



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

AGENDA

ZONING BOARD OF APPEALS – SPECIAL MEETING

WEDNESDAY, JANUARY 27, 2021 – 7:00 p.m.

The public hearing will be web-based on Zoom at:

<https://zoom.us/j/2574297243>

Meeting ID: 257 429 7243

I. CALL TO ORDER

II. ROLL CALL

1. Appointment of Alternates

III. ELECTION OF OFFICERS

IV. APPLICATIONS

1. Public Hearings

- a. Application #21-01 of Tiffin True, Owner/Applicant for a variance of the Simsbury Zoning Regulations Section 3.5.1 to construct a 24'x 24' detached garage at the property located at 23 Latimer Lane (Assessor's Map D15, Block 402, and Lot 099). Zone R-40

2. Discussion and Possible Action

- a. Application #21-01 of Tiffin True, Owner/Applicant for a variance of the Simsbury Zoning Regulations Section 3.5.1 to construct a 24'x 24' detached garage at the property located at 23 Latimer Lane (Assessor's Map D15, Block 402, and Lot 099). Zone R-40

V. APPROVAL OF MINUTES of September 23, 2020 regular meeting

VI. GENERAL COMMISSION BUSINESS

a. Proposed 2021 Meeting Schedule

VII. ADJOURNMENT

PLEASE VERIFY YOUR AVAILABILITY TO ATTEND THIS MEETING BY CONTACTING THOMAS HAZEL BY PHONE AT (860) 658-3252 OR EMAIL AT thazel@simsbury-ct.gov

How to Join us on Zoom for the Public Meeting:

1. Join us on the web: <https://zoom.us/j/2574297243>
2. Join us by phone: +1 646 558 8656
3. Written communications may be emailed to lbarkowski@simsbury-ct.gov by 12:00 p.m. on January 26, 2021 to have comments read into the record at the hearing

How to view application materials:

Visit <https://www.simsbury-ct.gov/zoning-board-of-appeals>

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

An Equal Opportunity Employer
www.simsbury-ct.gov

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

ZONING BOARD OF APPEALS APPLICATION
TOWN OF SIMSBURY, 933 HOPMEADOW STREET, SIMSBURY, CT 06070

Application Number: 21-01

Fee \$ 240

Requested Action (please check appropriate box):

Variance ☒

Appeal Decision of ☐
Zoning Official

Location of Property: 23 Latimer Lane, Simsbury 06070
(number and street name)

Simsbury Assessor's Map Number D-15 Block Number 402 Lot Number 99

Deed Volume Number 884 Page Number 523 (property owner must supply copy of the deed)

Applicant - Please Print the Following:

Name: Tiffin Truc
Address: 23 Latimer Lane
Simsbury, CT 06070
Email: tiffintr@ yahoo . com Telephone: (860) 748-1900

Signature of Applicant: [Signature] Date: 1.5.21

Applicant's Interest in Property: I own the property

Record Owner of Property: Tiffin Truc 23 Latimer Lane Simsbury CT 06070
(print name & address of owner)
[Signature] Date: 1.5.21
(signature of owner)

Property is in Zone R-40 of (applicable section(s) Zoning Regulations 3.5.1

Describe the nature of your application, including the amount of variance requested:

This is for a variance for a structure in the front yard.
See attached additional info.

Describe the specific hardship:

There is really no other place for the garage on the
property due to the topography and the well. See
attached additional info.

*This application must be accompanied by required fee, site plan and any other information required by the Zoning Regulations, Building Code, or Rules of the Board. **EACH APPLICATION SHALL INCLUDE A LIST OF NAMES AND ADDRESSES OF ALL ABUTTING PROPERTY OWNERS AND ALL PROPERTY OWNERS WITHIN 100 FEET OF THE SUBJECT SITE.** Six complete sets of folded plans and eleven copies of the completed and signed application, and any correspondence, must be submitted with the application. Pictures of the property and letters from the neighbors are very helpful. **Applicant and/or Authorized Agent must attend meeting.***

NOTE: PICKUP YOUR PUBLIC HEARING SIGN WHEN APPLICATION IS SUBMITTED.

INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED

ON as of MARCH 15, 2011.doc

01-06-2021

7449

JAN 06 2021

CHECK

240.00

EXHIBIT 1

**TOWN OF SIMSBURY
PLANNING DEPARTMENT**

1/5/2021

Re: Zoning Board Of Appeals Application for Variance for Tiffin True, 23 Latimer Lane, Simsbury

With respect to the variance requested and the hardship, please see the following additional information.

