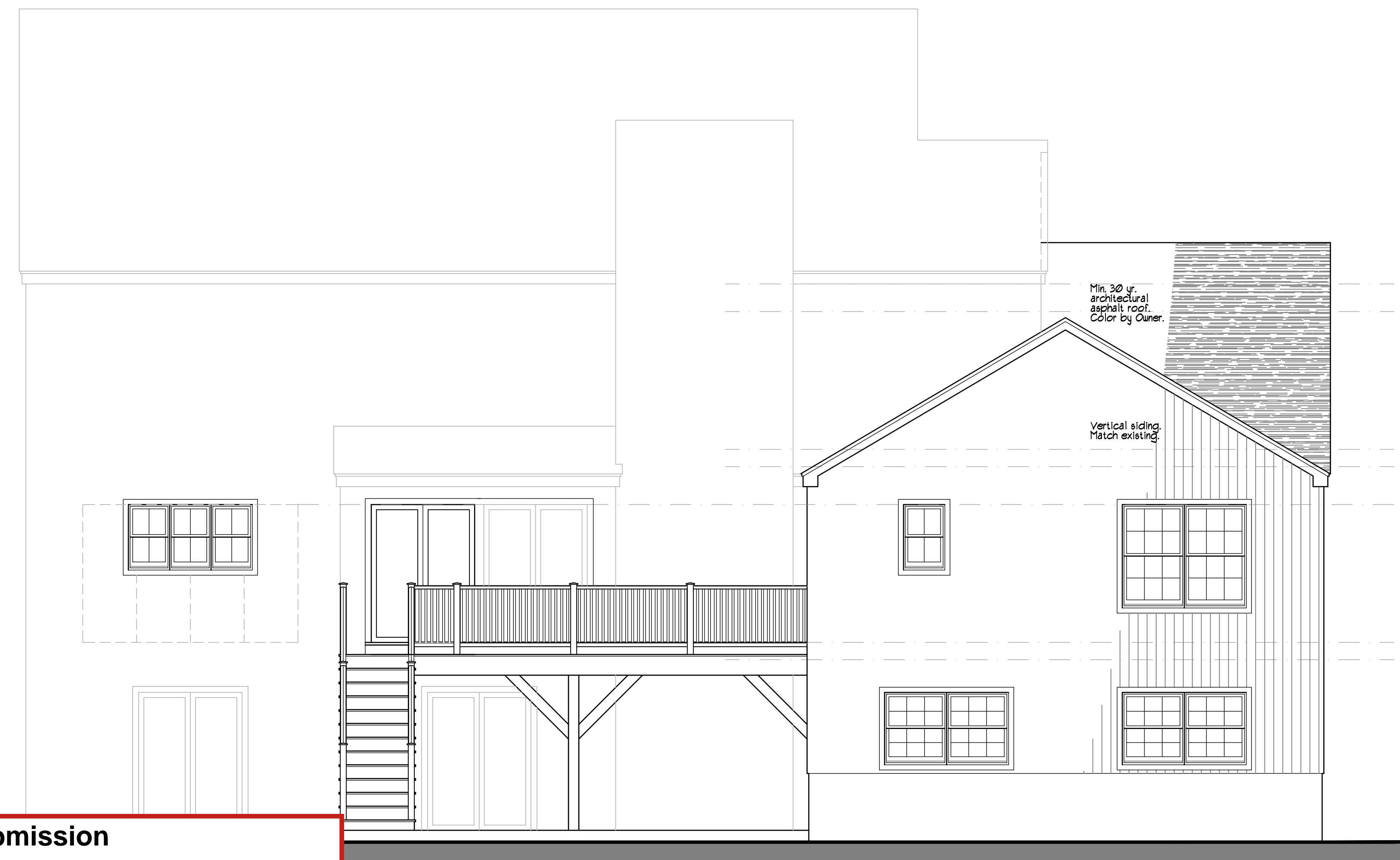
SIDE ELEVATION
SCALE: 1/4"=1'-0"



