



# Town of Simsbury

Office of Community Planning and Development - Zoning Commission Application

DATE: 01/31/2024 FEE: \$ 240 CK #: \_\_\_\_\_ APP #: \_\_\_\_\_

PROPERTY ADDRESS: 66 Hayes Road, Tariffville, CT 06081

NAME OF OWNER: Jas Gaurav Singh

MAILING ADDRESS: 66 Hayes Road, Tariffville, CT 06081

EMAIL ADDRESS: jasgsingh@gmail.com TELEPHONE # 8605957917

NAME OF AGENT: Jas Gaurav Singh

MAILING ADDRESS: 66 Hayes Road, Tariffville, CT 06081

EMAIL ADDRESS: jasgsingh@gmail.com TELEPHONE # 8605957917

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):** \_\_\_\_\_

A check payable to the Town of Simsbury must accompany this **original signed and dated** application. **Five (5) complete sets of folded plans, one (1) completed application and correspondence including a project narrative** must be submitted.

Please send PDF digitals to [jhollis@simsbury-ct.gov](mailto:jhollis@simsbury-ct.gov).

<u>Jas Gaurav Singh</u>	01/31/2024	<u>Jas Gaurav Singh</u>	01/31/2024
_____ <i>Signature of Owner</i>	_____ <i>Date</i>	_____ <i>Signature of Agent</i>	_____ <i>Date</i>

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

[www.simsbury-ct.gov](http://www.simsbury-ct.gov)

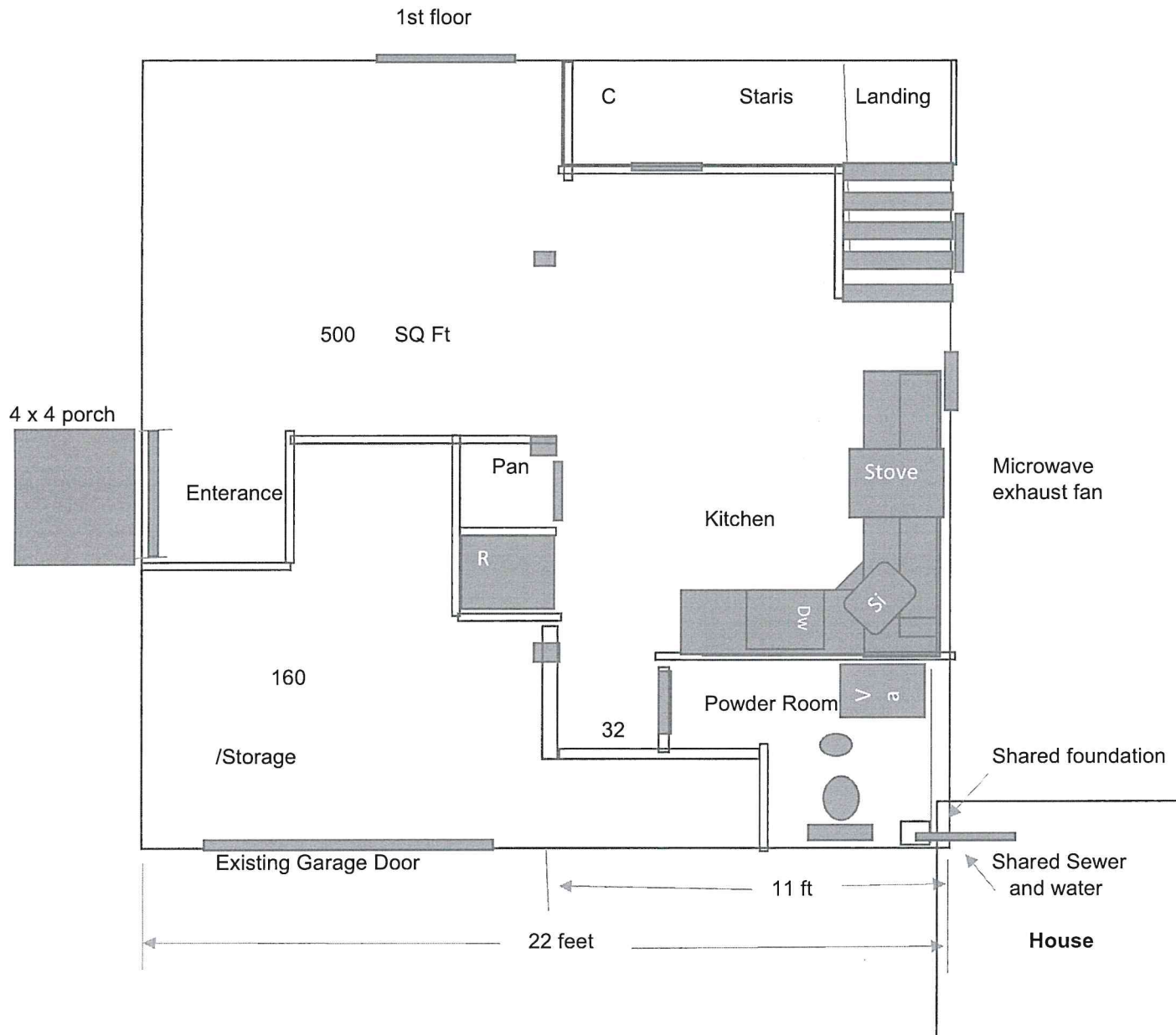
933 Hopmeadow Street  
Simsbury, CT 06070

