



Town of Simsbury

Office of Community Planning and Development - Zoning Commission Application

DATE: 4/30/24 FEE: \$ 240 CK #: 5300 APP #: 24-13

PROPERTY ADDRESS: 552 Hopmeadow Street

NAME OF OWNER: Kaylor Real Estate, LLC

MAILING ADDRESS: 552 Hopmeadow Street

EMAIL ADDRESS: charliek@remax.net TELEPHONE # 8603929280

NAME OF AGENT: Charlie Kaylor

MAILING ADDRESS: 29 Holcomb Street, Simsbury, CT 06070

EMAIL ADDRESS: charliekaylor71@gmail.com TELEPHONE # 8603929280

ZONING DISTRICT: B-1 LOT AREA: .18 SQ FT/ACRES

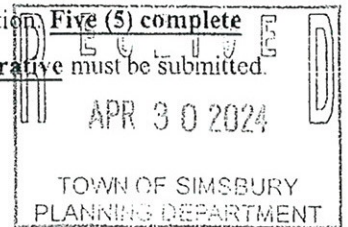
Does this site have wetlands? YES NO Have you applied for a wetlands permit? YES NO

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.



[Signature] 4/30/24
Signature of Owner Date

Signature of Agent Date

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

www.simsbury-ct.gov 04-30-2024 1844

933 Hopmeadow Street
Simsbury, CT 06070



To Whom it may concern,

The 2 story, 1300 square foot home located at 552 Hopmeadow Street was originally built in 1900 as a single family home for workers at Ensign Bickford. Over the years it has changed uses from residential to many different business uses including a financial services company, a retail store, and, currently, as a real estate company.

Upstairs is a kitchen, full bathroom, 1 possible bedroom, & a den. I would be adding a residential use to the second floor of the building with the first floor remaining business. The residential use is permitted in the zone as it meets the requirements of Section 4.5 in the Simsbury Zoning Regulations.

Thank you for your consideration

Charlie Kaylor

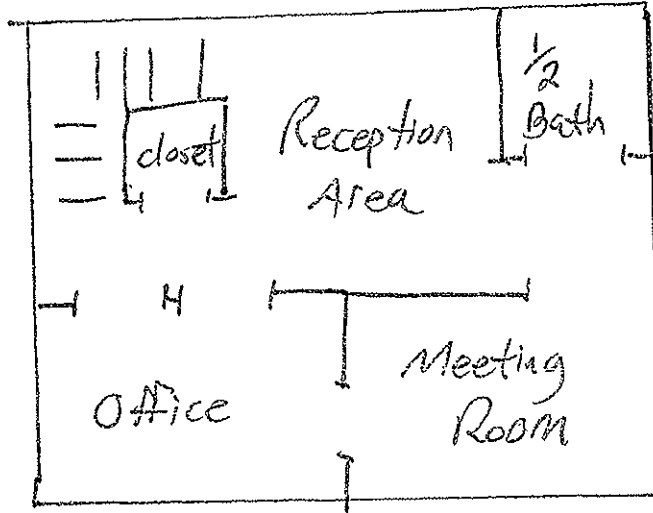
RE/MAX Communities
552 Hopmeadow St, Simsbury, CT 06070
(860) 651-6100

Real Estate License #REB.0791172

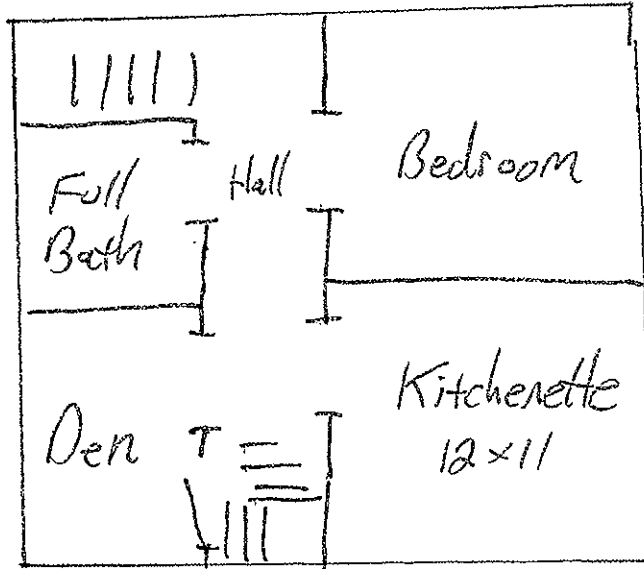
Ⓢ Each Office Independently Owned and Operated Ⓢ

