



# Town of Simsbury

Office of Community Planning and Development - Zoning Commission Application



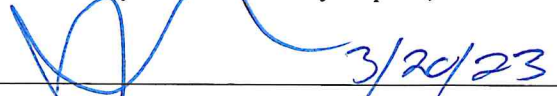
DATE: 3-20-23 FEE: \$ 290.00 CK #: \_\_\_\_\_ APP #: 23-15  
 PROPERTY ADDRESS: 444 Bushy Hill Rd.  
 NAME OF OWNER: Niles E. Kelly  
 MAILING ADDRESS: 444 Bushy Hill Rd.  
 EMAIL ADDRESS: Niles1115@gmail.com TELEPHONE # 609-908-7010  
 NAME OF AGENT: Kelly Johnson  
 MAILING ADDRESS: 444 Bushy Hill Rd.  
 EMAIL ADDRESS: Kellyjohnson0904@gmail TELEPHONE # 609-341-2534  
 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.*

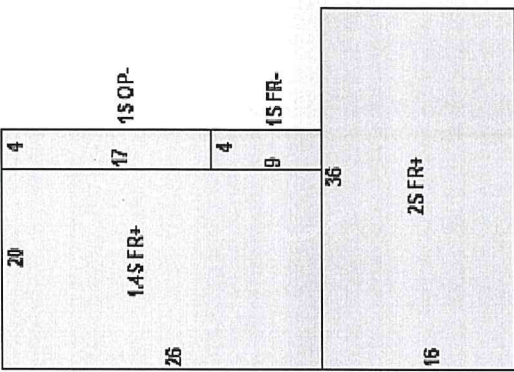
A check payable to the Town of Simsbury must accompany this **original signed and dated** application. **Five (5) complete (folded) sets of plans, one (1) paper copy, and a digital copy of the completed application and correspondence** must also be included. If you have a PDF of your plans, we would appreciate a copy of that sent to [jhollis@simsbury-ct.gov](mailto:jhollis@simsbury-ct.gov), as well.

 3/20/23  
 Signature of Owner Date

 3/24/23  
 Signature of Agent Date



<b>Location:</b> 444 BUSHY HILL ROAD		<b>Map Id:</b> B18 601 008	
General Description		Description	Area/Qty
Building Use	Single Family		
Units		Base Rate	1916
Overall Condition	Very Good/Ex	Basement	1096
Class	15.A	Central Air	1916
Stories	2.00	Fireplace	2
Design (Style)	Colonial	Full Baths	2
Construction	Wood Frame	Half Baths	1
Year Built	1743	Whirlpool	1
Percent Complete	100		
<b>Finished Area</b>	<b>1916</b>		
Foundation			
Basement Area	1096		
Finished Basement	0		
Garage Bays	0		
Outside Entry	Hatchway		
Sump Pump	No		
HVAC			
Heating Type	Forced Hot Air		
Fuel	Oil		
Cooling Type	Central		
Interior			
Floors	Carpet		
Attic Access	PD Stairs		
Walls	Drv Wall		
Bath Cond			
Kitchen Cond			
Exterior			
Exterior	Clanboards		
Roof Cover	Arch Shingles		
Roof Type	Gable		
Special Features			
Type	Count/Area		
Fireplace	2		
Whirlpool	1		
<b>Total Building Value: 290.300</b>			
Detached Component Computations			
Type	Year	Condition	Area/Qty
1.5 Stv Frame Barn	2007	Average	624
Brick Patio	1977	Average	220
Composite Deck	2000	Average	176
Det 1 Story Frame Garage	1920	Average	540
Gunite Pool	1977	Good	450
Pool House/Cabana	1977	Average	160
Room Summary			
Total Bedroom	Kitchens	Full Baths	Half Baths
7	3	1	2
			1