The carport on the property is rotting and needs to come down. It makes sense to replace the 2 car carport with a 2 car garage at this time, which will improve the property value and is appropriate for a New England home. To place the garage where it makes the most sense for the property, I am applying for a variance for a structure in the front yard.

If the garage is placed where the carport is now, it will block the site line from the house significantly (including eliminating the site line entirely from at least 2 windows, rendering them useless for any property owner). The property sits on a sloping hill and given the topography of the property, the garage cannot be placed to the left of the house, so the best alternative is to place the garage slightly to the right of where the carport sits now. This will reduce the loss of site line and works with the topography of the property.

Additionally, the neighbors to the right of the property who would be closest to the proposed garage (David and Carol Mello, 19 Latimer Lane, Simsbury) are in favor of this garage placement and have provided a note which accompanies this application.

Thank you for your consideration,



Tiffin True

23 Latimer Lane

Simsbury, CT 06070

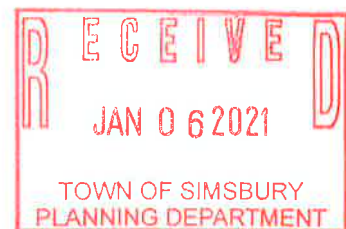


EXHIBIT 2

Date: 1/5/21

To: Town of Simsbury

Re: Zoning Board of Appeals Application for Tiffin True, 23 Latimer Lane, Simsbury, CT 06070

I have discussed with Tiffin True her plans for the garage and where she would like to place this on her property. Considering all the factors, we are in favor of her proposed placement for this garage.

David and Carol Mello

David A. Mello
Carol A. Mello

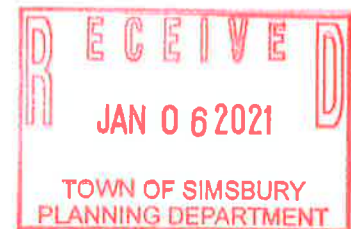


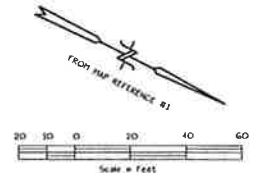
EXHIBIT 3

ASSESSORS LOT 101
#5 FINE GLEN ROAD
N/T WILLIAM B. HOWARD
VOL 373 P 745

ASSESSORS LOT 95
#8 ROSEWOOD DRIVE
N/T KAREN GARGIONE
VOL 737 P 763

ASSESSORS LOT 100
#3 FINE GLEN ROAD
N/T JONATHAN C. ROUNO
VOL 453 P 800

ASSESSORS LOT 98
#19 LATIMER LANE
N/T DAVID A. + CAROL R. HELLO
VOL 794 P 50
44114 SQ. FT.
1.01 ACRES



GENERAL NOTES :

1. LOT AREA = 41250 S.F. OR 0.94 ACRES
2. ZONE = R-40
3. ASSESSORS REFERENCE = MAP D-15, BLOCK 402 LOT 98
4. DEED REFERENCE = VOL 884 P 523
5. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300A-30 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED ON SEPTEMBER 22, 1990.
6. TYPE OF SURVEY = PRELIMINARY LOCATION SURVEY
7. BOUNDARY DETERMINATION CATEGORY = DEPENDENT RE-SURVEY
8. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DETECTED AND NOTED HEREON HAVE BEEN COMPILED IN PART FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PHOTO, TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS ARE APPROXIMATE AND OTHER SUCH FEATURES MAY EXIST UNKNOWN TO DUFOR SURVEYING ASSOCIATES. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.

MAP REFERENCES :

1. TALCOTT NEW LAND SUBDIVISION, PROPERTY OF ANTHONY J. AND ROSE ROSE, SIMSBURY, CONNECTICUT, SCALE 1"=100', LINE 4, 1993, REVISED 4/22/2004, OFFICE OF ARTHUR F. HOFFMAN, WELSH H. ALFORD - C.E.

ORIGINAL INK
ON MYLAR
DUFOR SURVEYING LLC

CURVE DATA

CHAIN	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	777.44'	208.02'	202.51'	S 33°19'11" E	112.89°27'
C2	777.44'	208.02'	202.51'	S 33°19'11" E	112.89°27'
C3	777.44'	208.02'	202.51'	S 33°19'11" E	112.89°27'

RECEIVED
JAN 06 2021
TOWN OF SIMSBURY
PLANNING DEPARTMENT

TO BE KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS SHOWN HEREON. THE MAP AND SURVEY DATA HEREON IS ACCORDANCE WITH THE STANDARDS OF A CLASS A-P SURVEY AS SET FORTH IN THE CODE OF REGULATIONS FOR THE VERIFICATION OF ACCURACY OF SURVEYS AND MAPS, ADAPTED FROM THE 1990 AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INCORPORATED.

