



# Town of Simsbury

933 HOPMEADOW STREET


SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

## ZONING COMPLIANCE REVIEW- \$25.00 # \_\_\_\_\_ - \_\_\_\_\_

Applicant Name: GR4-Simsbury, LLC dba Grassroots		Property Owner: Hopping Fiddler, LLC		
Property Address: 2 Wilcox Street / 748 Hopmeadow Street, Simsbury				
Contact Info (phone, email): 203.209.2026 / mark.sproule@newlanarkllc.com				
Permit Mailing Address: 38a Grove Street, Suite 202, Ridgefield, CT 06877				
Proposed Structure: Signs (4)	Sq. Ft.	Length:	Width:	Height:
Proposed Use: Signs for food service establishment		Existing Use: Restaurant		
Zoning District:	Variance: Yes/No	Parcel Size:		
Flood Zone: NA	Wetlands: Yes/No <input checked="" type="checkbox"/>	If yes, approval date:		
1 <sup>st</sup> Floor Area: _____ sq. ft.	2 <sup>nd</sup> Floor Area: _____ sq. ft.	Historic District: Yes/No		
Special Exception: Yes/No: Describe:				
Comm/Industrial/Business Structures: Coverage: Existing % _____ Proposed % _____				
Please provide:				
1. A copy of a map or site plan, drawn to scale, to include the following:				
<ul style="list-style-type: none"> <li>• Location and exact dimensions of all boundaries of the lot;</li> <li>• Location of wetlands and watercourses on or near property;</li> <li>• Location and exact dimensions of all existing and proposed structures, septic system and water supply;</li> <li>• Exact distance of proposed structures from property lines;</li> <li>• A floor plan if the application is for a commercial change of use.</li> </ul>				
2. Staff may require additional information based on the type of permit required.				
<b>REQUIRED ZONING INSPECTIONS- OFFICE USE ONLY</b>				
<input type="checkbox"/> E&S compliance <input type="checkbox"/> Foundation As Built <input type="checkbox"/> Final As-Built <input type="checkbox"/> Certificate of Occupancy <input type="checkbox"/> Site Plan <input type="checkbox"/> Compliance <input type="checkbox"/> Limits of Clearing <input type="checkbox"/> Final Zoning Compliance				

*\*see attached*

APPROVED:  Date: 12-21-23 DENIED: \_\_\_\_\_ Date: \_\_\_\_\_

### FOR OFFICE USE ONLY

### CERTIFICATE OF OCCUPANCY SIGN OFF

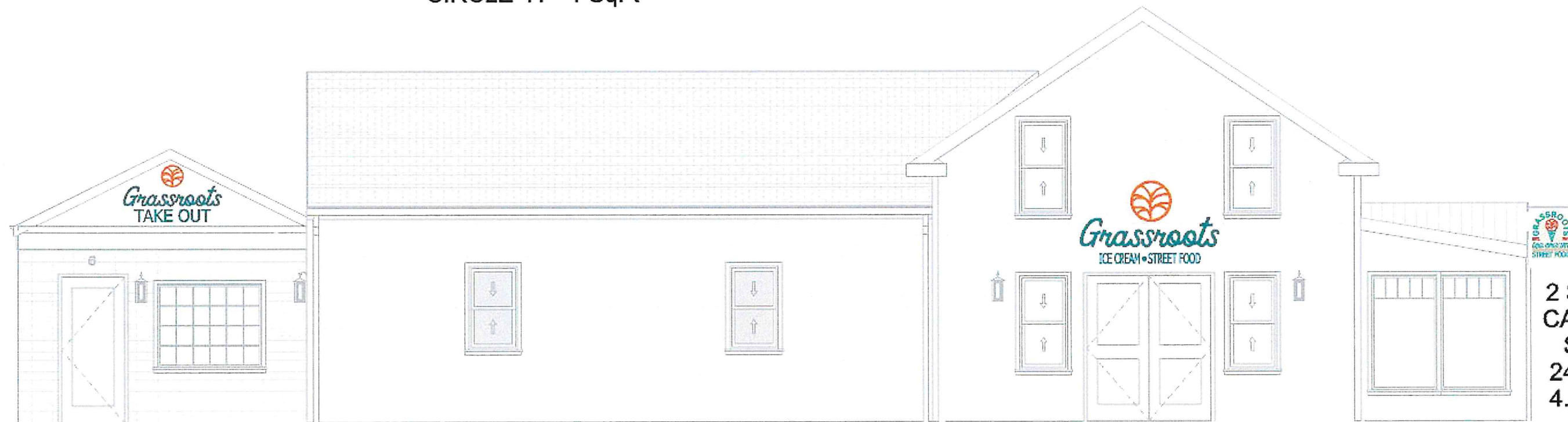
A request has been made for Certificate of Occupancy for a, \_\_\_\_\_ (structure), at, \_\_\_\_\_ (address), Building Permit # \_\_\_\_\_.