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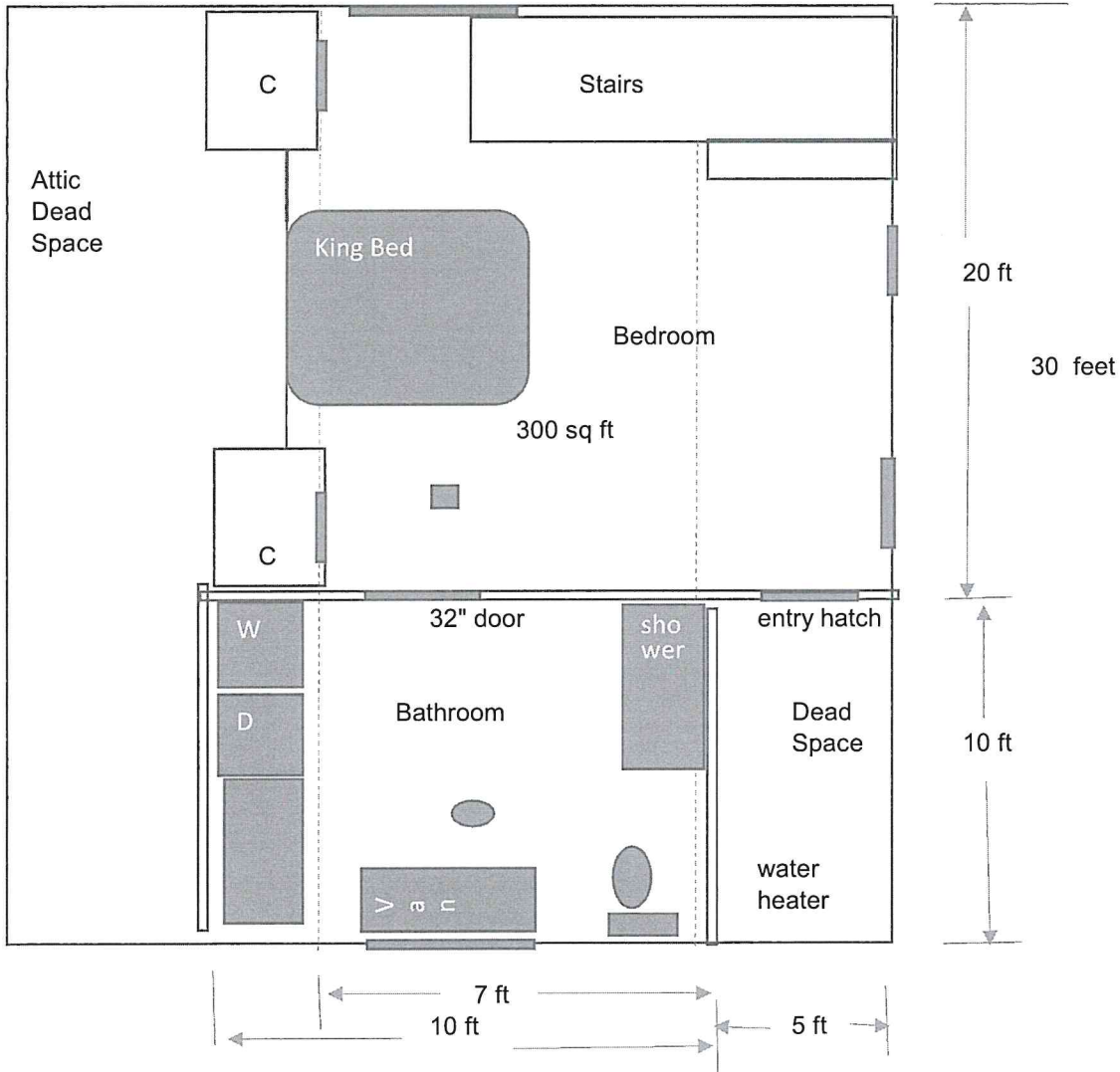
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 BUILDING DEPARTMENT