CARLINE J. PATRICKSON - L.S. #70279
NOT PUBLIC RECORDS PRODUCT



LOT LINE ADJUSTMENT MAP			
PREPARED FOR: TIFFIN TRUE			
ASSESSORS LOT 98 #19 LATIMER LANE, SIMSBURY, CONNECTICUT			
SCALE: 1"=30'	APPROVED: CARLINE J. PATRICKSON - L.S. #70279		
DATE: 12-12-2020	JOB NO: 202-40	FILE NO: 202-40	
DUFOR SURVEYING LLC 375 NORTH MAIN STREET SOUTH, CT 860-314-0900 860-734-0222			

EXHIBIT 4

ASSESSORS LOT 101
85 PINE GLEN ROAD
N/T WILLIAM B. HOWARD
VOL 373 P 745

ASSESSORS LOT 98
88 ROSEWOOD DRIVE
N/T KAREN GARGIER
VOL 737 P 763

ASSESSORS LOT 100
83 PINE GLEN ROAD
N/T JONATHAN C. ROLAND
VOL 453 P 800

ASSESSORS LOT 98
819 LATIMER LANE
N/T DAVID A. + CAROL R. MELLO
VOL 794 P 50
44114 SQ. FT.
1.01 ACRES

GENERAL NOTES :

1. LOT AREA = 41250 SQ. FT. OR 0.94 ACRES
2. ZONE = R-40
3. ASSESSORS REFERENCE = MAP 0-10, BLOCK 402 LOT 14
4. DEED REFERENCE = VOL 884 P 323
5. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-10 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INCORPORATED ON SEPTEMBER 26, 1996.
6. TYPE OF SURVEY = IMPROVEMENT LOCATION SURVEY
7. BOUNDARY DETERMINATION CATEGORY = DEPENDENT RE-SURVEY
8. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DETECTED AND NOTED HEREON HAVE BEEN COMPILED IN PART FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PADS, TESTS AND FROM OTHER SOURCES. THESE LOCATIONS ARE APPROXIMATE AND OTHER SIGHT FEATURES THAT FIRST UNKNOWN TO SURVEYING ASSOCIATES, THE EXISTENCE AND LOCATION OF ALL SIGHT FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.

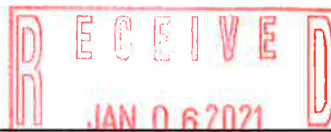
MAP REFERENCES :

1. TALCOTT VIEW LAND SUBDIVISION, PROPERTY OF ANTHONY J. AND ROSE ROSE, SIMSBURY, CONNECTICUT, SCALE 1"=100', JUNE 4, 1953, REVISED 6/22/1953, OFFICE OF ARTHUR F. HOFFMAN, WELSH H. ALFORD - C.E.

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	777.45	209.74	207.63	S 127°19'11" E	133.0234°
C2	777.45	209.74	207.63	S 127°19'11" E	133.0234°
C3	777.45	5.41	5.41	S 79°30'58" E	30.2235°

LATIMER LANE



TOWN OF SIMSBURY
PLANNING DEPARTMENT

REVISED 11-20-2021 - GARAGE, SIZE 24' x 24'

FOR INFORMATION AND RECORD, THIS PLAN IS SUBMITTED FOR RECORD AS NOTED HEREON. THIS PLAN AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A SURVEY AND SURVEY AS SET FORTH IN THE STATE OF CONNECTICUT FOR MEASUREMENTS OF SURVEYS OF LANDS AND SURVEYS. ANY AND ALL AS SHOWN ON THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS REGISTRATION.

