



# Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Planning and Community Development

**To:** Simsbury Zoning Commission

**From:** Brittany MacGilpin, Assistant Town Planner

**Date:** September 6, 2023

**RE:** Application ZC #23-31 of John and Kirsten Carew, Owner, Pennwood Builders, Applicant, for Zoning Commission Site Plan approval to permit a  $\pm$  600 sq. ft. attached accessory dwelling unit at **8 Ann-Mar** (Assessor's Map D04 Block 208 Lot 024), zone R-40.

## Summary of Request

The Applicant is requesting site plan approval to build an approximately 600 square foot addition onto their home for use as an accessory dwelling unit. The ADU will be built off of the rear of the two-car garage as shown on the map to the right and will include 1 bedroom, 1 full bathroom and kitchen.

The proposed ADU meets the zoning requirements for an attached ADU that is listed within Section 3.5, Residential Accessory Buildings and Uses, including:

1. The owner of record must reside in either the accessory dwelling unit or primary dwelling unit. An affidavit acknowledging the residency is required from the property owner and is attached to this staff report.
2. The area devoted to the ADU shall be up to 600 square feet or 30% of the gross floor area of the primary dwelling, whichever is greater. The proposed ADU is proposed to be approximately 600 s.f.
3. Only one accessory dwelling unit is permitted for each lot.

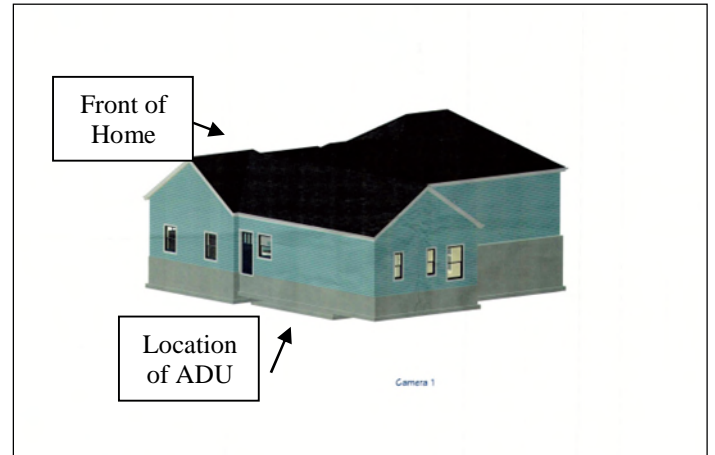


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8:30 - 4:30 Tuesday through Thursday  
8:30 - 1:00 Friday

4. The primary dwelling unit and the accessory dwelling unit shall comply with building, health and any fire prevention codes.
5. Any secondary entrances incorporated into the principal residence shall reflect the architectural style of the single-family unit. See the architectural rendering to the right.



### **Staff Analysis**

**Per Section 3.5.2 (A) – Accessory Dwelling Units – Attached Accessory Dwelling Units**, one (1) accessory dwelling unit within the footprint of the primary structure may be permitted by site plan.

The application meets the applicable standards in Section 11, Site Plan Requirements located in the Zoning Regulations.

The Building Division and Farmington Valley Health District staff has reviewed the application and have no outstanding comments.

### **Draft Motion**

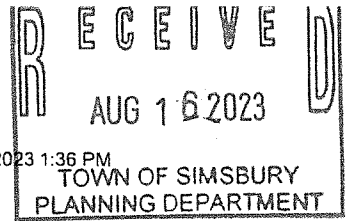
A draft motion in the affirmative has been prepared for the commission for discussion purposes. Please refer to attachment “A” for the draft language.

**Attachment “A”  
Wednesday, September 6, 2023  
Simsbury Zoning Commission**

MOVED, The Zoning Commission Approves **Application ZC #23-31** of John and Kirsten Carew, Owner, Pennwood Builders, Applicant, for Zoning Commission Site Plan approval to permit a ± 600 sq. ft. attached accessory dwelling unit at **8 Ann-Mar** (Assessor’s Map D04 Block 208 Lot 024), zone R-40.

The Commission finds that the application for a site plan has met the standards set in Section 3.5 and the Site Plan criteria in Section 11, and is subject to the following conditions:

1. An administrative zoning permit is required for construction.



JOHN CAREW <j.carew@comcast.net>

8 Ann Mar Lane Accessory Dwelling Unit

To bmacgilpin@simsbury-ct.gov <bmacgilpin@simsbury-ct.gov> Copy  
Jim@PennwoodBuilders.com <jim@pennwoodbuilders.com> • John Carew <jcarew@onedigital.com>

Good afternoon Brittany,

Per your request regarding the occupancy of the Accessory Dwelling Unit:

My father, William Saeger is moving from Wisconsin when the build is complete and will be residing in the ADU. We are not using it as a rental property.

John and I reside in the primary residence.

Please let me know if you have further questions.

Thank you,  
Kirsten Carew  
860-777-5100

*KIRSTEN CAREW*

State of Connecticut  
County of Hartford ss. Canton (town/city)

Subscribed and Sworn before me this 21 day of  
June, 2023.

Samantha Carter  
Signature of Notary Public

