



Zoning Change Request #20-04 for 32-34 Hoskins Road

Wesley Case has passed, and his estate wishes to sell the property at 34 Hoskins Road.

When valuing the property, we were advised that a large property such as Wesley's was not considered desirable by younger buyers. We found this to be true as our young first-time buyer grandson Nate wants to live in Simsbury and is interested in the house at 34 Hoskins but does not want to take the entire 1.6 acre property.

As a family member and owner of the abutting 32 Hoskins Road property, Suzanne Mittica, is in a position to support his plans by agreeing to add the rear 1 acre portion of 34 Hoskins to her 32 Hoskins lot.

Suzanne has no plans and no desire to develop the property but desires to keep it as it is so that it stays in the family and continues to provide a buffer against the Cambridge Crossing development.

When checking with the town, we found both properties are zoned I-1 but both need to be zoned R-15 in order to make this type of change to small parcels of land.

Thus, Suzanne Mittica and the Estate of Wesley Case request that 32 Hoskins and 34 Hoskins be changed from I-1 to R-15 so we can make the changes to the properties as stated above.

Lewis Case

Executor for the estate of Wesley L Case

EXHIBIT 6