2nd floor





## Description of Project

I plan to take an existing 2 car, 2 story garage and turn it into 2 floors of living space. There will be an 160 square foot storage area left over on the first floor that will not be included in the living area. This storage area will retain the existing garage door but no cars can be parked inside.

### 1. First Floor

The living area, kitchen and bathroom will be raised up on 2 x 10 sleepers. The existing double door on the left side of the building will become the main entrance. The door will be replaced and raised to the height of the interior floor, along with a 4' x 4' porch/deck above the existing cement pad.

The right hand garage door will be removed and replaced with a 2 x 6 wall including insulation and exterior covering of pvc or similar weather proof material.

The single door on the right side of the building will also be replaced with a similar 2 x 6 wall.

The existing garage and main house share a portion of the foundation. At this point the sewer and water lines will be installed to join up with the existing plumbing in the house. A separate ¾" water line will be added from the point where the line enters the house from the street, to service the garage.

### 2. Second Floor

The second floor area will have limited head room due to the slop of the roof. The right side of the roof slopes down to a 4 foot high knee wall. The left side slopes from the peak to the floor. This allows for a center area of 7 feet wide where the head room is 6' 4" or more. The bathroom Will include a laundry area that can use space where the headroom is less than 6'. The bedroom and bath would cover 300 sq ft. This excludes the steps and dead space where the slope of the roof is insufficient for living space, from the total sq footage upstairs. The dotted lines on the second floor drawing indicate the place where the headroom is 6' 4".

### 3. Insulation

The roof, exterior walls and first floor will be insulated according to the attached.

### 4. Finish

All interior walls will be covered with ½" drywall. Bathrooms will have ½" green board and the storage area will have 5/8" drywall.

### 5. Plumbing

Plumbing will be done by a licensed plumber who will obtain their own permits.

### 6. Electric

A new electrical service will be added to the garage with a separate meter and breaker panel. A licensed electrician will be doing this work and obtain their own permits.



