



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Planning and Community Development

To: Simsbury Zoning Commission

From: George K. McGregor, AICP, Planning Director

Date: May 1, 2023

RE: Application ZC #23-15 of Kelly Johnson, Applicant, Niles Kelly, Owner, for a special exception pursuant to Section 3 of the Simsbury Zoning Regulations to construct a \pm 624 sq. ft. detached accessory dwelling unit (ADU) at 444 Bushy Hill Rd. (Assessor's Map B18 Block 601 Lot 008). Zone R-40.

Summary of Request

The Applicant is requesting a special exception to convert an existing 624 sq. ft. accessory barn into an accessory dwelling unit. The address, 444 Bushy Hill Rd., contains a main 1,916 sq.ft. house constructed circa 1743 and several outbuildings constructed in the 20th and 21st centuries. The Applicant proposes to convert an existing two story, 624 sq.ft. barn structure into a first floor only accessory dwelling unit.

The property and subject structure are located at the corner of Bushy Hill Rd. and Ichabod Rd.

The Applicant plans a one bedroom/one bath unit on the first floor. The second floor will continue to serve as a domestic storage area.

The ADU is proposed to be ADA compliant and therefore is permitted to be a maximum size 40% of the primary structure-- which is 766 sq.ft.

At 624 sq.ft., the ADU meets the Town regulations.



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Per Section 3.5.2 (B) – Accessory Dwelling Units – Detached Accessory Dwelling Units, one (1) accessory dwelling unit in a detached accessory structure may be permitted by special exception.

Proposed barn to be converted to ADU



Staff Analysis

There are no Staff referral comments for this application.

Staff finds that the specific considerations for special exceptions, as found in Section 12 of the Town of Simsbury Zoning Regulations, have been substantially met or satisfied. Those considerations include:

Orderly Development;
Property Values;
Public Safety;
Traffic Considerations;
Landscaping and Buffers; and
Relationship to Utility Systems, Drainage Systems, and Impact on Community Facilities.

The Application is not expected to have any negative impacts on the above considerations.

Draft Motion

A draft motion in the affirmative has been prepared for the commission for discussion purposes. Please refer to attachment “A” for the draft language.

**Attachment “A”
Monday, May 1, 2023
Simsbury Zoning Commission**

MOVED, The Zoning Commission Approves **Application ZC #23-15** of Kelly Johnson, Applicant, Niles Kelly, Owner, for a special exception pursuant to Section 3 of the Simsbury Zoning Regulations to construct a ± 624 sq. ft. detached accessory dwelling unit at 444 Bushy Hill Rd. (Assessor’s Map B18 Block 601 Lot 008). Zone R-40.

The Commission finds that the application for a special exemption has met the standards set in Section 3.5 and the special exception criteria in Section 12, and is subject to the following conditions:

1. An administrative zoning permit is required for construction.