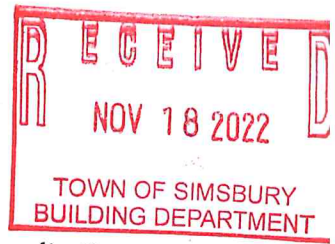




Town of Simsbury



Office of Community Planning and Development - Zoning Commission Application

DATE: 11/15/2022 FEE: \$ 290.00 CK #: _____ APP #: 22-38

PROPERTY ADDRESS: 571 Hopmeadow Street, Simsbury, CT 06070

NAME OF OWNER: J. and P. McKenna, LLC

MAILING ADDRESS: 619 Hopmeadow Street, Simsbury, CT 06070

EMAIL ADDRESS: p.mckennan@comcast.net TELEPHONE # (860) 653-5594

NAME OF AGENT: T.J. Donohue, Jr., Esq. Killian & Donohue, LLC

MAILING ADDRESS: 363 Main Street, Hartford, CT 06106

EMAIL ADDRESS: tj@kdjlaw.com TELEPHONE # (860) 560-1977

ZONING DISTRICT: PO LOT AREA: .47 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 4.5.

SITE PLAN APPROVAL: The applicant hereby requests
 PRELIMINARY FINAL SITE PLAN AMENDMENT pursuant to Section 11

SIGN PERMIT

OTHER (PLEASE EXPLAIN): (Special Exception). Avon Driving School, LLC as a possible tenant.
Please see attached supporting documents. The remainder of information and material will be submitted upon completion.

Special Except is required for a "school" use.

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. **Five (5) complete (folded) sets of plans, one (1) paper copy, and a digital copy 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.

J. and P. McKenna 11/18/22
Paul J. McKenna
Signature of Owner
Its Member, Duly Authorized

Killian & Donohue, LLC 11/18/22
T. J. Donohue, Jr., Esq.
Signature of Agent

Telephone (860) 658-3245
Facsimile (860) 658-3206

www.simsbury-ct.gov

11-18-2022 9798

933 Hopmeadow Street
Simsbury, CT 06070
CHECK 290.00

ABUTTERS LIST (relative to applicant at 571 Hopmeadow Street)