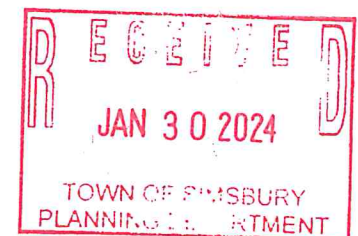
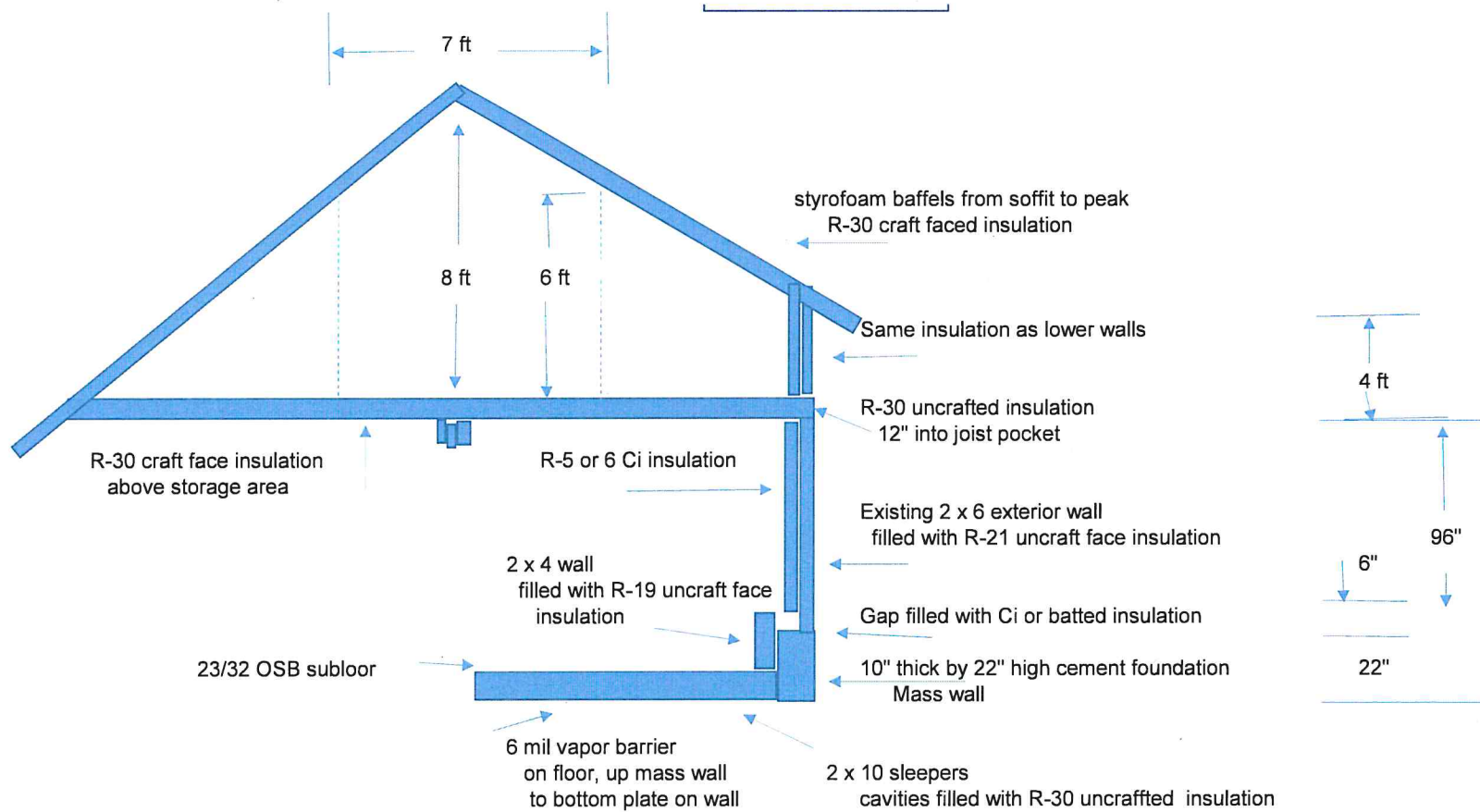
7. Heat and A/C

The heat on both floors will be baseboard electric as required.  
A/C will be wall mounted units as needed.