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

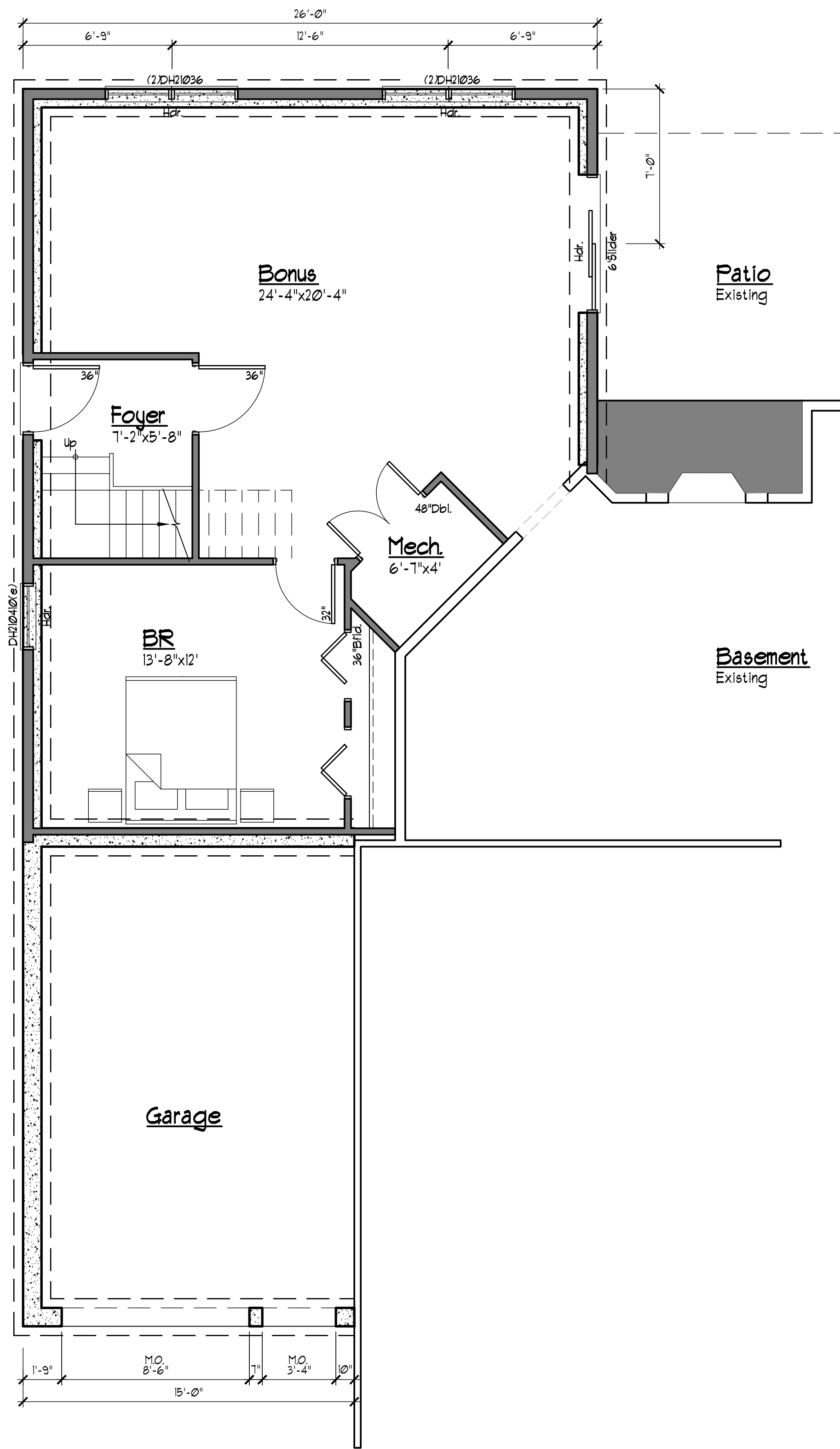


SIDE ELEVATION
SCALE: 1/4"=1'-0"