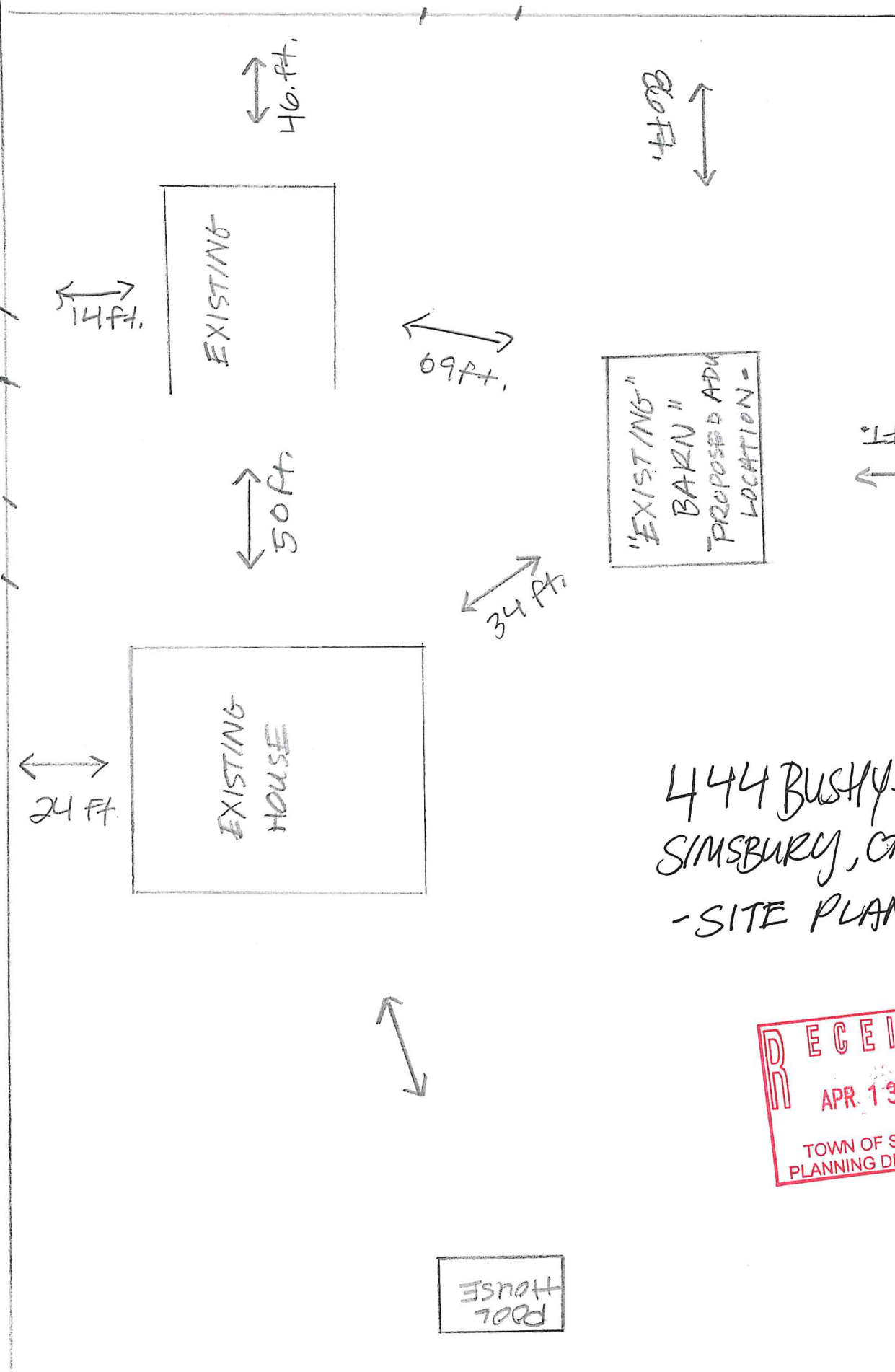




← TCHABOD RD →

← BUSHY HILL RD →

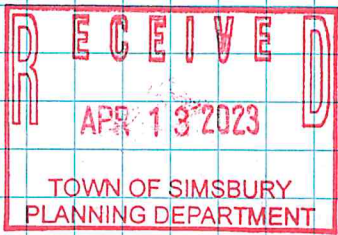