CARLINE J. PATRICKSON - L.S. #30029
NOT VALID WITHOUT APPROVED SIGN



PROPOSED PLOT PLAN

PREPARED FOR: TIFIN TRUE

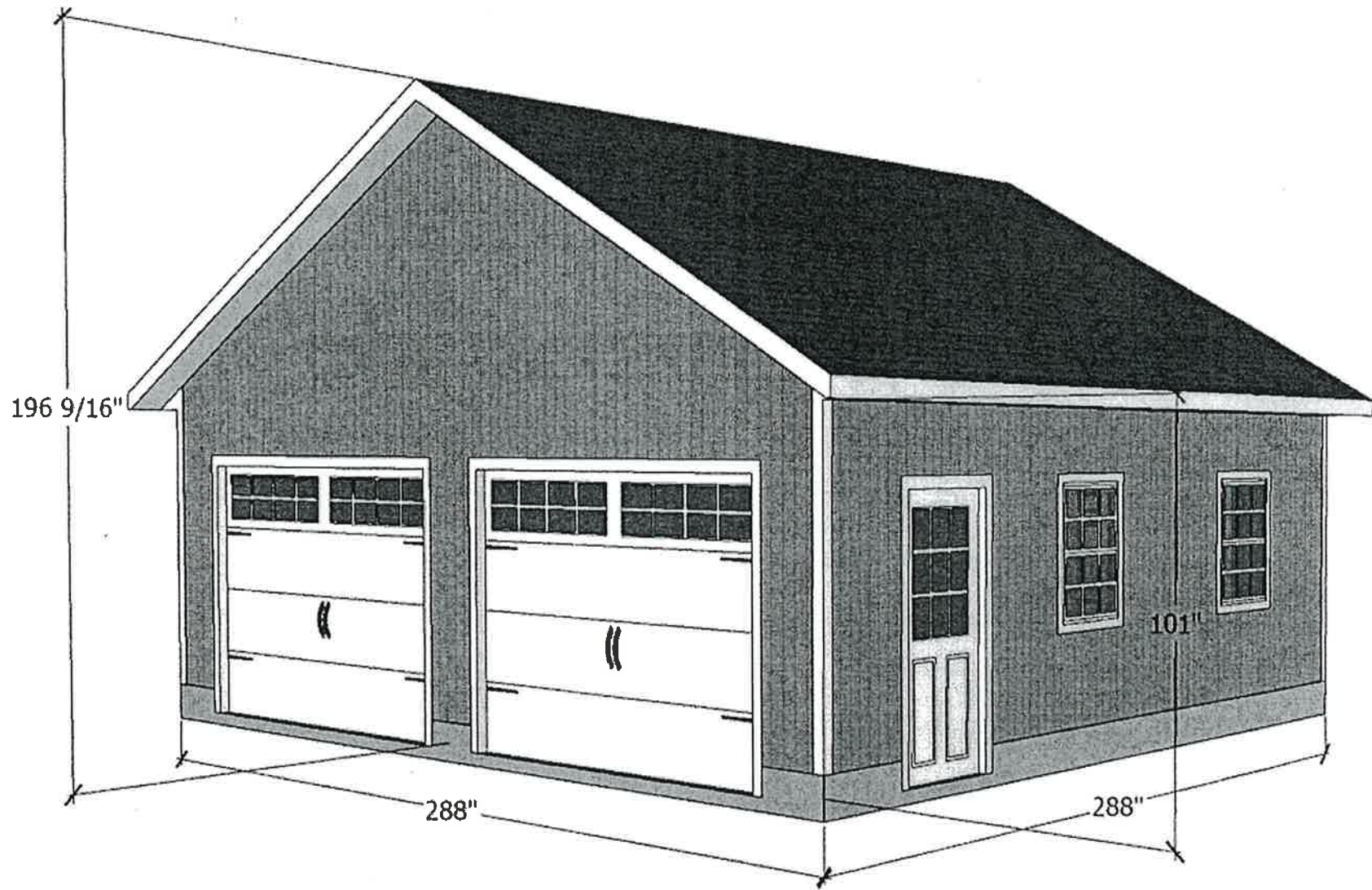
ASSESSORS LOT 98 819 LATIMER LANE SIMSBURY, CONNECTICUT

