

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

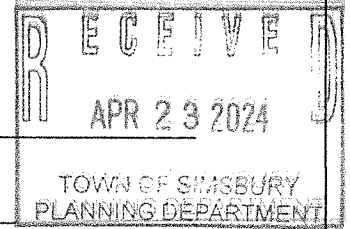
Application Number: 24-03

Fee \$ 240

Requested Action (please check appropriate box):

Variance

Appeal Decision of
Zoning Official



Location of Property: 0 Lark Rd
(number and street name)

Simsbury Assessor's Map Number D03 Block Number 208 Lot Number 003A

Deed Volume Number 0884 Page Number 0029 (property owner must supply copy of the deed)

Applicant - Please Print the Following:

Name: Timothy Martin
Address: P.O. Box 226
Lakeville CT 06039
Email: ctsuites@yahoo.com Telephone: 860-392-8565

Signature of Applicant: _____ Date: _____

Applicant's Interest in Property: 100% ownership

Record Owner of Property: Timothy Martin
TM (print name & address of owner)
(signature of owner) Date: 4/20/2024

Property is in Zone R-40 of (applicable section(s) Zoning Regulations 3.9

Describe the nature of your application, including the amount of variance requested:
The required frontage for this zone is 200'. The subject property has 50'. I am seeking a variance of 150' of frontage.

Describe the specific hardship:
Without this variance I am unable to use the property in its prescribed use as a single family home site.

*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

PROPERTY OWNERS WITHIN 100' OF LARK RD PROPERTY

QUINN KEVIN T AND KIMBERLY J ABUTTING
12 ANN-MAR LANE
SIMSBURY, CT 06070

IAPICHINO-DORR KEVIN AND LAURA ABUTTING
10 ANN-MAR LANE
SIMSBURY, CT 06070

CAREW JOHN E AND KIRSTEN S
8 ANN-MAR LANE
SIMSBURY, CT 06070

HALSCHEID WILLIAM C AND SHARON H
4 HYER DRIVE
SIMSBURY, CT 06070

GRITTER RYAN K AND KATIE L
6 HYER DRIVE
SIMSBURY, CT 06070

PRECOURT & SUKPRASERT-PRECOURT LVNG TRST ABUTTING
9 Dogwood Lane,
Simsbury CT 06070

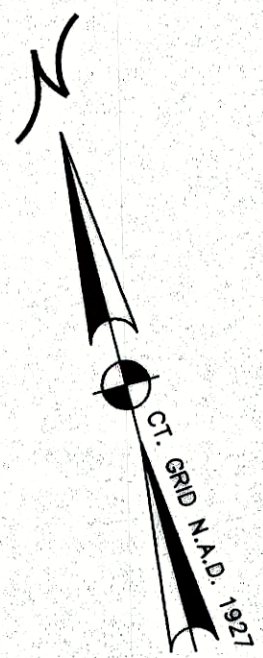
EDWARDS NED WOLFE JR &
5 DOGWOOD LANE
SIMSBURY, CT 06070