← PROPERTY LINE →



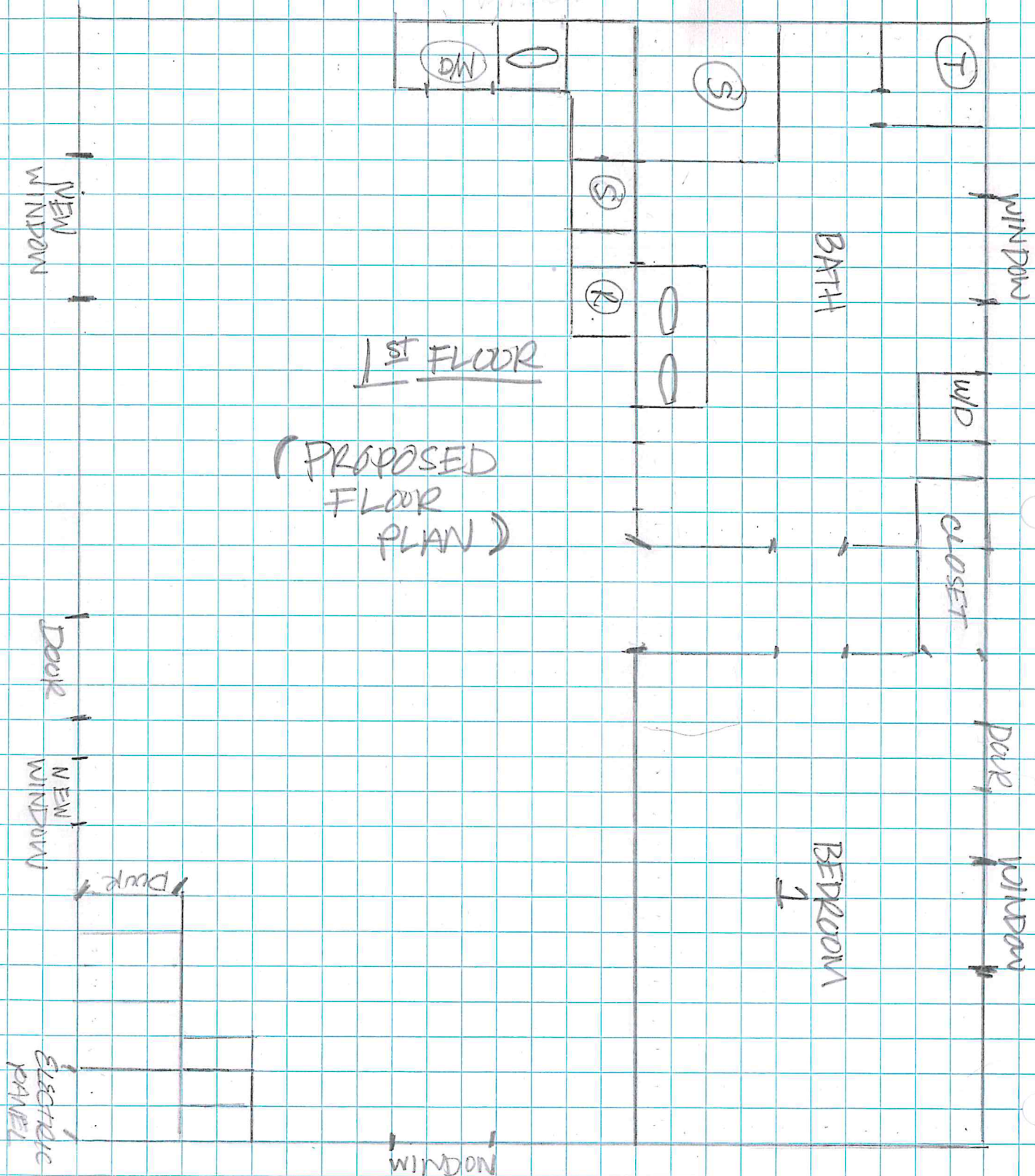
444 BUSHY HILL RD  
 SIMSBURY, CT 06070  
 - SITE PLAN -