Departments	Signature/Sign off	Date
Health Dept/FVHD		
Sewer- Public		
Fire Marshal		
Zoning/ZBA		
Wetlands		
HDC		
Engineering		
Comments		

RECEIVED  
 DEC 05 2023  
 TOWN OF SIMSBURY  
 BUILDING DEPARTMENT



GRASSROOTS-10"X48" 3.5SqFt  
CIRCLE-11" 1 SqFt



GRASSROOTS-15"X72" 8.5 SqFt  
TAKE OUT-9.25"X55.5" 5 SqFt  
CIRCLE-16" 2 SqFt

GRASSROOTS-20"X96" 4 SqFt  
ICE CREAM STREET FOOD-7.5"X69" 5 SqFt  
CIRCLE-24" 2 SqFt

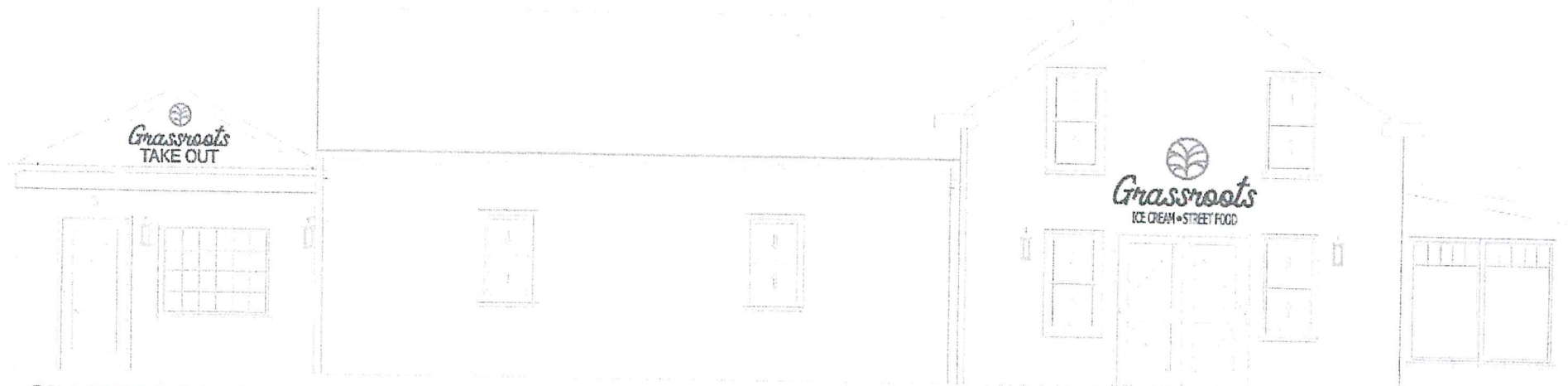
2 SIDED  
CARVED  
SIGN  
24"X28"  
4.25 SqFt



Hanging sign: 3/4" PVC  
Other signs (3): 1/2" PVC



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CIRCLE-11"



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