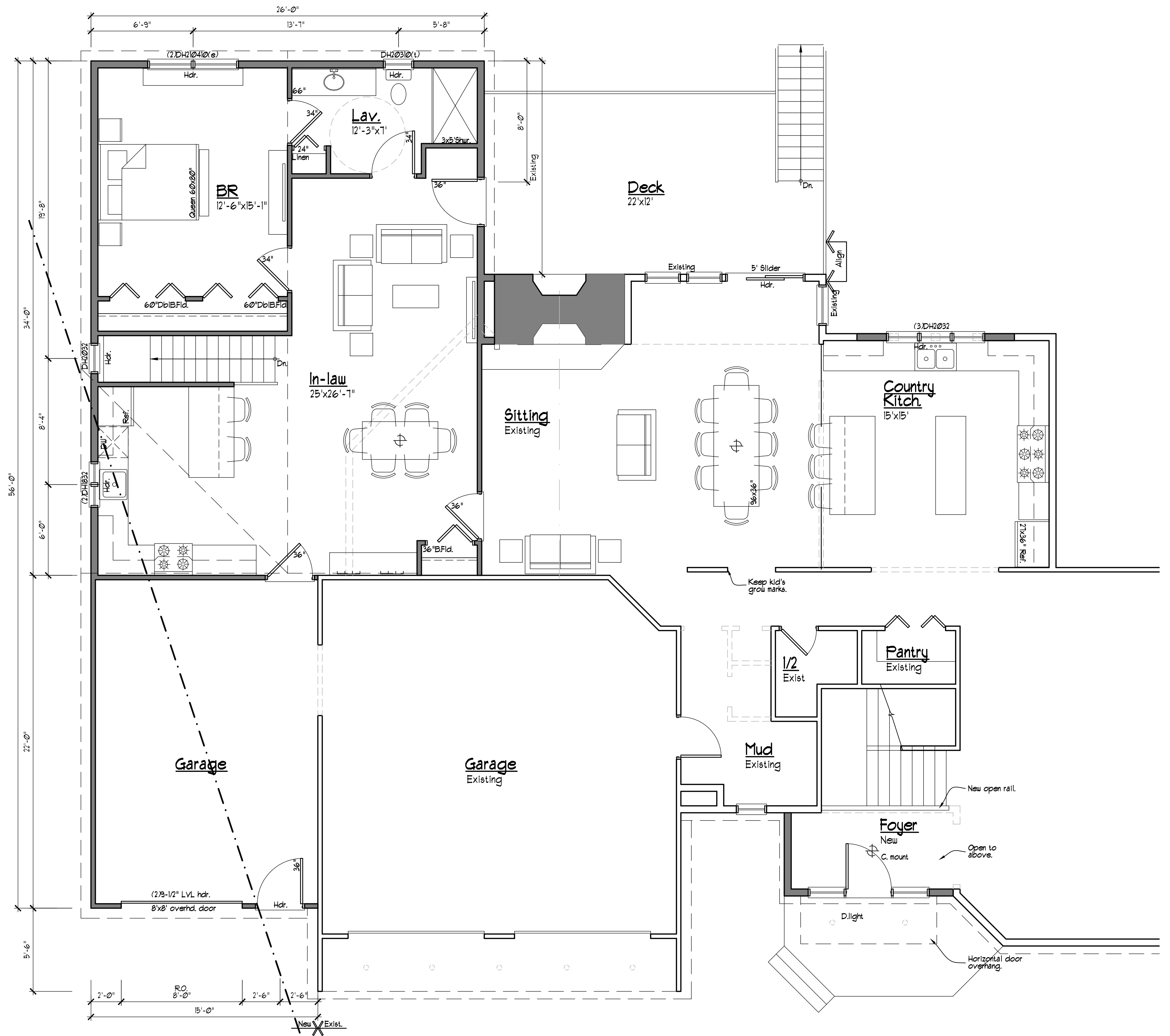


REAR ELEVATION
SCALE: 1/4"=1'-0"

Revised Submission
Changes:
Door removed to the right of the garage.
Addition depth reduced.