SCALE: 1"=40' APPROVED: CARLINE J. PATRICKSON - L.S. #30029

DATE: 12-27-2020 JOB NO.: 20-45 FILE NO.: 120-45

DUFOR SURVEYING, LLC
375 NORTH DART STREET
DANBURY, CT 06810
860-316-0902 860-736-0222

EXHIBIT 5



Garage to be built on a full foundation

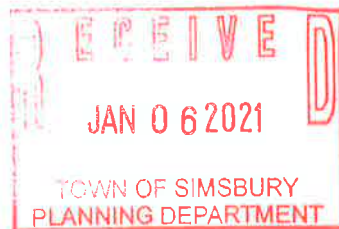
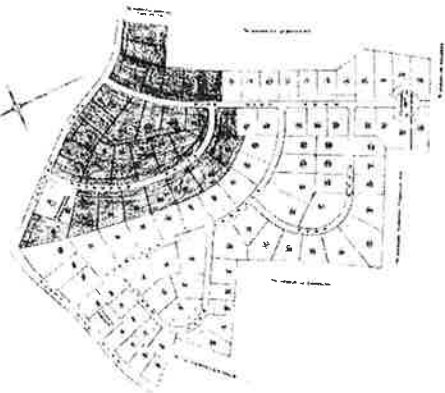
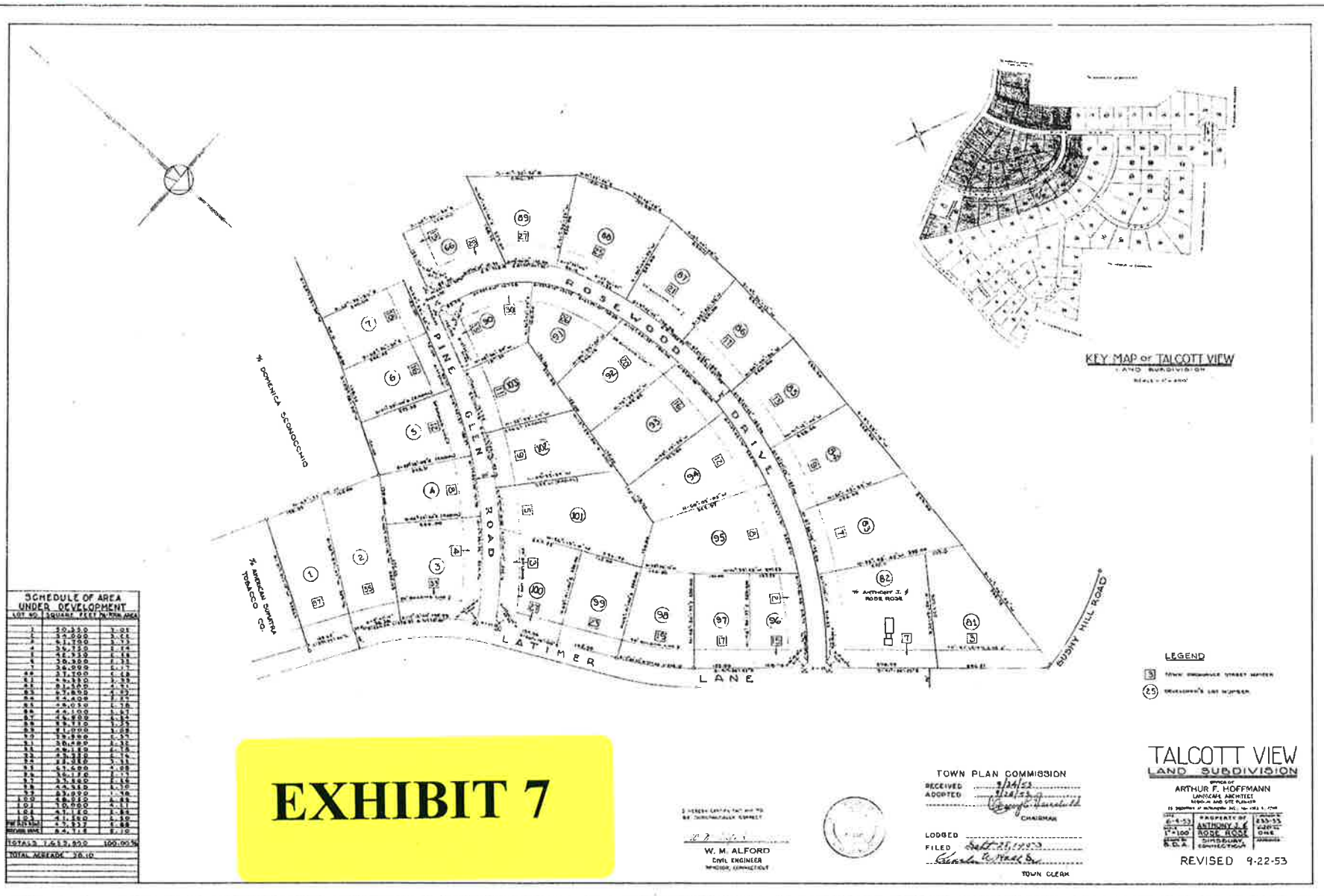


EXHIBIT 6



SCHEDULE OF AREA UNDER DEVELOPMENT
 LOT NO. SQUARE FEET ACRES

1	10,312	0.23
2	12,000	0.28
3	11,125	0.26
4	11,125	0.26
5	10,312	0.23
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93	10,312	0.23
94	10,312	0.23
95	10,312	0.23
96	10,312	0.23
97	10,312	0.23
98	10,312	0.23
99	10,312	0.23
100	10,312	0.23
TOTAL	1,031,200	23.68

