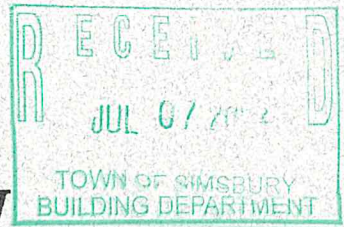




Town of Simsbury



Office of Community Planning and Development - Zoning Commission Application

DATE: 7-6-22 FEE: \$ 290.00 CK #: 9148 APP #: 22-21

PROPERTY ADDRESS: 10 Victoria Lane

NAME OF OWNER: John Marion

MAILING ADDRESS: 10 Victoria Lane

EMAIL ADDRESS: _____ TELEPHONE # 860-424-1657

NAME OF AGENT: Bill Atkinson

MAILING ADDRESS: 1316 Hardy St. Cheshire Ct 06035

EMAIL ADDRESS: Atkinsonb12@cheshire.com TELEPHONE # 930 7676

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 Sections and purposes.
- SPECIAL EXCEPTION:** The applicant hereby requests a public hearing pursuant to Section _____.
- SITE PLAN APPROVAL:** The applicant hereby requests
 - PRELIMINARY FINAL SITE PLAN AMENDMENT pursuant to Section 11
- 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 jhollis@simsbury-ct.gov, as well.

_____	_____	<u>[Signature]</u>	<u>7-6-22</u>
Signature of Owner	Date	Signature of Agent	Date

EXHIBIT 1

NOTICE TO APPLICANTS

This **AFFIDAVIT** is required for all applications requiring a **PUBLIC HEARING**.

NOTE: PUBLIC HEARING SIGNS MUST BE POSTED ON THE SUBJECT PROPERTY AT LEAST 15 DAYS PRIOR TO THE PUBLIC HEARING DATE.

THIS FORM (SIGNED AND NOTARIZED) MUST BE PRESENTED AT THE PUBLIC HEARING.

AFFIDAVIT

(STATE OF CONNECTICUT)

Ss:

(COUNTY OF HARTFORD)

I, W.H. Atkinson of _____
(Applicant) (City, State)

Being duly sworn, make oath and say that I have maintained sign(s) as required by the Simsbury Zoning Regulations, stating that a Land Use Application is pending for the following property:

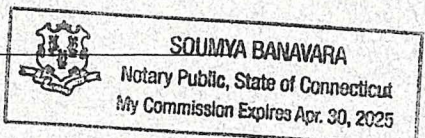
10 Victoria Lane Simsbury Ct
(Location of Property)

DATE: 7-6-22 W.H. Atkinson
(Signature of Applicant)

William Atkinson
(Type or Print Name of Applicant)

Subscribed and sworn to before me this 7th day of July, 2022
Soumya Banavara
(Notary Public)

My Commission Expires on _____



ZONING AMENDMENT NUMBER
Approved at Public Hearing on August 3, 1988

Purpose: The purpose of the amendment is to require that a sign be posted to give public notice prior to a public hearing on an application to develop a site.

Amend Article Eleven "Administration"

Add New: Letter E

E. Public Information Notice Sign

Whenever an application filed with the Zoning Commission requires a public hearing, the Applicant shall display a Public Information sign on the site giving notice that an application is pending before the Zoning Commission. The sign shall be in a manner and form as prescribed by the Commission and be provided by the Commission to the Applicant. It shall be displayed in a highly visible place at each location in the site where the property line abuts a public or private street or at a visible location nearest the site. It shall be the responsibility of the Applicant to insure that the signs remain on the display for a period of fifteen (15) days prior to the public hearing and are to be removed within seven (7) days following the close of the public hearing. The Applicant, at the public hearing, shall supply the Commission with an affidavit certifying that the Public Information Notice sign has been placed for the period specified.

Amend Article Twelve "Board of Appeals"

Letter C – Add Number 3

Add New: Article Twelve "C Procedure"
New Number 3

3. Public Information Notice Sign

Whenever an application filed with the Zoning Board of Appeals requires a public hearing, the Applicant shall display a Public Information sign on the site giving notice that an application is pending before the Zoning Board of Appeals. The sign shall be in a manner and form as prescribed by the Commission and be provided by the Commission to the Applicant. It shall be displayed in a highly visible place at each location in the site where the property line abuts a public or private street or at a visible location nearest the site. It shall be the responsibility of the Applicant to insure that the signs remain on display for a period of fifteen (15) days prior to the public hearing and are to be removed within seven (7) days following the close of the public hearing. The Applicant, at the public hearing, shall supply the Commission with an affidavit certifying that the Public Information Notice sign has been placed for the period specified.