563 Hopmeadow Street
BMS Holdings LLC
563 Hopmeadow Street
Simsbury, CT 06070

568 Hopmeadow Street
Chen and Gao Realty LLC
10 Hartford Avenue, Suite D-10
Granby, CT 06035

570 Hopmeadow Street
Chen and Gao Realty LLC
19 Vining Drive
Simsbury, CT 06070

573 A Hopmeadow Street
Casamira LLC
573A Hopmeadow Street
Simsbury, CT 06070

575 Hopmeadow Street
Aleksandr Sonkin
254 Prospect Avenue
Hartford, CT 06106

576 Hopmeadow Street
Donald R. Mercey & Gail-Gene Mercey
576 Hopmeadow Street
Simsbury, CT 06070

577 Hopmeadow Street
John R. Cronin
81 Pratt Street
Glastonbury, CT 06033



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

PUBLIC HEARING SIGN RECIPIENT FORM

RECIPIENT INFORMATION

Name: Michele Roalf

Number of Signs: 1

Phone: 860-651-9391

Email: Gran-sims@orthospecialists.net

Property on Application: _____

PUBLIC HEARING SIGN RULES

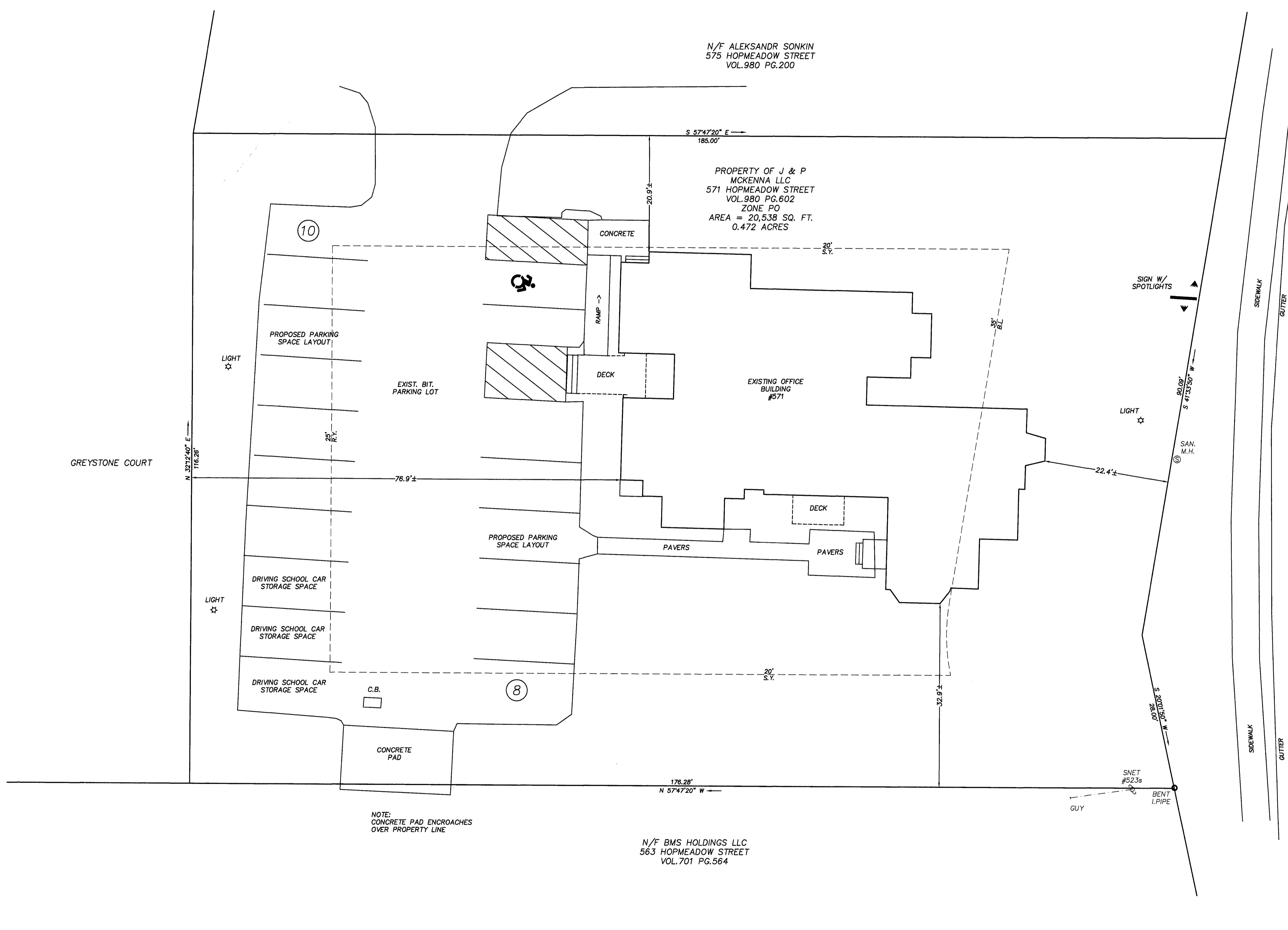
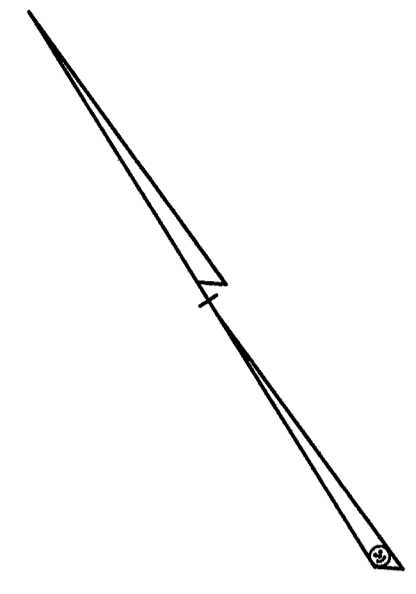
- The sign(s) will be posted perpendicular to the property in clear view from both sides of the roadway
- The affidavit will be signed and returned **after** the fifteen (15) day window has elapsed

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: Michele Roalf

Signature of Recipient: Michele Roalf

Date: 11-18-22



ZONE PO (PROFESSIONAL OFFICE)		
MINIMUM REQUIREMENTS	EXISTING	PROPOSED
FRONTAGE = 100 FT	FRONTAGE = 118.09 FT.	FRONTAGE = 118.09 FT
LOT AREA = N/A	LOT AREA = 20,538 SF.	LOT AREA = 20,538 SF.
FRONT YARD = 35 FT	FRONT YARD = 22.4± FT	FRONT YARD = 22.4± FT
SIDE YARD = 20 FT	SIDE YARD = 20.9± FT	SIDE YARD = 20.9± FT
REAR YARD = 25 FT	REAR YARD = 76.9± FT	REAR YARD = 76.9± FT

PROPOSED USE - ORTHODONTIST OFFICE & AVON DRIVING SCHOOL

FIRST FLOOR ORTHODONTIST: 2,188 SQ. FT.
 SECOND FLOOR AVON DRIVING SCHOOL: 1,950 SQ. FT.
 TOTAL: 4,138 SQ. FT.

REQUIRED PARKING = 2.5 SPACES PER 500 SQ. FT. OF FLOOR AREA.

FIRST FLOOR AREA = 2,188 SQ. FT. = 2,188/500 = 4.38 X 2.5 = 10.94 OR 11 SPACES REQUIRED.