SHERIFFS WILLIAM D AND ELIZABETH A ABUTTING
6 DOGWOOD LANE
SIMSBURY, CT 06070

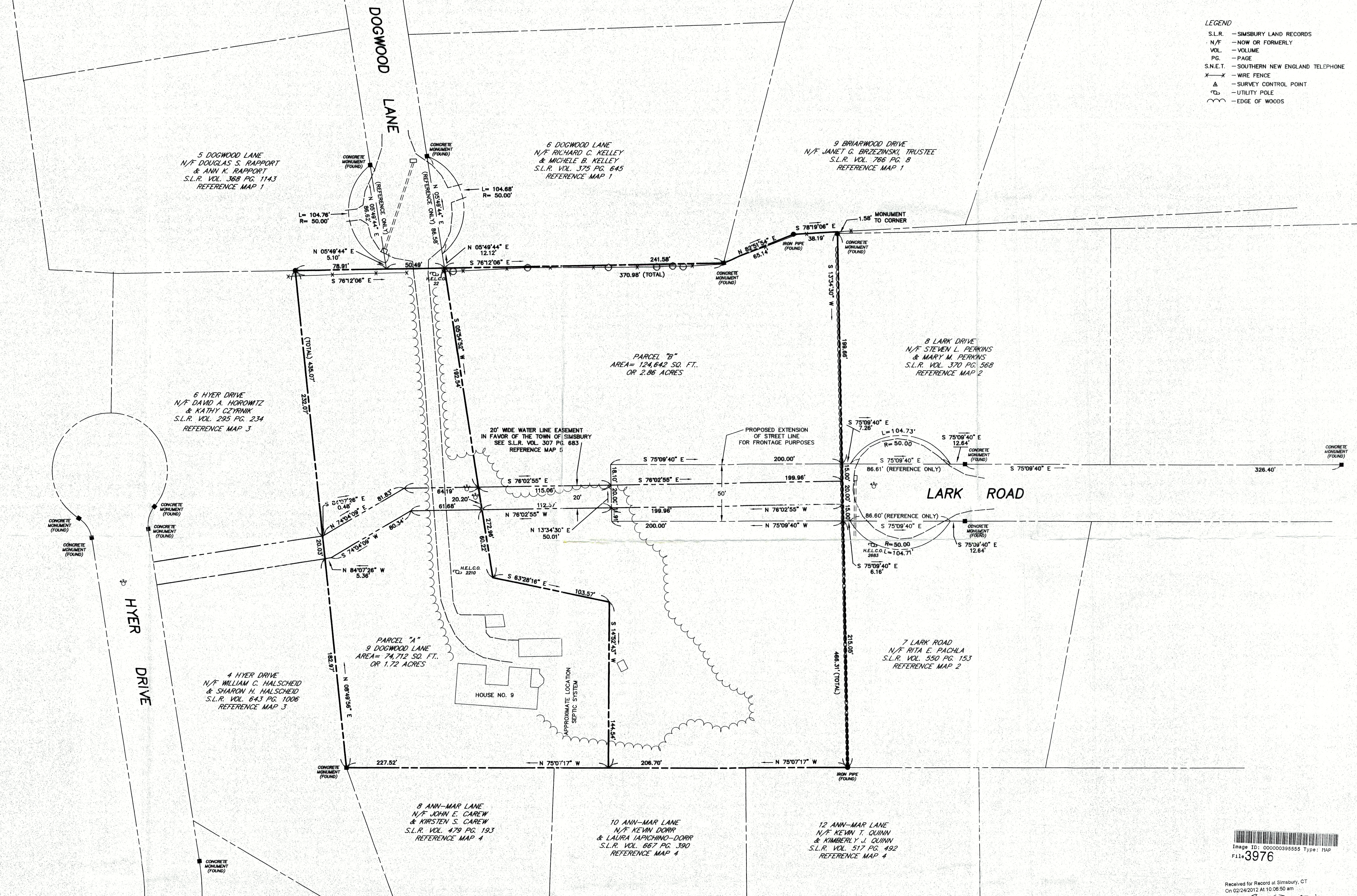
BRZEZINSKI JANET G ABUTTING
9 BRIARWOOD DR
SIMSBURY, CT 06070

MCDOWELL MARCIE ABUTTING
8 LARK ROAD
SIMSBURY, CT 06070

LYONS MATTHEW F & MICHELE ABUTTING
7 LARK ROAD
SIMSBURY, CT 06070



- LEGEND**
- S.L.R. - SIMSBURY LAND RECORDS
 - N/F - NOW OR FORMERLY
 - VOL. - VOLUME
 - PG. - PAGE
 - S.N.E.T. - SOUTHERN NEW ENGLAND TELEPHONE
 - X— - WIRE FENCE
 - △ - SURVEY CONTROL POINT
 - ⊕ - UTILITY POLE
 - ⌋ - EDGE OF WOODS



THIS MAP PRODUCED BY ORIGINAL INK DRAWING ON POLY FILM OR LINEN HENRY C. COTTON & ASSOCIATES 41 EAST GRANBY ROAD GRANBY, CT 06036

THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 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 SEPTEMBER 26, 1996.