552 Hopmeadow Street

1st Floor

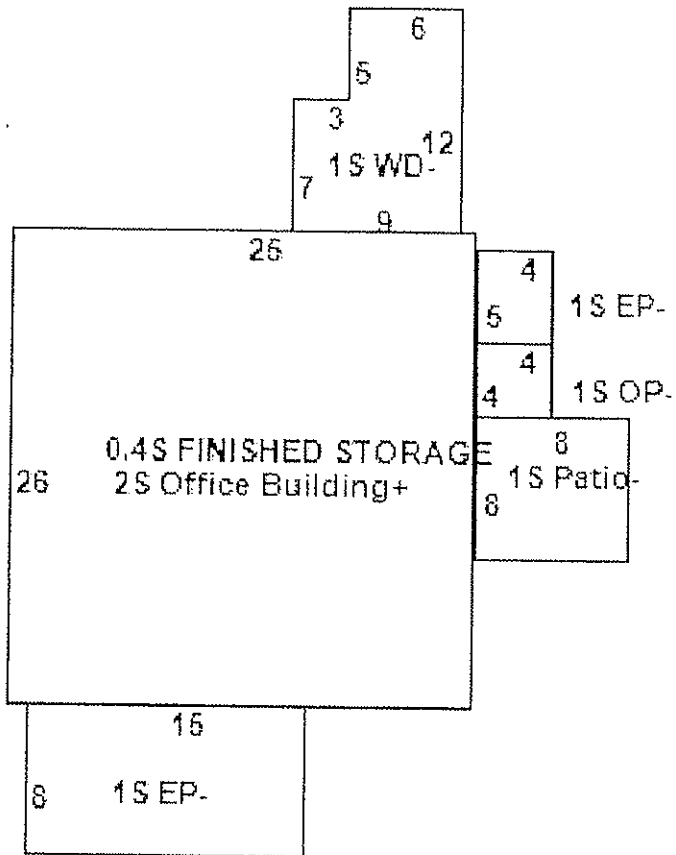


2nd Floor



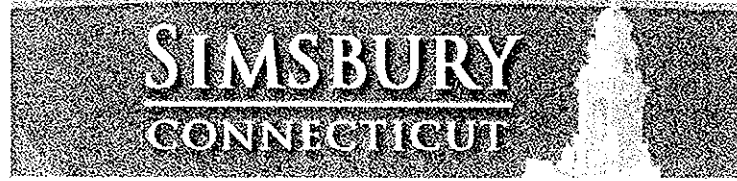
Attic - Unfinished storage

Basement - Unfinished storage plus laundry



$$26 \times 25 = 650 \times 2 = 1,300 \text{ sq. ft. total}$$

The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2022.



Information on the Property Records for the Municipality of Simsbury was last updated on 4/30/2024.



Parcel Information

Location:	552 HOPMEADOW STREET	Property Use:	Office	Primary Use:	Office Building
Unique ID:	30656810	Map Block Lot:	G12 132 032	Acres:	0.1800
490 Acres:	0.00	Zone:	B-1	Volume / Page:	0916/0687
Developers Map / Lot:		Census:	4661010		

Value Information

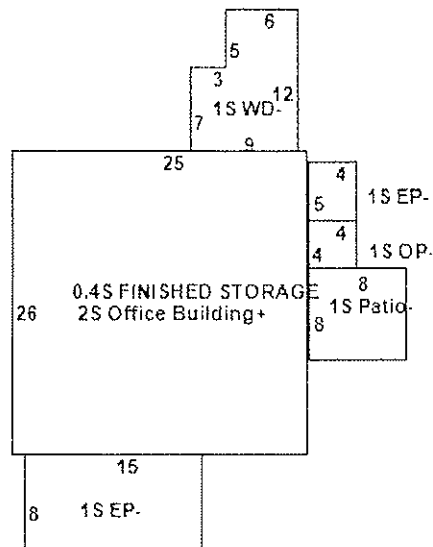
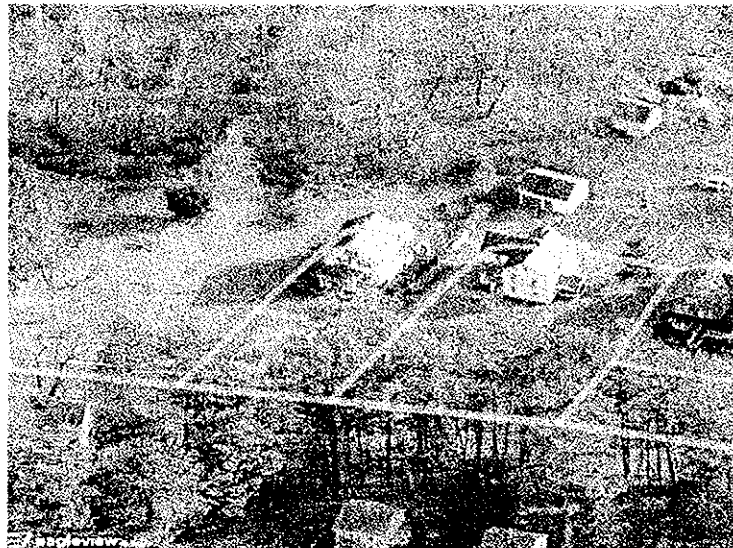
	Appraised Value	Assessed Value
Land	122,800	85,960
Buildings	122,900	86,030
Detached Outbuildings	5,000	3,500
Total	250,700	175,490