SECOND FLOOR AREA = 1,950 SQ. FT. = 1,950/500 = 3.9 X 2.5 = 9.75 OR 10 SPACES REQUIRED

FIRST FLOOR ORTHODONTIST: OPEN M,W,F 8:45-5. 4-5 STAFF MEMBERS AND NOT MORE THAN 3 PATIENTS ROTATING THROUGH THE OFFICE THROUGH OUT THE DAY.

SECOND FLOOR AVON DRIVING SCHOOL HAS 3 DRIVERS EDUCATION CARS THAT WILL BE PARKED AT THE SITE ONE INSTRUCTOR IN AT 12:00-12:30 A SECOND AT 4:30 AND THIRD AT 5:00 TO GET CAR AND GO OUT ON THE ROAD. ALL INFORMATIONAL CLASSES ARE DONE VIA ZOOM.

SITE CONTAINS 18 TOTAL SPACES, INCLUDING 1 H.C. SPACE.

- MAP REFERENCES:
- "SCHEDULE A-3 GREYSTONE COURT 573 HOPMEADOW STREET - SIMSBURY, CT SCALE 1 IN. = 20 FT. MAY 17, 1991 ED LALLY & ASSOCIATES". REVISED THROUGH 2/5/92.
 - "PROPERTY OF: ANDREW M. & EDITH A. YAKEMORE 577 HOPMEADOW STREET SIMSBURY, CONNECTICUT SCALE: 1" = 20' JUNE 1995 SANDERSON & WASHBURN".
 - "PROPERTY OF: EDITH A. YAKEMORE 575 & 577 HOPMEADOW STREET SIMSBURY, CONNECTICUT SCALE: 1" = 40' MAY 1986 SANDERSON & WASHBURN". REV. 3-06-87.
 - "PROPERTY OF: EDITH A. YAKEMORE 571, 575, 577 HOPMEADOW STREET SIMSBURY, CONNECTICUT SCALE: 1" = 40' JUNE 1983 SANDERSON & WASHBURN".

SURVEY NOTES:

THIS MAP 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 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

THE TYPE OF SURVEY PERFORMED IS AN IMPROVEMENT LOCATION SURVEY AND IS INTENDED TO SHOW THE BUILDING & PARKING. OTHER IMPROVEMENTS AND UTILITIES MAY EXIST..

BOUNDARY DETERMINATION CATEGORY-RESURVEY BASED ON A DEPENDENT RESURVEY.

THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.

HORIZONTAL DATUM IS BASED ON MAP REFERENCES.

PROPERTY IS SUBJECT TO:

DRIVEWAY RIGHTS AND DRAINAGE RIGHTS SEE VOL.266 PG.515.

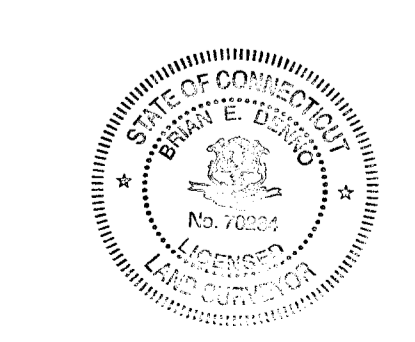
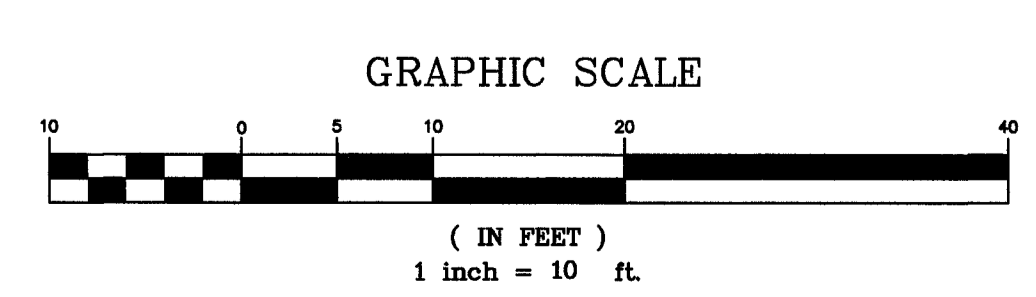
DRAINAGE EASEMENT VOL.339 PG.1001

DECLARATION OF PRESERVATION RESTRICTION VOL.271 PG.751

VARIANCE FROM THE SIMSBURY ZONING BOARD OF APPEALS VOL.280 PG.313

UTILITY STATEMENT

UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THIS SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.



REVISIONS:

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

NOT VALID UNLESS LIVE SIGNATURE AND EMBOSSED SEAL IS AFFIXED

DENNO LAND SURVEYING & CONSULTING, LLC
 2 TUNXIS RD. STE. 214 TARIFFVILLE, CT 06081

PARKING PLAN
 PREPARED FOR
J & P MCKENNA LLC
 571 HOPMEADOW STREET
 SIMSBURY CONNECTICUT

SCALE 1"=10'	DATE 11/19/22	SHEET NO. 1 OF 1
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