



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Planning and Community Development

To: Simsbury Zoning Commission

From: Joseph Hollis, Code Compliance Officer

Date: March 18, 2024

RE: **Application ZC #24-03** of Jas Gaurav Singh, Owner, for Site Plan approval to permit a \pm 800 sq. ft. attached accessory dwelling unit at 66 Hayes Road (Assessor's Map J05 Block 127 Lot 170), zone R-15.

Summary of Request

The Applicant is requesting site plan approval to convert an existing attached garage to an approximately 800 square foot attached accessory dwelling unit (ADU). On July 27, 2005, a variance was granted for the construction of the attached garage within the side yard setback on the property. The owner plans to use the space as an ADU for a family member, thus requiring site plan approval. The picture to the right shows the garage on the property circled in red.



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 included in the application material.
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 gross floor area of the primary dwelling is 2,684 SF which includes the living area of the house (garage space not included), finished area of the basement and living area of a dormer. The proposed ADU is approximately 800 SF, which does not exceed 30% of the gross floor area of the primary dwelling on the property.

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3. Only one accessory dwelling unit is permitted for each lot.
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.
6. No additional driveway (curb cut) shall be created for the primary purpose of serving the accessory dwelling unit. This application does not propose an additional curb cut.
7. There must be at least one off-street parking space with a proper solid surface, dedicated to the accessory dwelling unit. The applicant has adequate parking in the driveway to meet the parking requirement for the ADU.

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. Parking on site is adequate.

Once approved, the project will require a permit from the Building Department and Farmington Valley Health District, if applicable.

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, March 18, 2024
Simsbury Zoning Commission**

MOVED, The Zoning Commission Approves **Application ZC #24-03** of Jas Gaurav Singh, Owner, for Site Plan approval to permit a ± 800 sq. ft. attached accessory dwelling unit at 66 Hayes Road (Assessor’s Map J05 Block 127 Lot 170), zone R-15.

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.
2. Project shall be developed in substantial conformance with the plans received March 8, 2024 as part of the application.