Owner's Information

Owner's Data

KAYLOR REAL ESTATE LLC
 29 HOLCOMB STREET
 SIMSBURY, CT 06070

Building 1



Category:	Office	Use:	Office Building	Stories:	2.40
Above Grade:	1,300	Below Grade:	650	Below Grade Finish:	0
Construction:	Good/Very Good	Year Built:	1900	Heating:	Hot Water
Fuel:	Oil	Cooling Percent:	100%	Siding:	Vinyl
Roof Material:	Asphalt	Beds/Units:	0		

Special Features

Extra Plumbing Fixtures	6
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Attached Components

Type:	Year Built:	Area:
Wood Deck	2000	93
Comm Concrete/Masonry Patio	1900	66
Enclosed Porch	1900	120
Enclosed Porch	2000	20
Open Porch	2000	16

Detached Outbuildings

Type:	Year Built:	Length:	Width:	Area:
Comm Brick Patio	2010			160
Paving Paving	1990			3,000

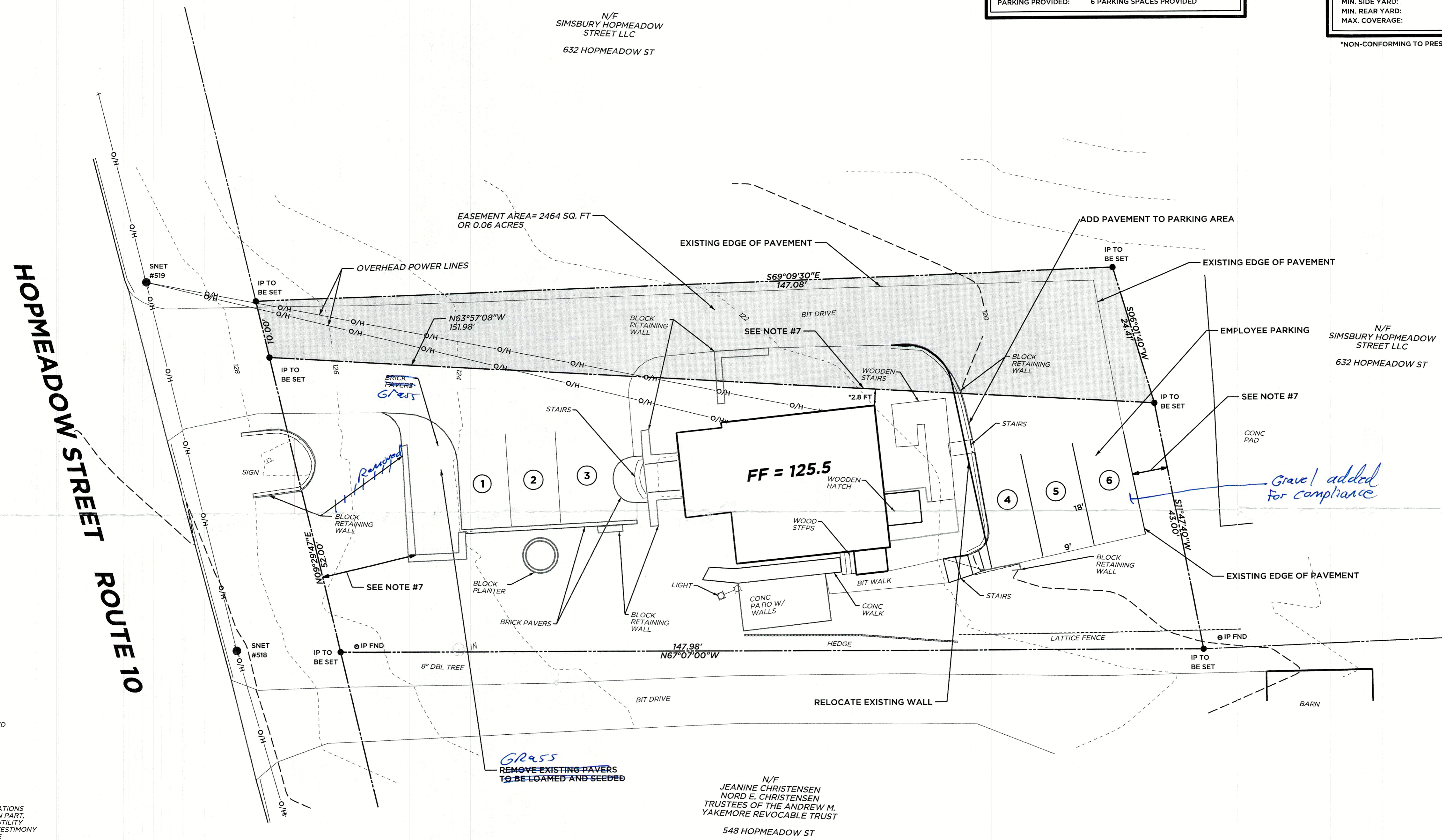
Owner History - Sales

Owner Name	Volume	Page	Sale Date	Deed Type	Sale Price
KAYLOR REAL ESTATE LLC	0916	0687	05/09/2017	Warranty Deed	\$250,000
JIANG YUNAN	0871	0916	04/03/2014	Quit Claim	\$0
JIANG YUNAN AND LIN YUHUI	0792	0563	04/16/2010	Warranty Deed	\$260,000
KELLEHER CHRISTOPHER J AND KIMBE	0710	0803	04/06/2006		\$302,500
OTTMANN APRIL LYNNE	0470	0768	05/27/1997	Warranty Deed	\$95,000

PARKING TABLE	
OFF-STREET PARKING REQUIREMENTS PER SIMSBURY ZONING REGULATIONS ARTICLE X, SECTION E.	
USE:	COMMERCIAL OFFICE / Residential
PARKING RATIO:	2.5 PARKING SPACES PER 500 SF GROSS FLOOR AREA <i>2 per residential</i>