**RECEIVED**  
 APR 13 2023  
 TOWN OF SIMSBURY  
 PLANNING DEPARTMENT





444 BUSHY HURD.  
SIMSBURY, CT 06070

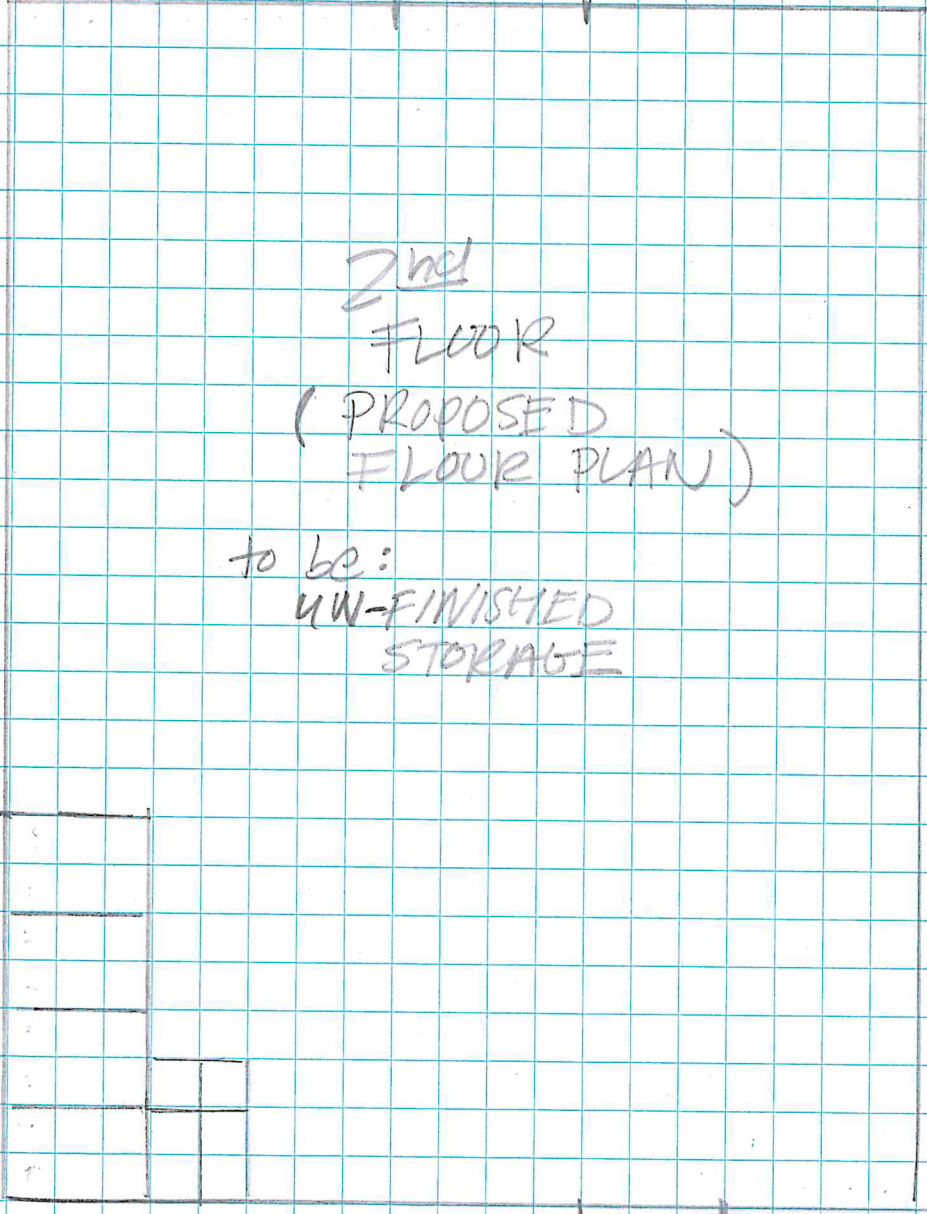


1<sup>ST</sup> FLOOR

(PROPOSED FLOOR PLAN)

RECEIVED  
APR 13 2023  
TOWN OF SIMSBURY  
PLANNING DEPARTMENT

WINDOW



2nd  
FLOOR  
(PROPOSED  
FLOOR PLAN)

to be:  
UN-FINISHED  
STORAGE

WINDOW



444 BUSHY HILL RD.  
SIMSBURY, CT 06070

BARN DOORS

WINDOW

WINDOW

1<sup>ST</sup> FLOOR

(EXISTING FLOOR PLAN)

