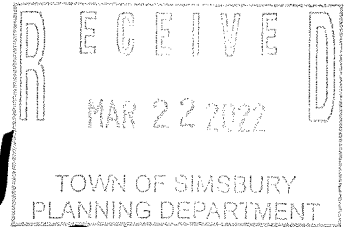


Town of Simsbury

Office of Community Planning and Development - Zoning Commission Application



DATE: 3/22/22 FEE: \$ 240.00 CK #: 105 APP #: _____

PROPERTY ADDRESS: 112 Sand hill RD

NAME OF OWNER: Cobb School

MAILING ADDRESS: ~~16 long view dr~~ 112 Sand hill Rd

EMAIL ADDRESS: Bclark1903@gmail.com TELEPHONE # _____

NAME OF AGENT: Brandon Clark

MAILING ADDRESS: 16 long view dr

EMAIL ADDRESS: Bclark1903@gmail.com TELEPHONE # _____

ZONING DISTRICT: _____ LOT AREA: _____ SQ FT/ACRES

Does this site have wetlands? YES NO Have you applied for a wetlands permit? YES NO

REQUESTED ACTION (PLEASE CHECK APPROPRIATE BOX):

- ZONE CHANGE:** The applicant hereby requests that said premises be changed from zone _____ to zone _____.
- TEXT AMENDMENT:** Please attach proposed changes, including Articles and Sections, and purposes.
- SPECIAL EXCEPTION:** The applicant hereby requests a public hearing pursuant to Article _____, Section _____.
- SITE PLAN APPROVAL:** The applicant hereby requests
 - PRELIMINARY
 - FINAL
 - SITE PLAN AMENDMENT pursuant to Article 5, Section J
- SIGN PERMIT**
- OTHER (PLEASE EXPLAIN):** _____

NOTE: Each application must fully comply with the requirements of the Zoning Regulations prior to receipt by the Commission. Each application for zone change and/or special exception shall include a list of names and addresses of abutting property owners and all property owners within 100 feet of the subject site.

A check payable to the Town of Simsbury must accompany this **original signed and dated** application. **Six (6) complete (folded) sets of plans and eleven (11) copies of the completed application and correspondence** must also be included. If you have a PDF of your plans, we would appreciate a copy of that sent to lbarkowski@simsbury-ct.gov, as well.