PARKING REQUIRED:	1,069 SF / 500 SF = 2.1 2.1 (x) 2.5 SPACES/500 SF = 5.3 <i>1,254</i> 6 PARKING SPACES REQUIRED <i>(2.1 x 300)</i>
PARKING PROVIDED:	6 PARKING SPACES PROVIDED

ZONING COMPLIANCE TABLE			
ZONING COMPLIANCE BASED UPON ARTICLE VIII OF THE ZONING REGULATIONS			
ZONING DISTRICT: B-1 (RESTRICTED BUSINESS ZONE)			
	B-1 DISTRICT REQUIREMENTS	EXISTING	PROPOSED
MIN. LOT SIZE:	N/A	6,910 SF	6,910 SF
BUILDING AREA:	N/A	1,300 SF	1,069 SF
IMPERVIOUS AREA:	N/A	3,378 SF	3,201 SF
MIN. LOT FRONTAGE:	N/A	52 FT	52 FT
MIN. FRONT YARD:	25 FT	62 FT	62 FT
MIN. SIDE YARD:	20 FT	*2.8 FT	*2.8 FT
MIN. REAR YARD:	25 FT	49.2 FT	49.2 FT
MAX. COVERAGE:	40%	*48.9%	*46.3%

*NON-CONFORMING TO PRESENT ZONING



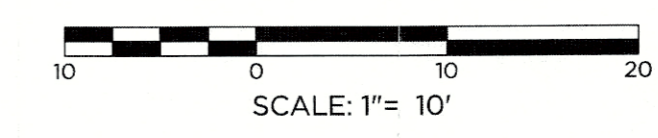
- NOTES:**
- 1) FIELD SURVEY SHOWN WAS PERFORMED ON THE GROUND BY ANCHOR ENGINEERING SERVICES, INC. ON APRIL 2017.
 - 2) BEARINGS DEPICTED HEREON ARE BASED UPON MAP REFERENCE #1.
 - 3) ELEVATIONS DEPICTED HEREON ARE ASSUMED.
 - 4) ZONE: B-1 (RESTRICTED BUSINESS ZONE)
 - 5) PARCEL AREA: 6,910 SQ. FT. OR 0.16 ACRES
 - 6) UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENT AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE EXISTENCE OF WHICH ARE UNKNOWN TO ANCHOR ENGINEERING SERVICES, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
 - 7) EXISTING PARKING AREAS ARE NON-CONFORMING TO PRESENT ZONING