8. Parking for the new living area will be provided in the existing driveway and parking area, off street.

9. Square foot total living area 800

- a. First floor 500
- b. Second floor 300





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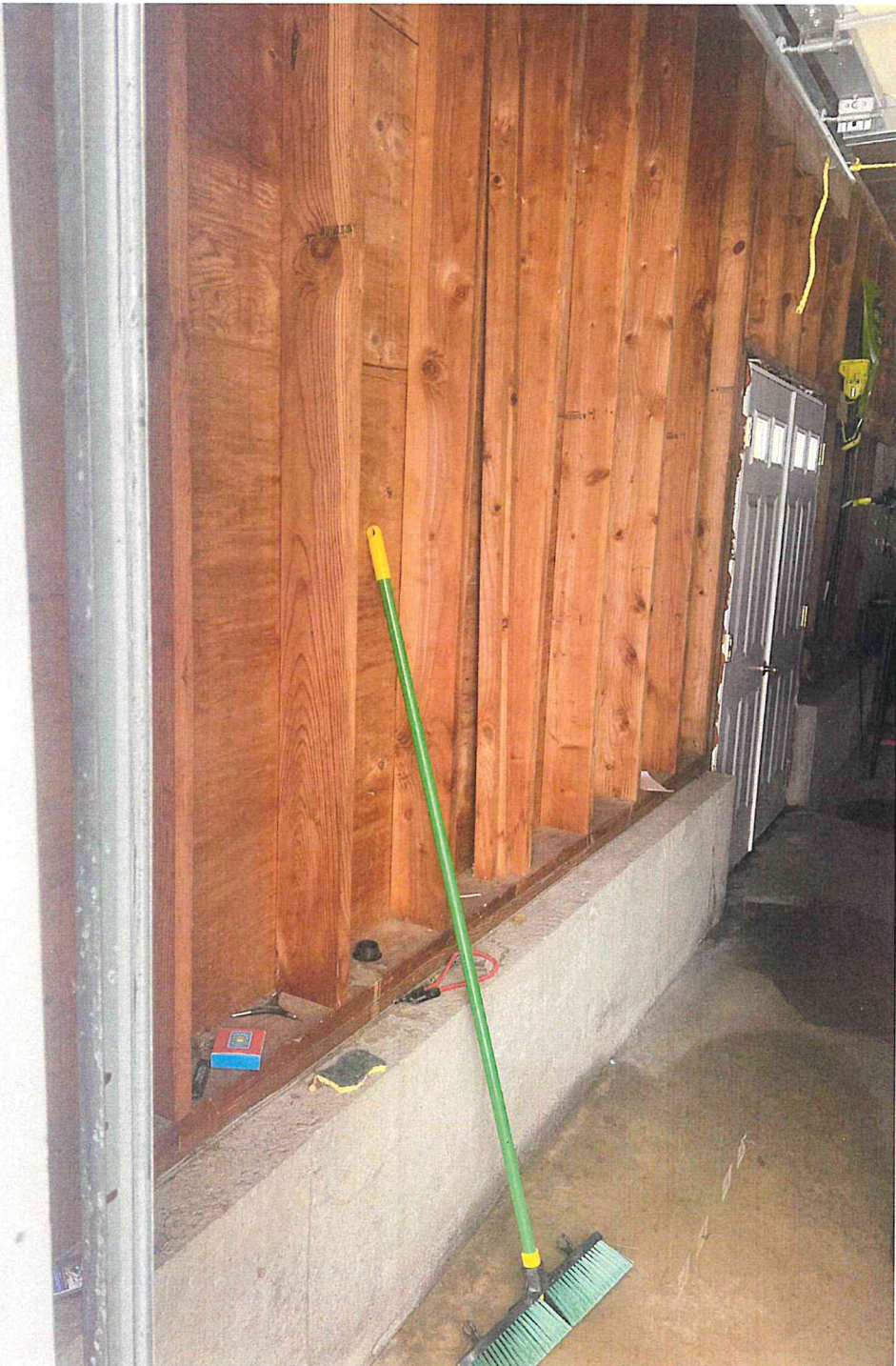




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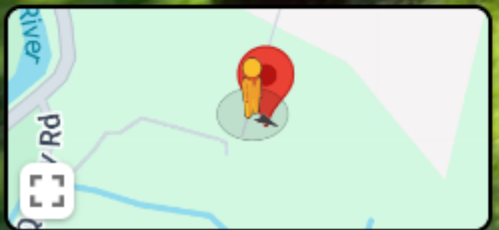
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PLANNING DEPARTMENT

← 66 Hayes Rd 🔍 ✕

**67 Hayes Rd** 📍 ⋮  
 Simsbury, Connecticut  
 Google Street View  
 Aug 2023 [See more dates](#)



Google