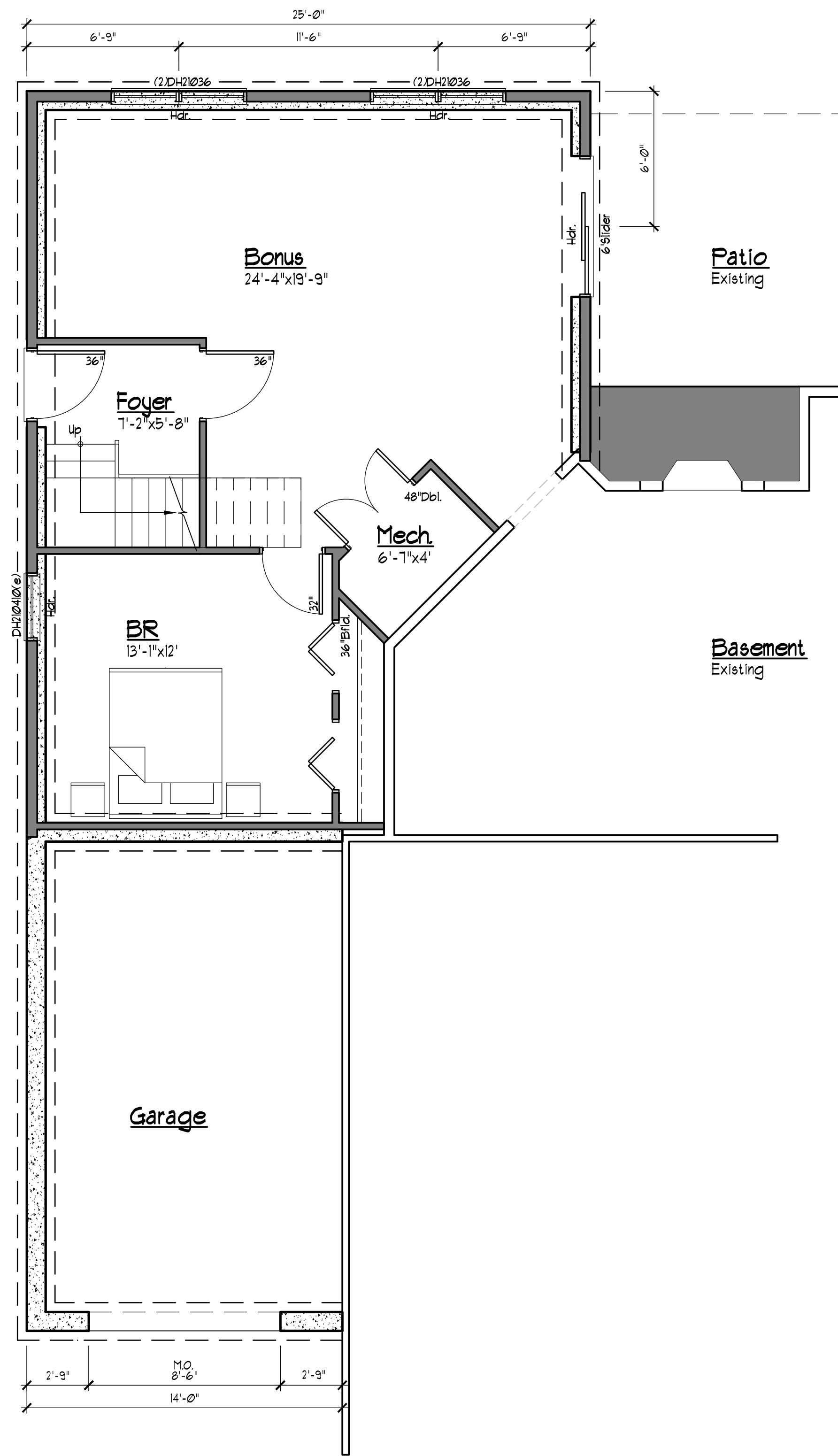


FOUNDATION PLAN
SCALE: 1/4"=1'-0"