DOOR

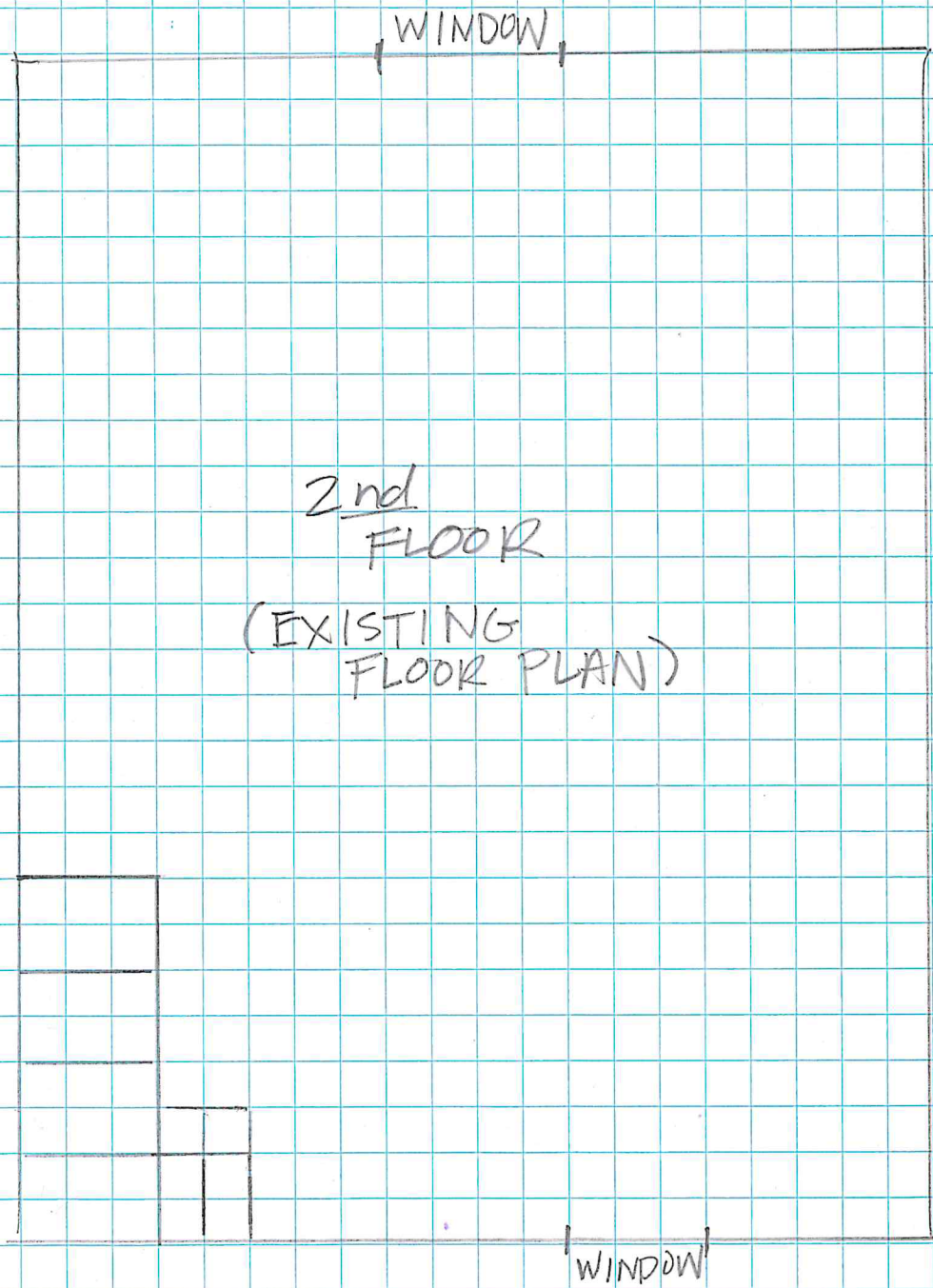
WINDOW

WINDOW

RECEIVED  
APR 13 2023  
TOWN OF SIMSBURY  
PLANNING DEPARTMENT

etc





2<sup>nd</sup>  
FLOOR  
(EXISTING  
FLOOR PLAN)

**R E C E I V E D**  
APR 13 2023  
TOWN OF SIMSBURY  
PLANNING DEPARTMENT

**From:** [Hollis Joseph](#)  
**To:** [Barkowski Laura](#)  
**Subject:** 444 Bushy Hill Road Detached Accessory Dwelling Unit Overview  
**Date:** Monday, April 10, 2023 10:44:01 AM  
**Attachments:** [image001.png](#)

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## **444 Bushy Hill Road**

**Kelly Johnson** 619-341-2534

**Living Area on P-Card:** 1916 sqft

### **Accessory Structures on Property:**

- 1 Sty Garage 540 sqft
- 1.5 Sty Barn 624 sqft
- Pool House 160 sqft

### **ADU Calculation (30% or 600 sqft whichever is greater) (50% of living area)**

Allowed: 574.8 sqft or 600 sqft

Proposed: 624 sqft

### **Accessory Structure Calculation**

Existing: 1324 sqft

Allowed: 958 sqft

### **ADU Calculation with ADA Method 1 (40% or 600 sqft whichever is greater)**

Allowed: 766.4 sqft

Proposed: 624 sqft

### **ADU Calculation with ADA Method 2 ((10% of (30% of living area)) or 600 sqft whichever is greater)**

Allowed: 632.28 sqft

Proposed: 624 sqft

### **Options to comply with Accessory Structure Calculations:**

1. **Increase primary structure square footage**
2. **Remove or decrease accessory structures on property**
3. **Variance**

