



Town of Simsbury

Office of Community Planning and Development - Zoning Commission Application

DATE: _____ FEE: \$ _____ CK #: _____ APP #: _____

PROPERTY ADDRESS: 446 Hopmeadow Street

NAME OF OWNER: EAY Properties, LLC

MAILING ADDRESS: 35 West Mountain Road, West Simsbury, CT 06092

EMAIL ADDRESS: N/A TELEPHONE # M/A

NAME OF AGENT: Vessel RE Holdings, LLC (Contract Purchaser)

MAILING ADDRESS: 46 West 55th Street, New York, NY 10019

EMAIL ADDRESS: jlevy@myvessel.com TELEPHONE # 646-531-2126

ZONING DISTRICT: R-15 LOT AREA: 85,591 s.f. (1.97 ac.) 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. **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.

EAY Properties LLC


 Signature of Owner Date
 By: Vessel RE Holdings, LLC, its Authorized Representative
 By: Josh Levy, duly authorized (Letter of Authorization Attached)
 Telephone (860) 658-3245
 Facsimile (860) 658-3206

Vessel RE Holdings, LLC


 Signature of Agent Date
 By: Josh Levy, Executive Vice President, duly authorized

933 Hopmeadow Street
Simsbury, CT 06070

Schedule B

LETTER OF AUTHORIZATION

TO: Town of Simsbury

Re: 446 Hopmeadow Street, and the adjacent parcel located at Winslow Place
(Map/Block/Lot: G14 145 003A), Simsbury, Connecticut

Please be advised that VESSEL RE HOLDINGS, LLC, is hereby authorized to act on behalf of the undersigned owner of record in matters related to obtaining all necessary demolition, zoning and building permits for the development and construction of a multi-family dwelling, to be performed at the sole cost and expense of VESSEL RE HOLDINGS, LLC.

EAY Properties LLC

By: Jeanine B. Christensen
Jeanine L. Christensen
Its Manager

By: Nord Christensen
Nord Christensen
Its Manager



Town of Simsbury, CT

Property Listing Report

Map Block Lot

G13 142 003C

Building #

1

Unique Identifier

31066400

Property Information

Property Location	446 HOPMEADOW STREET
Mailing Address	540 HOPMEADOW STREET #6 SIMSBURY CT 06070
Land Use	Residential
Zoning Code	R-15
Neighborhood	20

Owner	EAY PROPERTIES LLC
Co-Owner	
Book / Page	0882/0222
Land Class	Residential
Census Tract	4661010
Acreage	1.95

Valuation Summary

(Assessed value = 70% of Appraised Value)

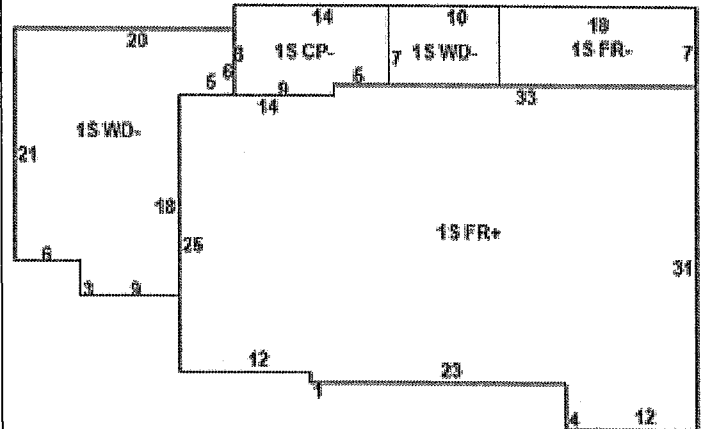
Item	Appraised	Assessed
Buildings	130993	91690
Outbuildings	0	0
Land	117012	81910
Total	248005	173600

Utility Information

Electric	No
Gas	No
Sewer	Yes
Public Water	Yes
Well	No



G13-142-003C 03/17/2012



Primary Construction Details

Year Built	1953
Building Desc.	Residential
Building Style	Ranch
Stories	1
Exterior Walls	Vinyl
Exterior Walls 2	Board & Batten
Interior Walls	Dry Wall
Interior Walls 2	
Interior Floors 1	Hardwood
Interior Floors 2	

Heating Fuel	Gas
Heating Type	Hot Water
AC Type	
Bedrooms	2
Full Bathrooms	1
Half Bathrooms	1
Extra Fixtures	0
Total Rooms	5
Bath Style	NA
Kitchen Style	
Occupancy	1

Livable Area (ft)	1417
Building Use	Single Family
Building Condition	Average
Frame Type	Wood Frame
Building Grade	5
Fireplaces	2
Wood Stoves	0
Attic Access	
Roof Style	Gable
Roof Cover	Arch

Bsmt Area	1291
Fin Bsmt Area	0
Fin Bsmt Quality	
Bsmt Access	Walkout
Bsmt Gar	0
Bsmt Sump Pump	No



Town of Simsbury, CT

Property Listing Report

Map Block Lot

G13 142 003C

Building # 1

Unique Identifier

31066400

Detached Outbuildings

Type	Description	Area (sq ft)	Condition	Year Built
Shed	Frame	100	Fair	1981

Attached Extra Features

Type	Description	Area (sq ft)	Condition	Year Built
Deck	Wood	372	Average	1953
Patio	Concrete/Masonry	107	Average	1953
Deck	Wood	70	Average	1953

Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
EAY PROPERTIES LLC	0882_0222	12/31/2014	0
YAKEMORE EDITH A	0788_0195	1/14/2010	0
CHRISTENSEN JEANINE AND NORD E TRUSTEES	0788_0203	1/14/2010	0
YAKEMORE ANDREW M AND EDITH A	0697_0001	8/30/2005	425000
KELLY WANDA G REVOCABLE TRUST	0668_0883	8/4/2004	0



Town of Simsbury, CT

Property Listing Report

Map Block Lot

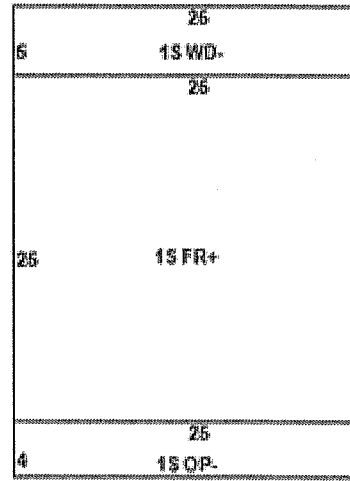
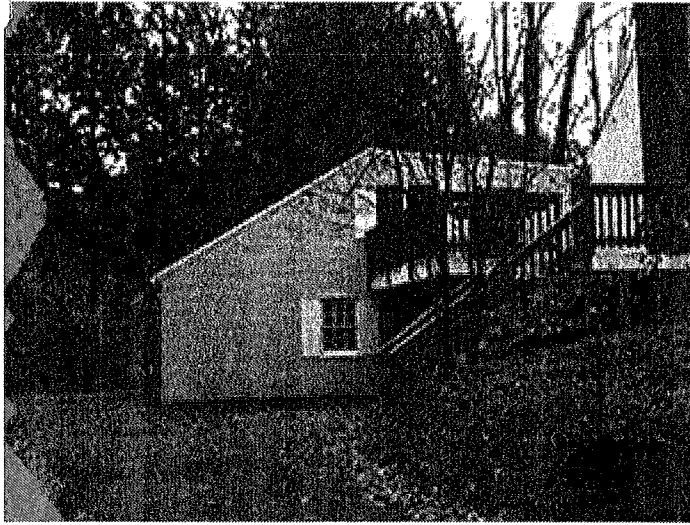
G13 142 003C

Building #

2

Unique Identifier

31066400



Primary Construction Details

Year Built	1972
Building Desc.	Single Family
Building Style	Ranch
Stories	1
Exterior Walls	Vinyl
Exterior Walls 2	
Interior Walls	Dry Wall
Interior Walls 2	
Interior Floors 1	Carpet
Interior Floors 2	

Heating Fuel	Oil
Heating Type	Hot Water
AC Type	
Bedrooms	1
Full Bathrooms	1
Half Bathrooms	0
Extra Fixtures	0
Total Rooms	3
Bath Style	NA
Kitchen Style	
Occupancy	1

Livable Area (ft)	625
Building Use	Residential
Building Condition	Average
Frame Type	Wood Frame
Building Grade	5
Fireplaces	0
Wood Stoves	0
Attic Access	
Roof Style	Gable
Roof Cover	Arch Shingles

Bsmt Area	625
Fin Bsmt Area	0
Fin Bsmt Quality	
Bsmt Access	Garage
Bsmt Garage	2
Bsmt Sump Pump	No

Attached Extra Features

Type	Description	Area (sq ft)	Condition	Year Built
Porch	Open	100	Average	1981
Deck	Wood	125	Average	1981

**STEWART TITLE GUARANTY COMPANY
COMMITMENT**

**SCHEDULE A - DESCRIPTION
LEGAL DESCRIPTION**

A certain piece or parcel of land, together with the buildings thereon, situated in the Town of Simsbury, County of Hartford and State of Connecticut, containing one and ninety-five one-hundredths (1.95) acres, more or less, located on the easterly side of Hopmeadow Street, and known as 446 Hopmeadow Street, formerly known as 26 Weatogue Street, sometimes known as the College Highway; bounded and described as follows:

NORTHERLY	by land now or formerly of The Ensign-Bickford Company, 425.15 feet;
EASTERLY	by land now or formerly of the New York, New Haven and Hartford Railroad Company, 250.21 feet;
SOUTHERLY	by land now or formerly of L. Hamilton Sikes and Mary Agnes Sikes, 224.59 feet, and by land now or formerly of Germaine Faivre, 225 feet; and
WESTERLY	by land now or formerly of Germaine Faivre, 100.3 feet, and by a highway known as Hopmeadow Street, and formerly known as Weatogue Street and sometimes known as the College Highway, 149.99 feet when measured along the easterly line of said highway.

Reference is hereby made to a map of said premises entitled "Map of Land Owned by Joseph R. Ensign Est, Weatogue St. Simsbury Conn, Nov. 1945. Scale 1" = 40', Merton Hodge, Surveyor," which map is on file in the Simsbury Town Clerk's Office.

FOR INFORMATION ONLY:

Commonly known as: 446 Hopmeadow Street, Simsbury, Connecticut