_____	_____	<u>[Signature]</u>	<u>3/22/22</u>
Signature of Owner	Date	Signature of Agent	Date

EXHIBIT 1

100 SOUTH JO HILL

0722 20211 677

0000

IE IMPROVEMENT SERVICE LLC

EW DR
CT 06070

105

51-7218/2211
677

DATE

23/22/22

OWN OF SIMSBURY

\$ 240.00

two hundred forty 00/100

DOLLARS

Photo
Deposit
Device on back

Peoples United Bank

peoples.com

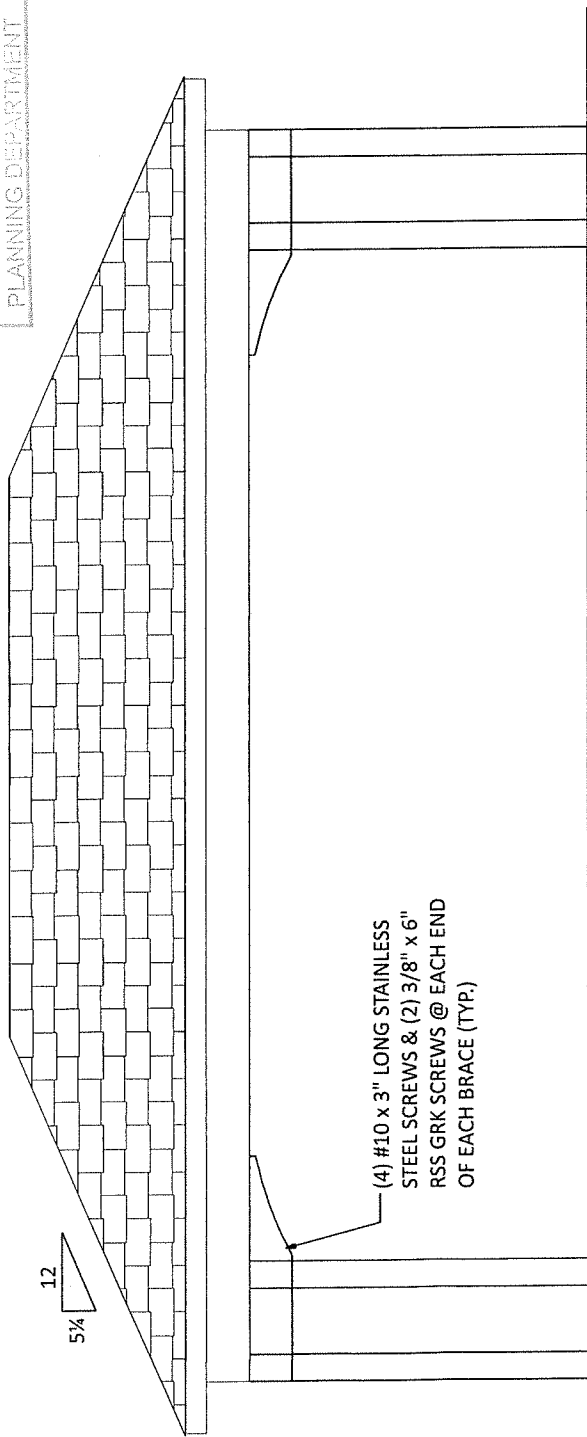
Rayon

mt

⑆ 72186⑆ 6501695134⑈ 0105

RF

RECEIVED
 MAR 22 2022
 TOWN OF SIMSBURY
 PLANNING DEPARTMENT

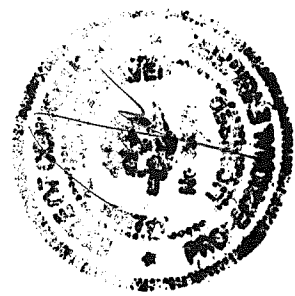


FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

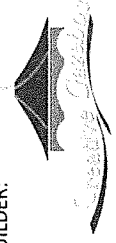
EXHIBIT 2

CODE & LOADING INFORMATION

- OCCUPANCY TYPE**
- RESIDENTIAL STORAGE
- CONSTRUCTION TYPE**
- TYPE 5 B
- LOADING NOTES**
- 1st FLOOR SLAB ON GRADE
- GROUND SNOW = 35 PSF
- DEAD LOADS = 10 PSF
- BASIC WIND SPEED = 120 MPH
- EXPOSURE CLASS = B
- SEISMIC DESIGN CATEGORY = B
- FROST LINE DEPTH = 42"
- ASSUMED SOIL CLASS = GM, GC
- SOIL BEARING CAPACITY = 2000 PSF
 IF SOIL DIFFERS FROM ASSUMED ABOVE
 (REFER TO IRC CODES)



JAMES A. KOPPENHAVER
 304 LOGAN RD.
 WYOMISSING, PA 19610
 PHONE: 484-794-9949
 BUILDER:



www.CREATIVEGAZEBOS.com

PROJECT:
 Brandon Clark
 212 Bushy Hill Rd
 Simsbury, CT 06070
 16x28 Manor Pavilion Hip

FINAL	3/2/22	E.S.



DRAFTING CONCEPTS
 5219 Old Strasburg Rd.
 Kinzers, PA 17535
 P: 717-442-5053 F: 717-370-5925
 John@DraftingConceptsLLC.net

SCALE: AS NOTED

SHEET TITLE: Cover sheet

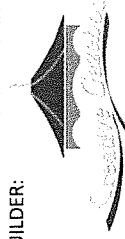
PROJECT NO.: D109-22

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SCALE:

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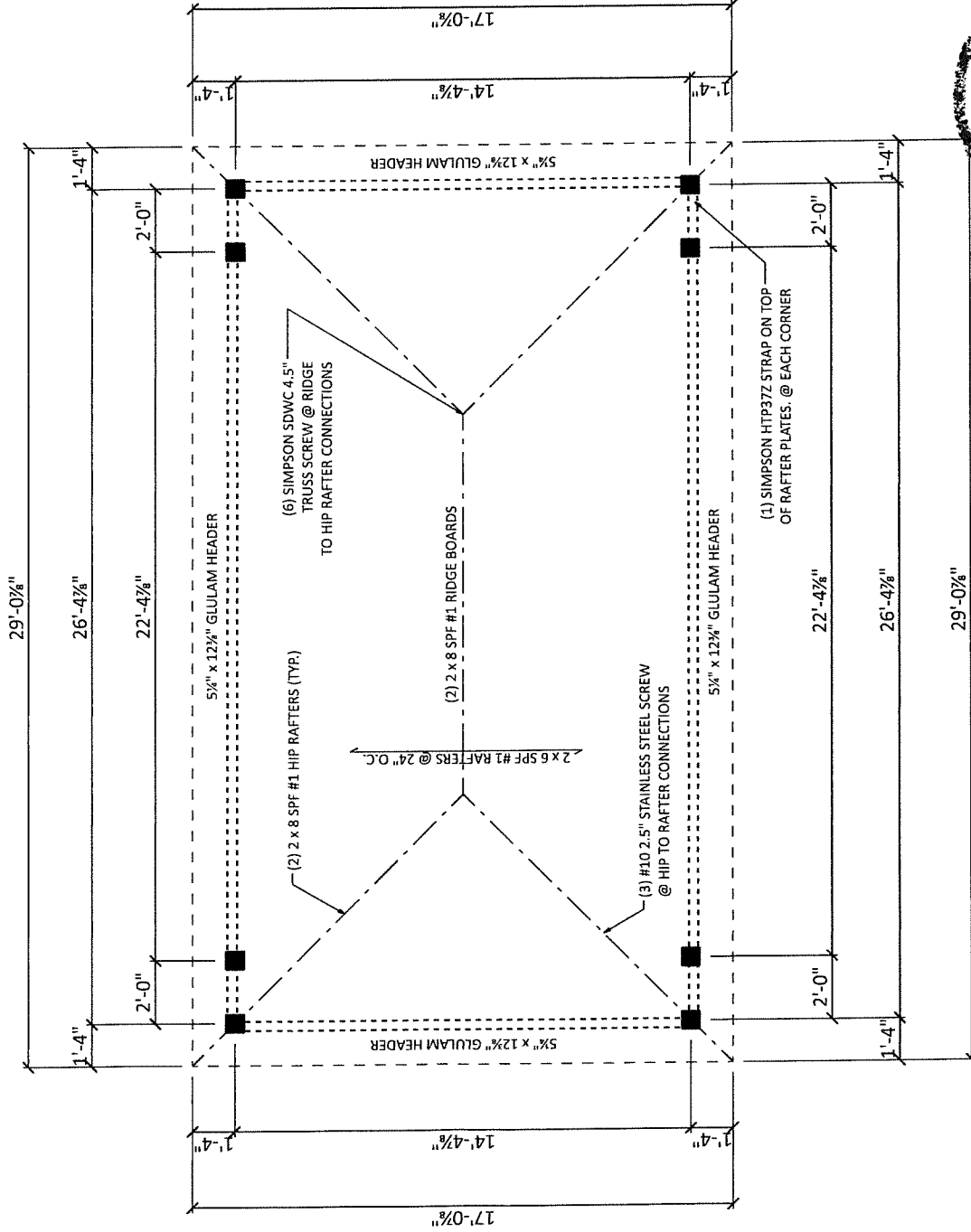
SHEET TITLE:

Floor plan

PROJECT NO.:

D109-22

2



FLOOR PLAN

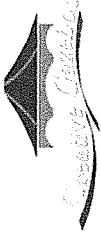
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SCALE:

AS NOTED

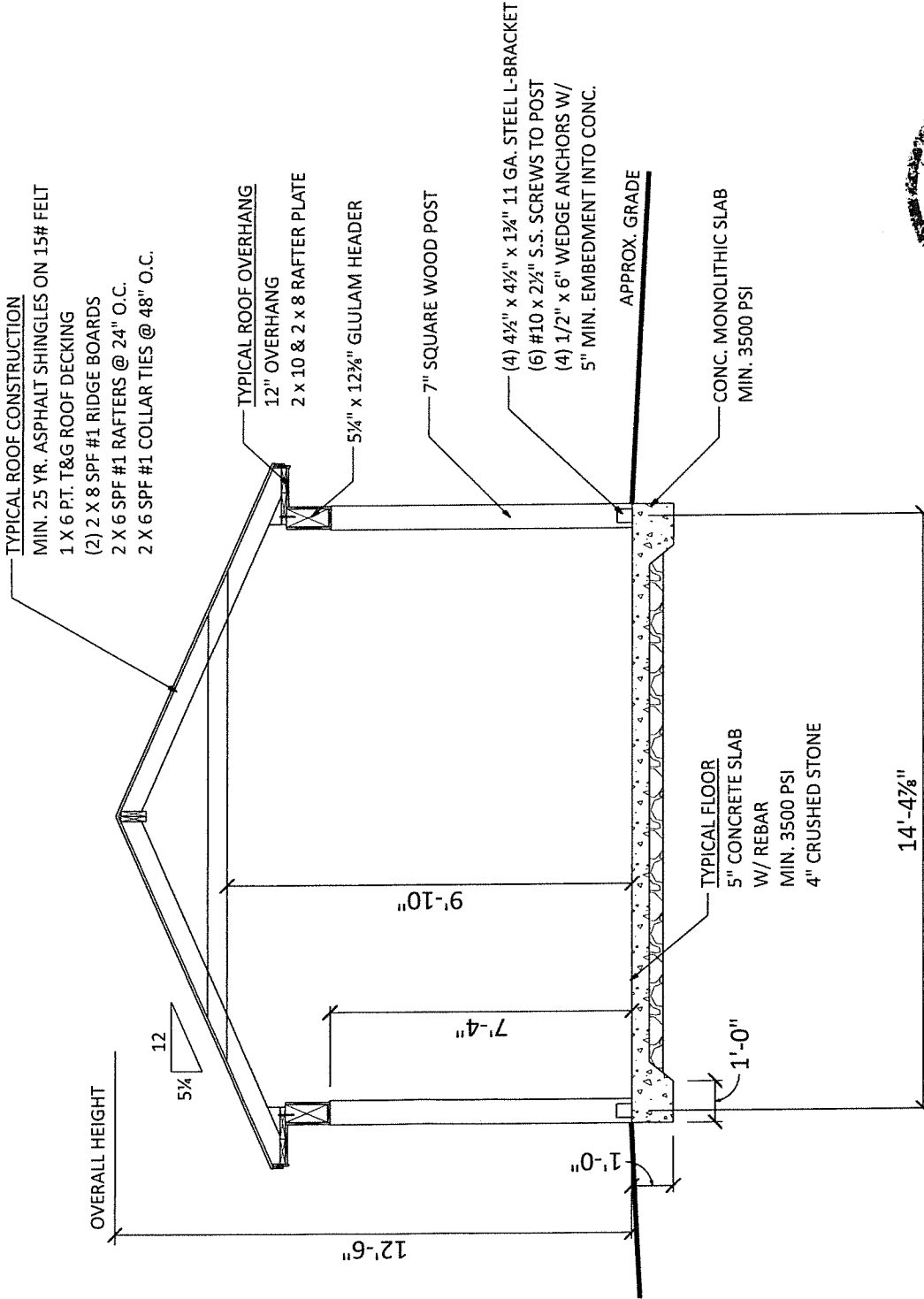
SHEET TITLE:

Section A

PROJECT NO.:

D109-22

3



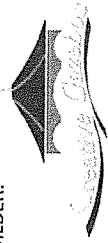
SECTION A
SCALE: 1/4" = 1'-0"

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SCALE:

AS NOTED

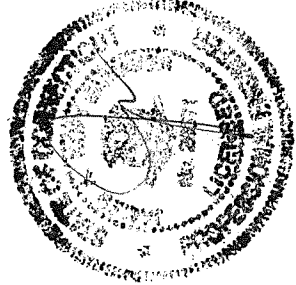
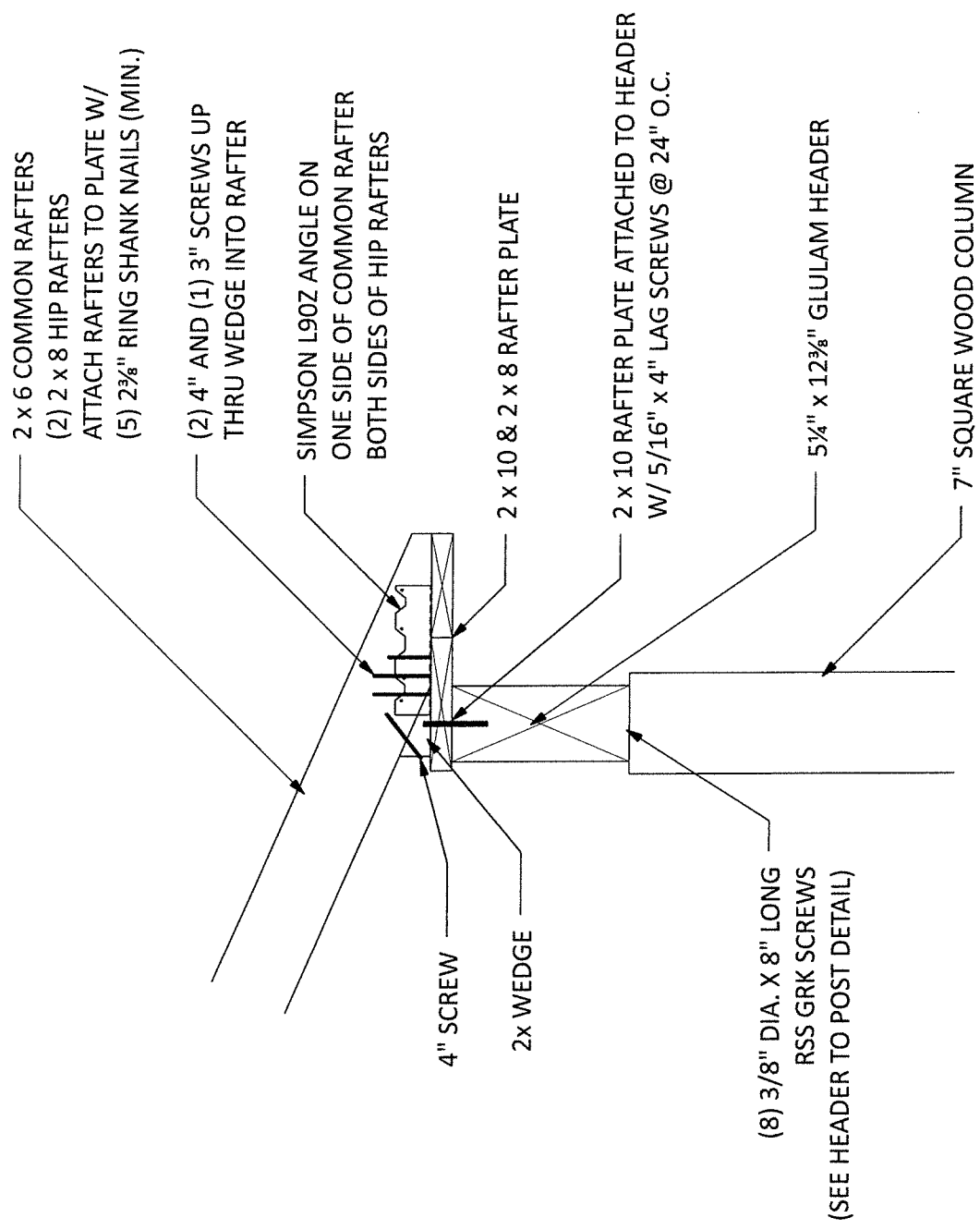
SHEET TITLE:

Connection detail

PROJECT NO.:

D109-22

4



CONNECTION DETAIL

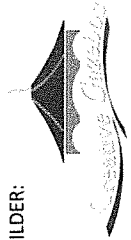
SCALE: 1" = 1'-0"

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John@DraftingConceptsLLC.net

SCALE:

AS NOTED

SHEET TITLE:

Header to post

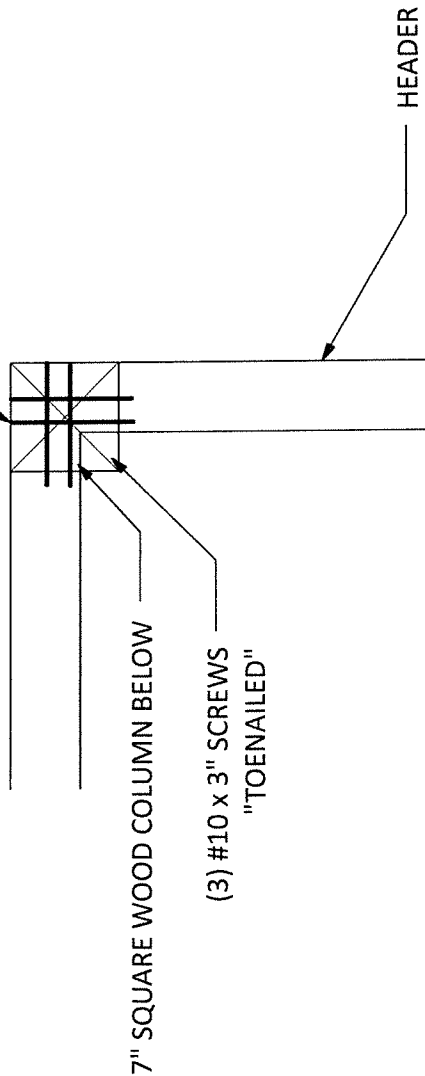
PROJECT NO.:

D109-22

5

(8) 3/8" DIA. x 8" LONG RSS
GRK SCREWS TO ATTACH
OUTSIDE HEADER TO POST

NOTE: OUTSIDE HEADERS
BEAR ON NOTCHED POST



HEADER TO POST

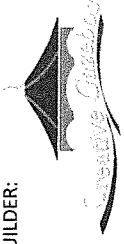
SCALE: 1" = 1'-0"



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SCALE:

AS NOTED

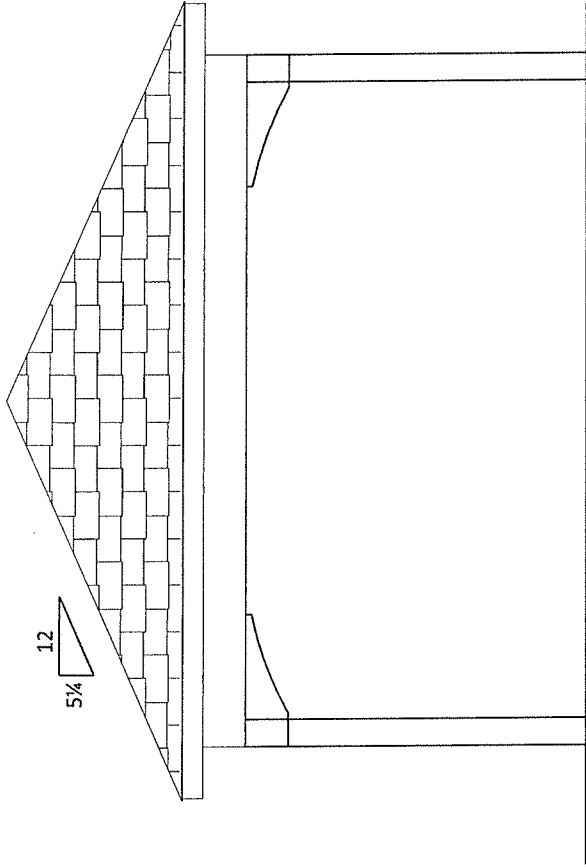
SHEET TITLE:

Right elevation

PROJECT NO.:

D109-22

6



RIGHT ELEVATION

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