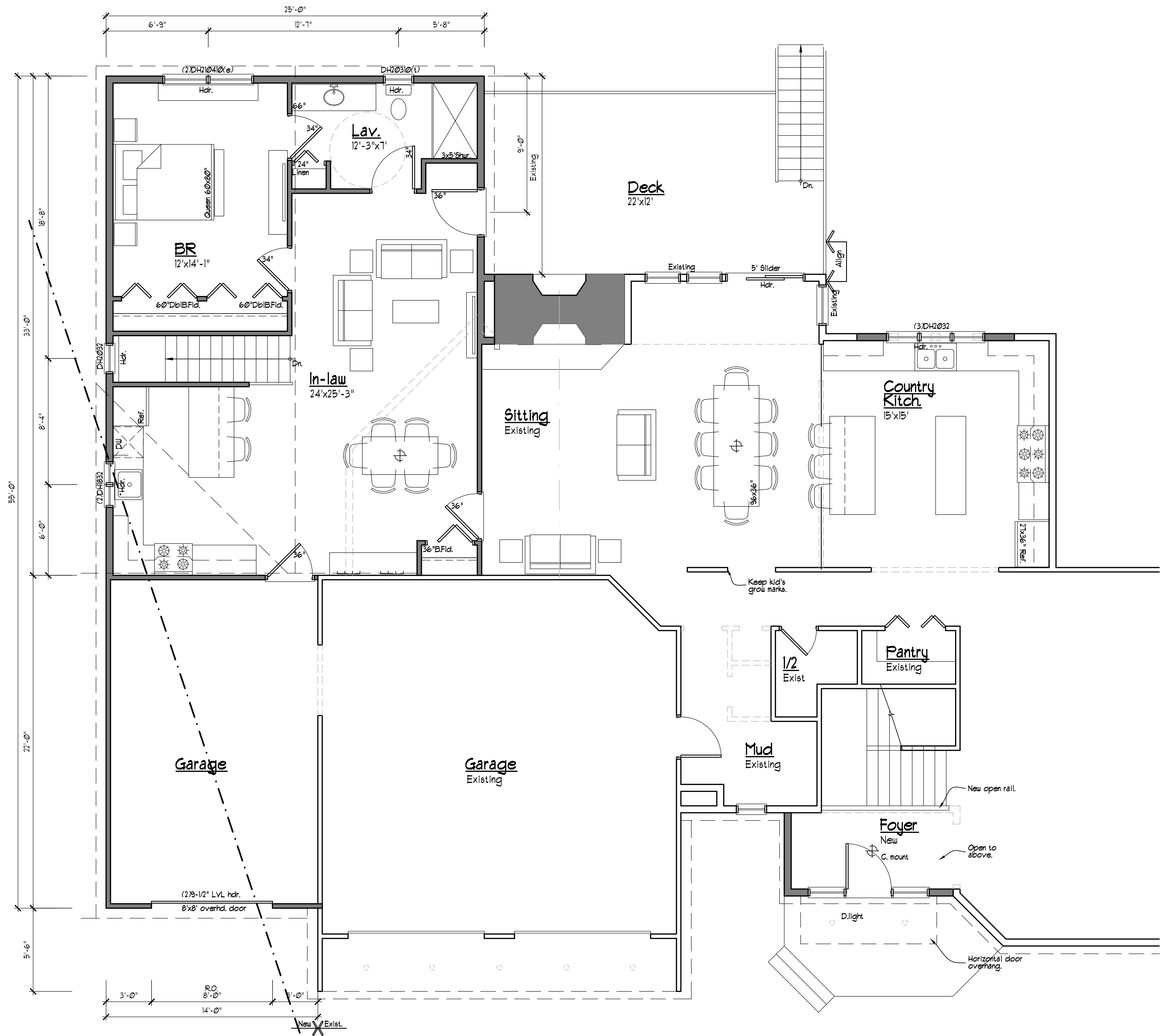


FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
889 Heated Sqft. - FIRST FLOOR

Original Submission



FOUNDATION PLAN
 SCALE: 1/4"=1'-0"
 226 Sqft. - ACCESSORY
 436 Sqft. - MAIN HOUSE



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

Revised Submission

Changes:
 ADU Size: 650SF to 606SF
 44SF Reduction

Addition Size: 1,713SF to 1,636SF
 77SF Reduction

Letter from Architect

4/17/2024:

RE: 10 Cedar Glen | Accessory Dwelling Unit

To Whom it may concern,

This letter is in response to comments provided regarding the ZBA application for an attached accessory dwelling unit located 10 Cedar Glen, W. Simsbury, CT. Enclosed description of the design intent and challenges given location, size and topography.