EXHIBIT 7

W. M. ALFORD
 CIVIL ENGINEER
 HARTFORD, CONNECTICUT

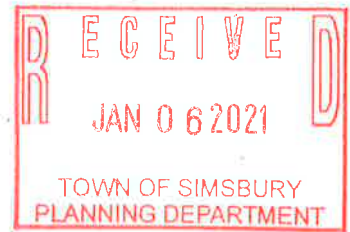


TOWN PLAN COMMISSION
 RECEIVED 1/14/21
 ADDED
 LODGED
 FILED
 TOWN CLERK

TALCOTT VIEW LAND SUBDIVISION
 PREPARED BY
 ARTHUR F. HOFFMANN
 LANDSCAPE ARCHITECT
 11 HARTFORD AVENUE, SUITE 101, HARTFORD, CT 06103
 860-4433
 1-800-443-1001
 REVISED 9-22-53



After Recording Return To:
 Ms. Tiffin True
 23 Latimer Lane
 Simsbury, CT 06070



STATUTORY FORM QUIT CLAIM DEED

I, **JONATHAN GORMAN** of the Town of **SOUTHINGTON**, County of **HARTFORD** and State of **CONNECTICUT** for the consideration of **FOUR THOUSAND AND 00/100ths DOLLARS (\$4,000.00)** paid grant to

TIFFIN TRUE of the Town of **SIMSBURY**, County of **HARTFORD** and State of **CONNECTICUT** with **QUIT-CLAIM COVENANTS**

All that certain piece or parcel of land known as **23 Latimer Lane** in the Town of **Simsbury**, County of **Hartford** and State of **Connecticut** and more fully described on **Schedule "A"** attached hereto and made a part hereof.

Signed this 5th day of February, 2014

Witnessed by:

Taylor L. Oumeth
 Taylor L. Oumeth
Melinda L. Rikevicius
 Melinda L. Rikevicius

Jonathan Gorman
 Jonathan Gorman

STATE OF CONNECTICUT)
) ss.: Simsbury
 COUNTY OF HARTFORD)

February 5, 2014

Personally appeared **Jonathan Gorman** signer and sealer of the foregoing instrument who acknowledged this to be his free act and deed before me.

Melinda L. Rikevicius
 Notary Public / Commissioner of
 Superior Court

MELINDA RICKEVICIUS
NOTARY PUBLIC
 MY COMMISSION EXPIRES SEP. 30, 2019

\$ CONVEYANCE TAX RECEIVED
 CTS 30.00 SI \$ 10.00
James C. Bradley
 ASST TOWN CLERK OF SIMSBURY, CT



EXHIBIT 8

Book: 884-1498-523 Page 1

SCHEDULE A

a certain piece or parcel of land, with all buildings and improvements thereon and appurtenances thereof, situated in the Town of Simsbury, County of Hartford and State of Connecticut, more particularly bounded and described as follows, to wit:

Lot No. 99 on a map entitled: "Talcott View Land Subdivision Property of Anthony J. and Rose Rose Simsbury, Connecticut Data 6-4-53 Revised 9-22-53, Scale 1" = 100' W.M. Alford Civil Engineer, Office of Arthur F. Haffman Landscape Architect Regional and Site Planner" on file in the Town Clerk's Office in said Town of Simsbury, and more particularly bounded and described as follows, to wit:

NORTHERLY by land now or formerly of Myer Elovich, et al, Lot No. 98 on said map, 250 feet;

EASTERLY by LATIMER LANE, 165 feet;

SOUTHERLY by land now or formerly of Robert Martell et al, Lot No. 100 on said map, 250 feet; and

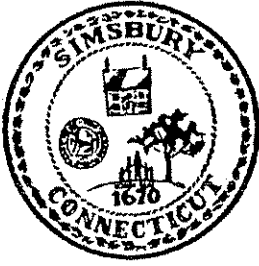
WESTERLY by land now or formerly of Rank Andrul, et al, Lot No. 101 on said map, 165 feet;

On which is a house known as NO. 23 LATIMER LANE, SIMSBURY, CONNECTICUT;

Received for Record at Simsbury, CT
On 03/13/2015 At 11:14:17 am


Carolyn D. Keith, Town Clerk

Book: 884 Page: 523 Seq: 2



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

LEGAL NOTICE TOWN OF SIMSBURY ZONING BOARD OF APPEALS – SPECIAL MEETING

The Zoning Board of Appeals of the Town of Simsbury will hold a Public Hearing at a Special Meeting on Wednesday, January 27, 2021, at 7:00 p.m. via Zoom: <https://zoom.us/j/2574297243> on the following:

1. Application #21-01 of Tiffin True, Owner/Applicant for a variance of the Simsbury Zoning Regulations Section 3.5.1 to construct a 24'x 24' detached garage at the property located at 23 Latimer Lane (Assessor's Map D15, Block 402, and Lot 099), Zone R-40

At this hearing, interested persons may appear via Zoom and be heard on the issues and written communications may be emailed to lbarkowski@simsbury-ct.gov by 12:00 p.m. on January 26, 2021 to have their comments read into the record at the hearing. A copy of the above is on file in the Office of the Simsbury Planning Department, 933 Hopmeadow Street, Simsbury Connecticut, for public inspection.