THE TYPE OF SURVEY PERFORMED IS A PROPERTY SURVEY

BOUNDARY DETERMINATION: RESURVEY

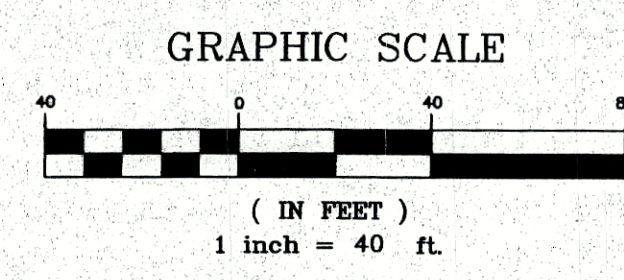
THIS SURVEY CONFORMS TO CLASS OF ACCURACY: HORIZONTAL A-2

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON:

STEPHEN S. COTTON, L.S. DATE: 1/18/12 License No. 17245

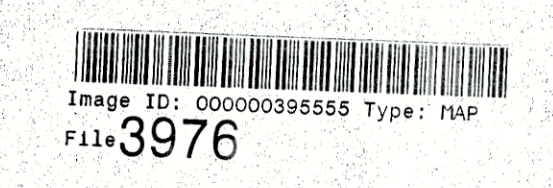


- REFERENCE MAPS:**
- 1.) SUBDIVISION PLAN BIRCHWOOD MANOR - SIMSBURY, CONN. - SCALE 1"=100' - JAN. 1957, REV. FEB. 25 1960 - PROPERTY OF EMILIE G. FREETAG - BY F. PERRY CLOSE, C.E.L.S.
 - 2.) ANN-MAR ESTATES SECTION II - PROPERTY OF ANNIE K. AND RALPH E. HOLCOMBE - HOLCOMB STREET AND FIRETOWN ROAD - SIMSBURY, CONNECTICUT - SCALE 1"=100' - JANUARY 26, 1963, REV. JAN. 14, 1966 - BY HAROLD R. SANDERSON C.E.L.S.
 - 3.) CLIFDON NORTHWEST SECTION II - PROPERTY OF CLIFDON ENTERPRISES, INC. - OLD FARMS ROAD - SIMSBURY, CONNECTICUT - SCALE 1"=100' JUNE 11, 1973 - BY SANDERSON & WASHBURN
 - 4.) FINAL SUBDIVISION PLAN - SECTION III CLIFDON NORTHWEST - PROPERTY OF CLIFDON ENTERPRISES, INC. - OLD FARMS ROAD - SIMSBURY, CONNECTICUT - SCALE 1"=100' - FEBRUARY 26, 1974 - BY SANDERSON & WASHBURN
 - 5.) TOWN OF SIMSBURY - ENGINEERING DEPARTMENT - NORTHWEST SIMSBURY WATER LINE EXTENSION - PHASE 5 ANN MAR & HYER - SCALE AS NOTED - JUNE 1986 - SHEET 3 OF 3 - SIGNED BY NASCIBENI & JAHNE SURVEYORS, P.C.



DIVISION PLAN
PREPARED FOR
TIM MARTIN
9 DOGWOOD LANE
SIMSBURY ~ CONNECTICUT
ZONE R-40

HENRY C. COTTON & ASSOCIATES LAND SURVEYORS & CONSULTANTS SINCE 1957	
140 NORTH GRANBY ROAD GRANBY, CONNECTICUT 06035 (860) 653-6601	
DRAWN BY: S.S.C.	DATE: JANUARY 13, 2012
CHECKED BY: S.S.C.	DRAWING NO.: 2012-03
REVISED:	



