



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: May 6, 2024
RE: ZC 24-13, 552 Hopmeadow Site Plan Amendment

Summary of Request

Application ZC #24-13 of Kaylor Real Estate, Owner, Charlie Kaylor, Applicant, for a site plan amendment pursuant to Section 4.5 of the Zoning Regulations to add a residential use to the second floor of the existing commercial building at 552 Hopmeadow Street (Assessor's Map G12 Block 132 Lot 032), zone B-1.



The applicant owns the 2-story, 1,300 square footage home on site, which was originally built in 1900 as a residence. It has changed uses over the years from residential, to retail, and in 2017, the site received site plan approval from the Zoning Commission for its current use as an office. The applicant would now like to convert the second floor to a residential unit and keep the first floor as an office use. No exterior modifications to the property are being proposed with this application.



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8:30 - 7:00 Monday
8:30 - 4:30 Tuesday through Thursday
8:30 - 1:00 Friday

Staff Analysis

The property is located in a B-1 zone and is regulated by Section 4.5 of the Simsbury Zoning Regulations. According to the Allowed Use Table in that section, residential uses are permitted as accessory to the commercial use through Site Plan approval. A floor plan has been provided by the applicant that shows the first-floor use as an office (+/-650 s. f.) and the second floor as residential (+/-650 s. f.).

Staff also reviewed parking for this site. Because of the additional use being proposed, parking must meet the required amount of spaces for each use. In this case, four (4) spaces are required for the office use while the proposed residential unit requires two (2) spaces. Using the previous site plan information from 2017, it was determined that the six (6) required spaces are provided on site.

Site Plan Criteria

Staff finds that the specific considerations for site plan applications, as found in Section 11 of the Town of Simsbury Zoning Regulations, have been met.

Draft Motion

MOVED, the Town of Simsbury Zoning Commission APPROVES Application ZC #24-13 of Kaylor Real Estate, Owner, Charlie Kaylor, Applicant, for a site plan amendment pursuant to Section 4.5 of the Zoning Regulations to add a residential use to the second floor of the existing commercial building at 552 Hopmeadow Street (Assessor's Map G12 Block 132 Lot 032), zone B-1.

The Commission finds that the application for a site plan has met the standards set in Section 4.5 and the Site Plan criteria in Section 11, and is subject to the following conditions:

1. The project shall be developed in substantial conformance with the submitted floor plan and revised site plan titled "Site Plan", prepared by Anchor Engineering Services, Inc., dated 4/6/17.
2. Building and Zoning permit approvals are required prior to any interior work.

Or

Moved, (An alternative Motion)