Katie Martin, Chairman
SIMSBURY ZONING BOARD OF APPEALS

HARTFORD COURANT:

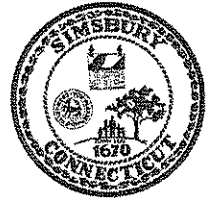
PLEASE PUBLISH THIS ON THURSDAY, JANUARY 14, 2021, AND THURSDAY, JANUARY 21, 2021 AND ZONE ONLY FOR FARMINGTON VALLEY EDITION.

INVOICE: SIMSBURY ZONING BOARD OF APPEALS acct #CU00254390

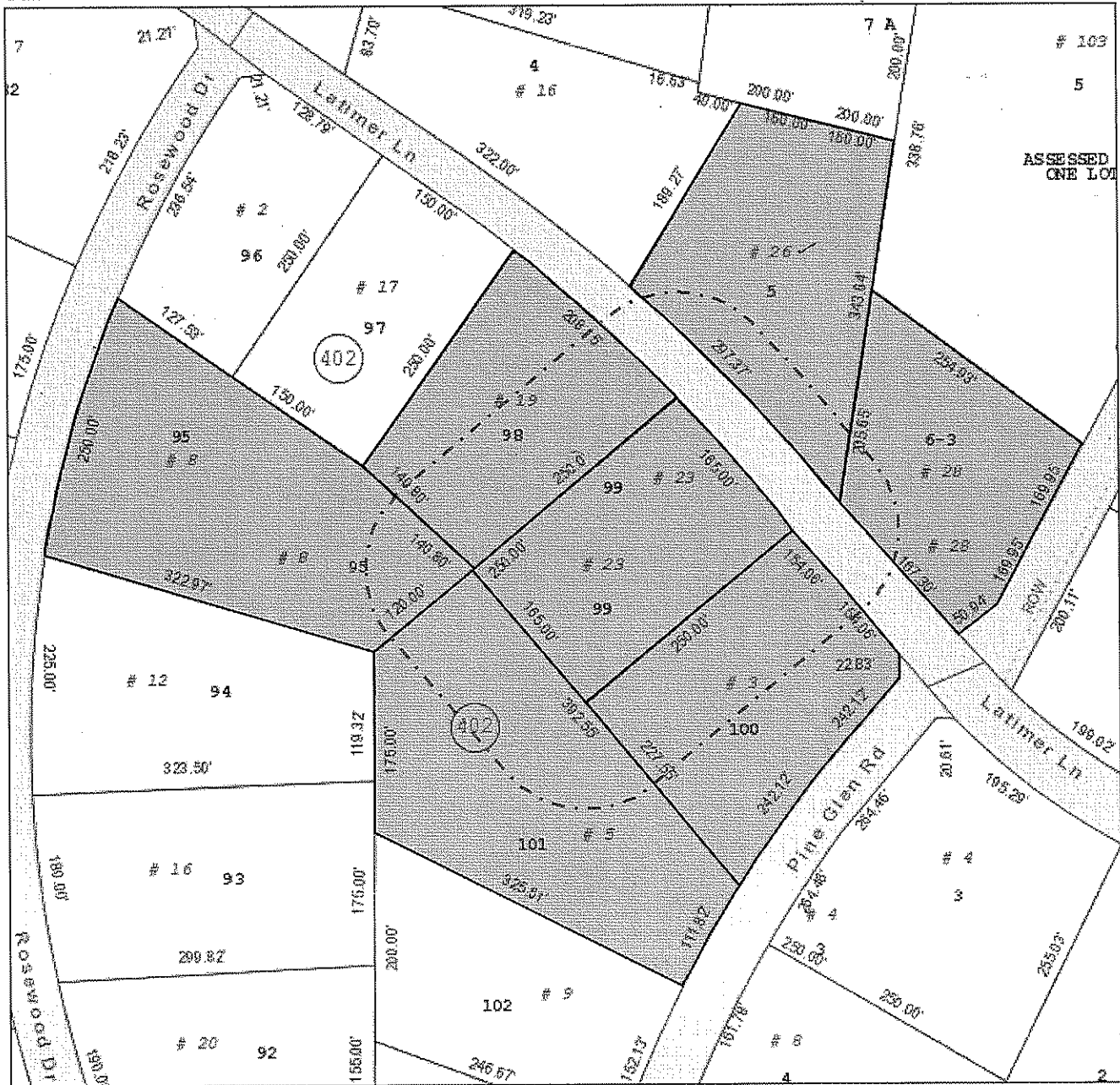
EXHIBIT 9

Town of Simsbury

Geographic Information System (GIS)



Date Printed: 1/6/2021



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Simsbury and its mapping contractors assume no legal responsibility for the information contained herein.