NOTICE

IT IS THE RESPONSIBILITY OF THE APPLICANT TO SUBMIT COPIES OF APPLICATIONS TO THE FOLLOWING AGENCIES FOR REVIEW:

WATER POLLUTION CONTROL AUTHORITY

Drake Hill Road
Simsbury, CT 06070

Telephone: 860-658-1380

SIMSBURY FIRE MARSHAL

Attention: Kevin Kowalski
871 Hopmeadow Street
Simsbury, CT 06070

Telephone: 860-658-1971

FARMINGTON VALLEY HEALTH DISTRICT

95 River Road, Suite C
Canton, CT 06019

Telephone: 860-352-2333



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

PUBLIC HEARING SIGN RECIPIENT FORM

RECIPIENT INFORMATION

Name: Bill Atkinson

Number of Signs: 1

Phone: 860-930-6761

Email: AtkinsonWt2@yahoo.com

Property on Application: 10 Victoria Lane

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: Wt Atkinson

Signature of Recipient: [Signature]

Date: 7-6-22

National Flood Hazard Layer FIRMette



29°51'15"W 41°53'35"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)
		Future Conditions 1% Annual Chance Flood Hazard (Zone X)
		Area with Reduced Flood Risk due to Levee. See Notes. (Zone X)
		Area with Flood Risk due to Levee (Zone D)

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard (Zone X)
		Effective LOMRs
		Area of Undetermined Flood Hazard (Zone X)
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
OTHER FEATURES		Profile Baseline
		Hydrographic Feature