Received for Record at Simsbury, CT
On 02/24/2012 At 10:08:50 am

3976 M.A.K. 2/24/12

DOGWOOD LANE

MAILBOX
HELCO 22

N/F
WILLIAM D. AND ELIZABETH A. SHERIFFS G. BRZEZINSKI

N/F
JANET G. BRZEZINSKI

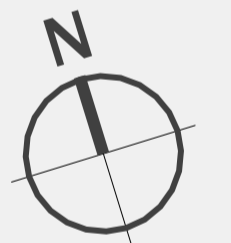
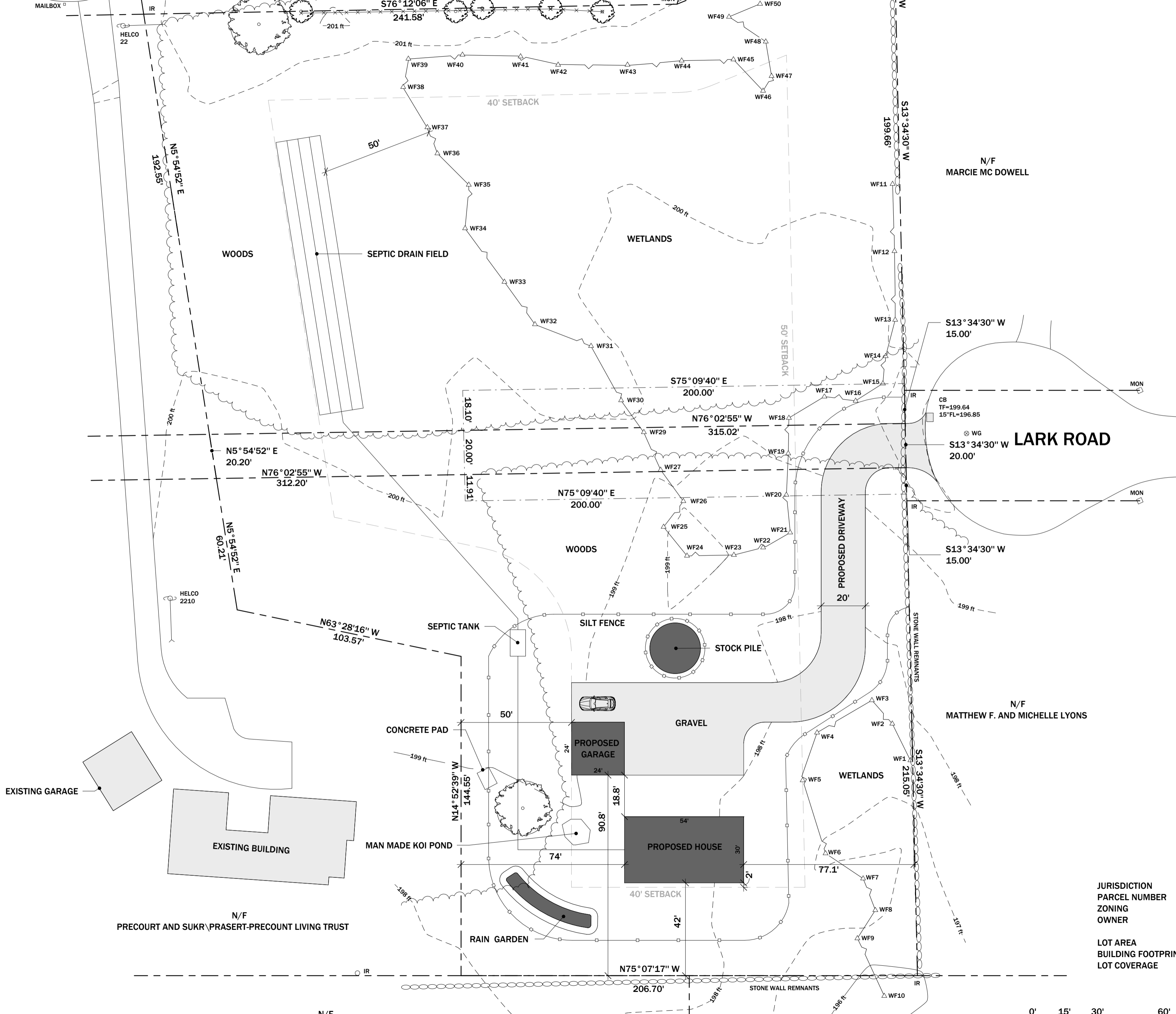
N/F
MARCIE MC DOWELL

N/F
MATTHEW F. AND MICHELLE LYONS

N/F
PRECOURT AND SUKR PRASERT-PRECOUNT LIVING TRUST

N/F
KEVIN T. AND LAURAPICHINO-DORR

N/F
KEVIN T. AND KIMBERLY J. QUINN



REVISION	DATE
1	Date 1

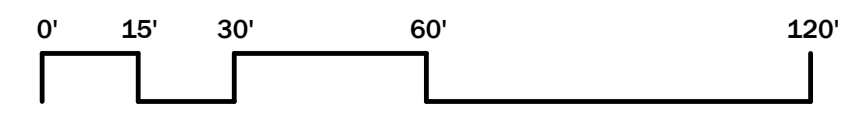


PROJECT:
0 LARK RD
SIMSBURY CT

JURISDICTION	HARTFORD COUNTY
PARCEL NUMBER	D03-208-003A
ZONING	R-40
OWNER	MARTIN TIMOTHY
LOT AREA	124581.60 SF
BUILDING FOOTPRINT	2196 SF
LOT COVERAGE	1.76%

SITE PLAN

SCALE: 1" = 30'-0"



C-1