Joseph Hollis  
Land Use Specialist  
Town of Simsbury  
933 Hopmeadow Street  
Simsbury, CT 06070  
P(860) 658 3245  
F(860) 658 3217  
[jhollis@simsbury-ct.gov](mailto:jhollis@simsbury-ct.gov)





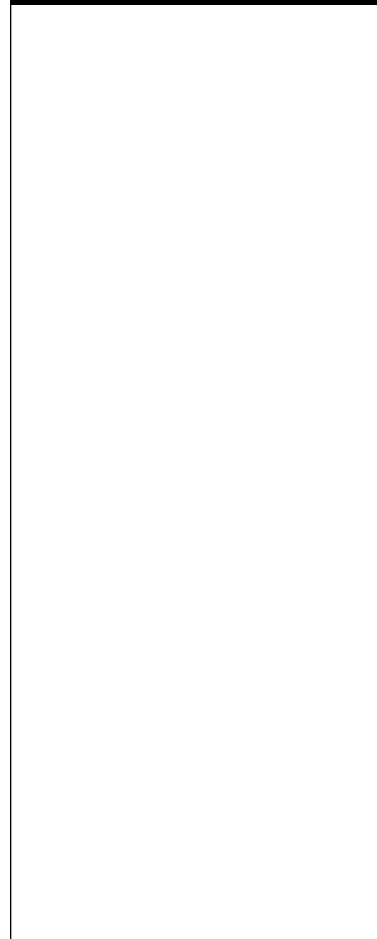




# Town of Simsbury, CT



## Legend



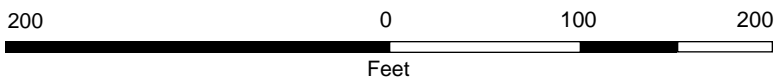
## Location



## Notes

R-40

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



1:1,200





From: [KELLY JOHNSON](#)  
To: [Dale Jones](#)  
Cc: [Hans Kralik](#)  
Subject: Re: 444 Buxby Hill Road ADU Application  
Date: Tuesday, April 25, 2023 11:27:12 AM





















































Sorry let me know if this worked!

Kelly

On Apr 25, 2023, at 11:08 AM, Kelly Johnson <kellyjohnson0904@gmail.com>

Hi Kelly,

No attachments were included.

Thanks,

Joseph Hollis  
Land Use Specialist  
Town of Simsbury  
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<image001.png>

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**From:** KELLY JOHNSON <kellyjohnson0904@gmail.com>

**Sent:** Tuesday, April 25, 2023 11:02 AM

**To:** Hollis Joseph <jhollis@simsbury-ct.gov>

**Cc:** Niles Kelly <niles113@gmail.com>

**Subject:** Re: 444 Bushy Hill Road ADU Application

Hi Joseph,

1. We will be using this for Niles's 94 year old grandfather who lives in our main house in our master bedroom. We would like him to have his own space and it will be ADA to accommodate him and his walker & wheelchair. There will be no exterior changes.

2. See attached photos:

Thank you,

Kelly

On Apr 21, 2023, at 7:14 AM, KELLY JOHNSON <kellyjohnson0904@gmail.com> wrote:

Hi Joseph,

We will get the pictures and additional information to you today!

Thank you,

Kelly

On Apr 20, 2023, at 2:37 PM, Hollis Joseph <jhollis@simsbury-ct.gov> wrote:

Good afternoon,

Please provide the following items to be added to the file for your application:

<!--[if \$supportLists]-->1. <!--[endif]-->A brief narrative providing an overview of the project including the square footage of the unit, the exterior changes (if any), the propose of the accessory dwelling unit  
<!--[if \$supportLists]-->2. <!--[endif]-->A few photos of the barn both exterior and interior existing conditions

Supplying these documents will help complete the submission.

Thanks,

Joseph Hollis  
Land Use Specialist  
Town of Simsbury  
933 Hopmeadow Street



Simsbury, CT 06070  
P(860) 658 3345  
F(860) 658 3317  
[info@simsbury-ct.gov](mailto:info@simsbury-ct.gov)

<image001.png>

**From:** [KELLY JOHNSON](#)  
**To:** [Hollis Joseph](#)  
**Cc:** [Niles Kelly](#)  
**Subject:** Re: 444 Bushy Hill Road ADU Application  
**Date:** Tuesday, April 25, 2023 11:02:38 AM

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Joseph Hollis  
Land Use Specialist  
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[jhollis@simsbury-ct.gov](mailto:jhollis@simsbury-ct.gov)

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