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

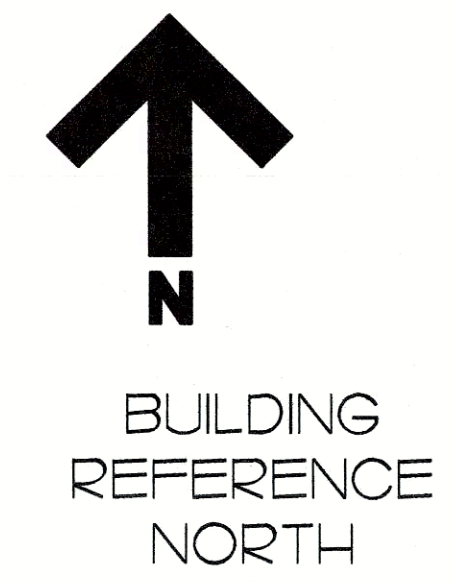
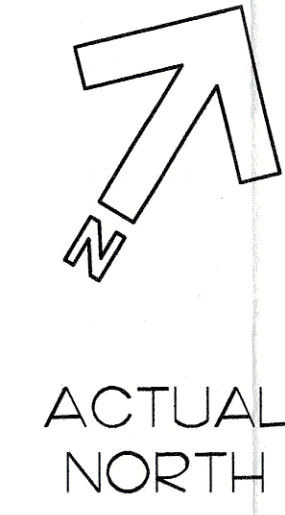
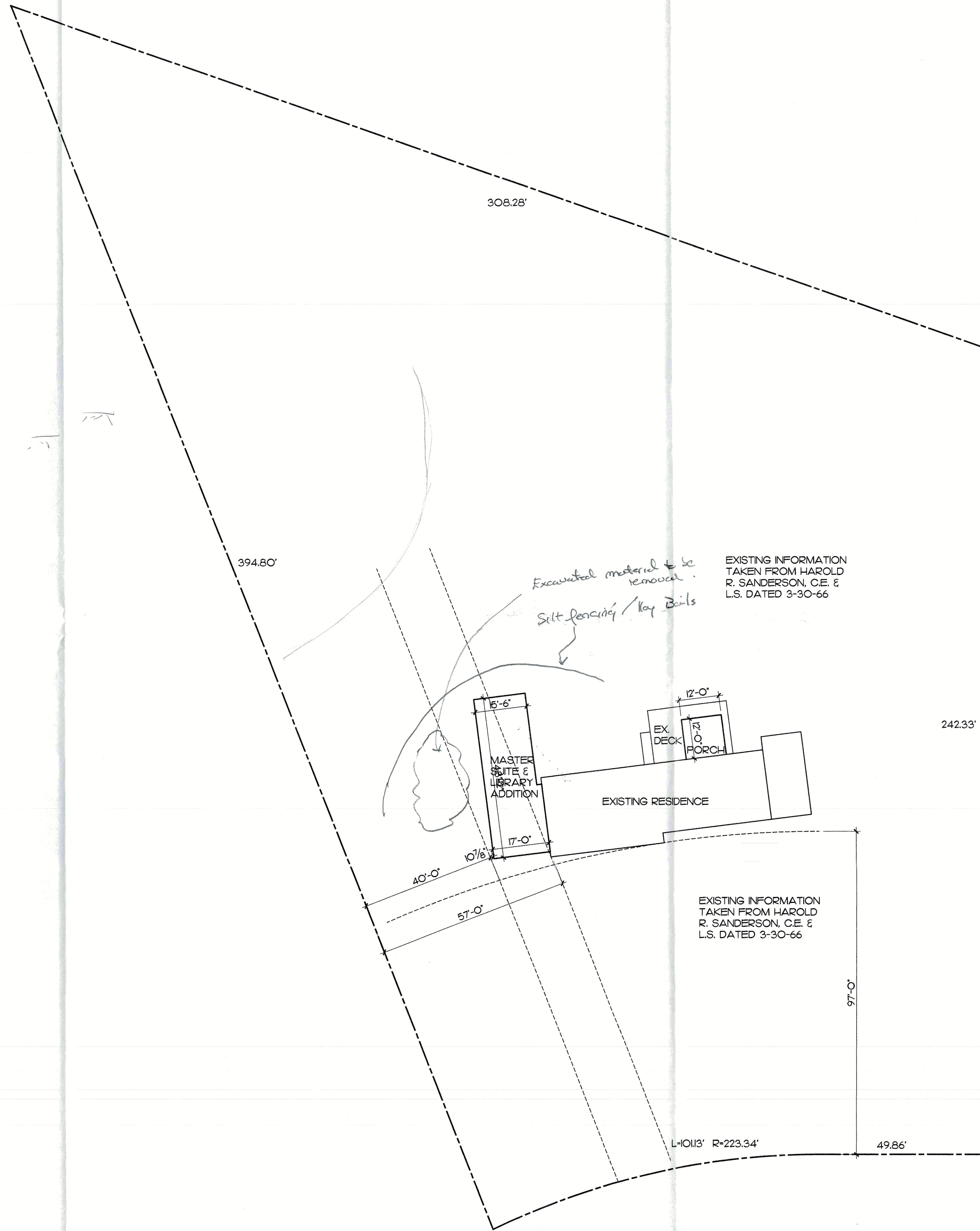
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/18/2022 at 11:59 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

THESE DRAWINGS, THE DESIGN AND THE WORK PRODUCT THEY REFLECT ARE THE EXCLUSIVE PROPERTY OF JAY T. WILLERUP, ARCHITECT AND ARE NOT TO BE REPRODUCED OR USED FOR DESIGN OR CONSTRUCTION WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF JAY T. WILLERUP



1/C-11
 SITE PLAN -
 EXISTING & NEW
 SCALE: 1" = 20'-0"

FOR PERMITTING 2, JUNE 2022

ADDITIONS AND ALTERATION FOR
 MR. & MRS. JOHN MARION
 WILCOX JR. & LANE
 WEST SIMSBURY, CONNECTICUT 06092

SITE PLAN - EXISTING & NEW

DRN.

JTW

OPUS

2021-04

DATE

REV.

ADDITIONS AND ALTERATION FOR
 MR. & MRS. JOHN MARION
 WILCOX JR. & LANE
 WEST SIMSBURY, CONNECTICUT 06092

SITE PLAN - EXISTING & NEW

DRN.

JTW

OPUS

2021-04

DATE

REV.

ADDITIONS AND ALTERATION FOR
 MR. & MRS. JOHN MARION
 WILCOX JR. & LANE
 WEST SIMSBURY, CONNECTICUT 06092

SITE PLAN - EXISTING & NEW

JAY T. WILLERUP
 ARCHITECT, A.I.A., N.C.C.A., R.E.R.
 INTERIOR DESIGNER

17 FURFETOWN ROAD
 SIMSBURY, CONNECTICUT
 06070-1914 TELEPHONE: 860.359.7414 E-MAIL: JTW@JTWARCHITECT.COM