- MAP REFERENCES:**
- 1) PERIMETER SURVEY OF LAND OWNED BY ENSIGN-BICKFORD REALTY CORPORATION HOPMEADOW STREET- RTE 10 & DRAKE HILL ROAD SIMSBURY, CONNECTICUT. SCALE: 1" = 100'. DATE: NOVEMBER 2002. BY: HODGE SURVEYING ASSOCIATES, P.C. SHEET 2 OF 2.
 - 2) EASEMENT MAP EASEMENT TO BE CONVEYED BY ENSIGN-BICKFORD REALTY CORPORATION HOPMEADOW STREET- ROUTE 10 & DRAKE HILL ROAD SIMSBURY, CONNECTICUT. SCALE: 1" = 40'. DATE: APRIL 15, 2003. BY: HODGE SURVEYING ASSOCIATES, P.C.
 - 3) EASEMENT PLAN PROPERTY OF MARY O. FRAULINO, BARBARA LONGHI & JOAN COLLINS 552 HOPMEADOW STREET SIMSBURY, CONNECTICUT. SCALE: 1" = 20'. DATE: NOVEMBER 1995. BY: SANDERSON & WASHBURN.
 - 4) RIGHT OF WAY MAP TOWN OF SIMSBURY AVON-SIMSBURY ROAD FROM JUNCTION OF WOODLAND STREET SOUTHERLY ABOUT 2895 FEET ROUTE NO. 116. SCALE: 1" = 40'. DATE: AUGUST 25, 1926 LAST REVISED FEBRUARY 10, 1975. BY: CONNECTICUT STATE HIGHWAY DEPARTMENT. NUMBER 10 SHEET 1 OF 2.
 - 5) RIGHT OF WAY MAP TOWN OF SIMSBURY AVON-SIMSBURY ROAD FROM JUNCTION OF WOODLAND STREET SOUTHERLY ABOUT 2895 FEET ROUTE NO. 116. SCALE: 1" = 40'. DATE: AUGUST 25, 1926 LAST REVISED OCTOBER 1, 1969. BY: CONNECTICUT STATE HIGHWAY DEPARTMENT. NUMBER 10 SHEET 2 OF 2.

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES-"MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. IT IS AN EXISTING CONDITIONS SURVEY. BOUNDARY DETERMINATION CATEGORY DEPENDANT RESURVEY FOR NORTHERLY AND WESTERLY PROPERTY LINES. EASTERLY AND SOUTHERLY PROPERTY LINES ARE ORIGINAL IN NATURE AND ARE BASED UPON ANCIENT DEED DESCRIPTION AND LINES OF OCCUPATION, CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

MAREK L. KEMENT CT. P.E., L.S. #21694
 ANY ORIGINAL OR DUPLICATE OF THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE SURVEYOR WHOSE REGISTRATION APPEARS ABOVE NO OTHER CERTIFICATION OR WARRANTY IS EXPRESSED OR IMPLIED.



LEGEND

PROPERTY LINE	---
EASEMENT LINE	- - - - -
OVERHEAD WIRES	—•—•—•—
EXISTING CONTOUR	- - - - -
RB FOUND	○

ANCHOR
ENGINEERING SERVICES, INC.

41 Sequin
Glastonbury, CT
Phone: (860) 653-8770
Fax: (860) 653-8771
www.anchor-engineering.com

PROJ. ENGINEER	MLK	SITE PLAN	
PROJ. MANAGER	MLK		
OFFICE REVIEW	WEW		
REVISIONS		PREPARED FOR CHARLIE KAYLOR	
4/17/17		552 HOPMEADOW ST	
SCALE: 1" = 10'		SIMSBURY	
PROJECT	DATE	SHEET NO.	
470-175	4/6/17		

MAREK L. KEMENT, P.E., L.S.
 SENIOR PROJECT MANAGER / ASSOCIATE
 PHONE: 860.653.8770
 FAX: 860.653.8771
 EMAIL: mkement@anchoreng.com
 41 Sequin Drive | Glastonbury, CT | 06033