The design submitted for your review asks for approximately 200 sqft. of variance. 150 sqft. on the front corner, and 50 sqft. off the rear yard. Since the last meeting, the design has decreased in size approximately 80 sqft. in footprint.

The design and character of this addition is contemporary in nature to suit the existing home and neighborhood. The intent was to be the least impactful towards the side yard setback and neighbors located at 8 Cedar Glen, and the recreational easement behind the property.

Our design of the garage is as narrow as possible into the side yard setback, while maintaining accessibility around a parked vehicle. The garage location could not be pushed any further towards the rear because of the very steep topography. Considering the strength and constructability of the new garage it is preferred to be able to tie in alongside the existing garage slab. The proposed garage is set back several feet from the front of the existing garage, to lessen the impact of the variance, and keep architectural consistency by breaking up the front facade.

There is a need to add an additional garage bay for safe entry to the home during inclement weather for the elderly tenant. The existing homes' garage slab is not accessible to the main level (lower) and currently does not accommodate someone with a walker or wheelchair. An interior ramp from the existing garage would be infeasible. For these reasons we find a garage size of 14'x22' appropriate. The garage acts as the dedicated parking space for the unit (3.5.2.A.1.g).

In determining the location of the addition many factors were considered: the difficult site topography (constructability), existing well location and existing driveway. The location also has no impact to the existing curb cut (3.5.2.A.1.f) and approach from the street. The unit is behind the current front wall of the house as required in the Zoning Regulations (3.5.1.a).

In response to the size of the addition, the main residence is 3,582 sqft. currently, with a net addition of 318 sqft. allowing an accessory dwelling unit size of 1,170 sqft. (30%). The unit space is 1,054 sqft.

Features of the design include accessibility around each fixture or piece of furniture which limits the ability to shrink the unit in size. As previously mentioned, the width of the addition was of utmost concern, which created a need to extend towards the rear yard (requiring a second variance). The design is considerate in ways to not include frivolous waste of space such as a walk-

in closet or expansive kitchen, while achieving a comfortable livable size. The kitchen accommodates full-size appliances, as the tenant enjoys cooking and looks forward to maintaining her independence in this regard. The rooms in the unit are not oversized and are in-line with standard accessible room sizes. The lavatory is handicap accessible with quick access from both the living space and bedroom. The layout allows for independent living while also thinking about the future; if a caretaker were needed (bedroom on the lower level).

The main goal was for the unit to have flush access to the main house, and flush entry from the driveway/garage. The construction required for the steep topography results in needing a full foundation wall. We utilized the walk-out condition for a second entry point.

All in all, the size of the variance has been taken seriously by our clients. As a part of this submission, we identified 1ft in depth and 1ft in width that we were able to remove. Our amended depth now impacts less of the rear yard variance (25 sqft. less than previous). Our amended width now impacts less of the side yard (55 sqft. less than previous). While the clients do not wish to impede on setback lines any more than necessary, the location of this addition and size are the minimum that would comfortably suit their familial tenant.

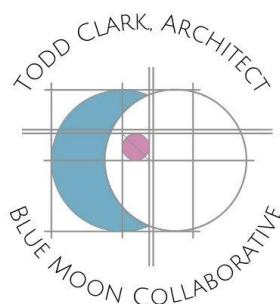
The need for this variance is to maintain independent living and provide aging in place, with family close by. There is a lack of comparable, affordable, and single-story housing in Simsbury. Two-bedroom units at the Pointe at Dorset Crossing range from 1,159sqft. to 1,403 sqft (\$2,770-\$3,044/mo.) The Ridge at Talcott Mountain between 1,152 & 1,360sqft. (\$2,170-\$2,655/mo.) The two-bedroom at Highcroft is 1,415 sqft. (\$3,575-\$8,135/mo.)

Thank you for the consideration,



Ashley Kidd

Blue Moon Collaborative | 171 Central Street | Bristol, CT 06010





Exterior Photo 1 - Existing Conditions



Exterior Photo 2 - Existing Conditions



Exterior Photo 3 - Existing Conditions Rear Yard



Street View - Existing Conditions

Google