EXHIBIT 10

E15 120 006-3
GALLIOT ANNE G EST OF
12 BURHAM DRIVE
WEST HARTFORD CT 06110

D16 402 100
ROUND JONATHAN C
3 PINE GLEN ROAD
SIMSBURY CT 06070

D16 402 101
HOWARD WILLIAM B
5 PINE GLEN ROAD
SIMSBURY CT 06070

D15 402 098
MELLO CAROL R AND DAVID A
19 LATIMER LANE
SIMSBURY CT 06070

D15 402 099
TRUE TIFFIN
23 LATIMER LANE
SIMSBURY CT 06070

D15 120 005 ✓
GREENBERG MIRIAM A TRS
26 LATIMER LANE
SIMSBURY CT 06070

D15 402 095
CARCHIDI KAREN
8 ROSEWOOD DRIVE
SIMSBURY CT 06070

**TOWN OF SIMSBURY
NOTIFICATION OF PUBLIC HEARING – SPECIAL MEETING
ZONING BOARD OF APPEALS**

Your property abuts 23 Latimer Lane and you are entitled to notification of the following: The Simsbury Zoning Board of Appeals is holding a **Public Hearing** at a special meeting for a variance to construct a detached garage at the subject property.

The Public Hearing will be held on Wednesday, January 27, 2020.

Meeting Information

Time: 7:00 p.m.
Via Zoom: <https://zoom.us/j/257429724>
Meeting ID: 257 429 7243
Phone: 1 646 558 8656

Location: Simsbury Town Offices
Via Zoom

At this hearing interested persons may attend via Zoom and be heard, and written communications received prior to January 26, 2021 by 12:00pm will be read into the record.
For more information call 860-658-3245 or email lbarkowski@simsbury-ct.gov



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

To: Simsbury Zoning Board of Appeals

From: Laura Barkowski, Land Use Specialist

Date: January 19, 2021

RE: **Application #21-01** of Tiffan True, Owner/Applicant for a variance of the Simsbury Zoning Regulations Section 3.5.1 to construct a garage at the property located at 23 Latimer Lane (Assessor's Map D15, Block 402, Lot 099). Zone R-40

DESCRIPTION OF VARIANCE

The applicant is requesting a variance to Section 3.5.1 of the Zoning Regulations to construct a detached 24' x 24' garage within the front yard of the property. According to the Assessor records this lot contains a raised ranch style house constructed in 1955 and one accessory structure a 80 square foot shed. Currently the property has a two car carport that the applicant is proposing to remove to construct the detached garage.

Section 3.5.1. Size & Location of Accessory Structures in Residential Districts

a. In all residential districts, accessory structures shall not be located in front yards except:
i. Properties which are greater than one acre in size and the primary structure is greater than 150 feet from the front property line, the structure can be located in the front yard provided that it is no closer to the property line than the front yard setback for the zoning district.

The subject lot is 0.95 acres and the primary structure is 105' from the front property line

b. An Accessory Structure shall not exceed a height of 15 feet.

A "not to scale" rendering of the garage marked Exhibit 6 illustrates the total height from ground to roof peak is approximately 197 inches. The height from base to the eave is 101 inches. $197 - 101 = 96$ divided by 2 = 48 inches to get approximate midpoint of roof plus the 101 = 149 inches or approximately 12.4 feet proposed height.

c. An Accessory Structure located in a rear yard shall not exceed 250 square feet of building area; shall be located a minimum of 10 feet from the lot line.

Not applicable as the proposed garage is 24' x 24' or 576 square feet and located in the front yard.

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

d. An Accessory Structure that exceeds 250 square feet in building area must conform to the building setbacks for the zoning district.

The property is located within an R-40 zoning district requiring 50' front yard, 40', side yard and 50' rear yard setbacks. The proposed garage conforms to the setbacks.

e. The maximum cumulative building area for all accessory structures on a lot shall not exceed a total of 50% of the building area of the primary building.

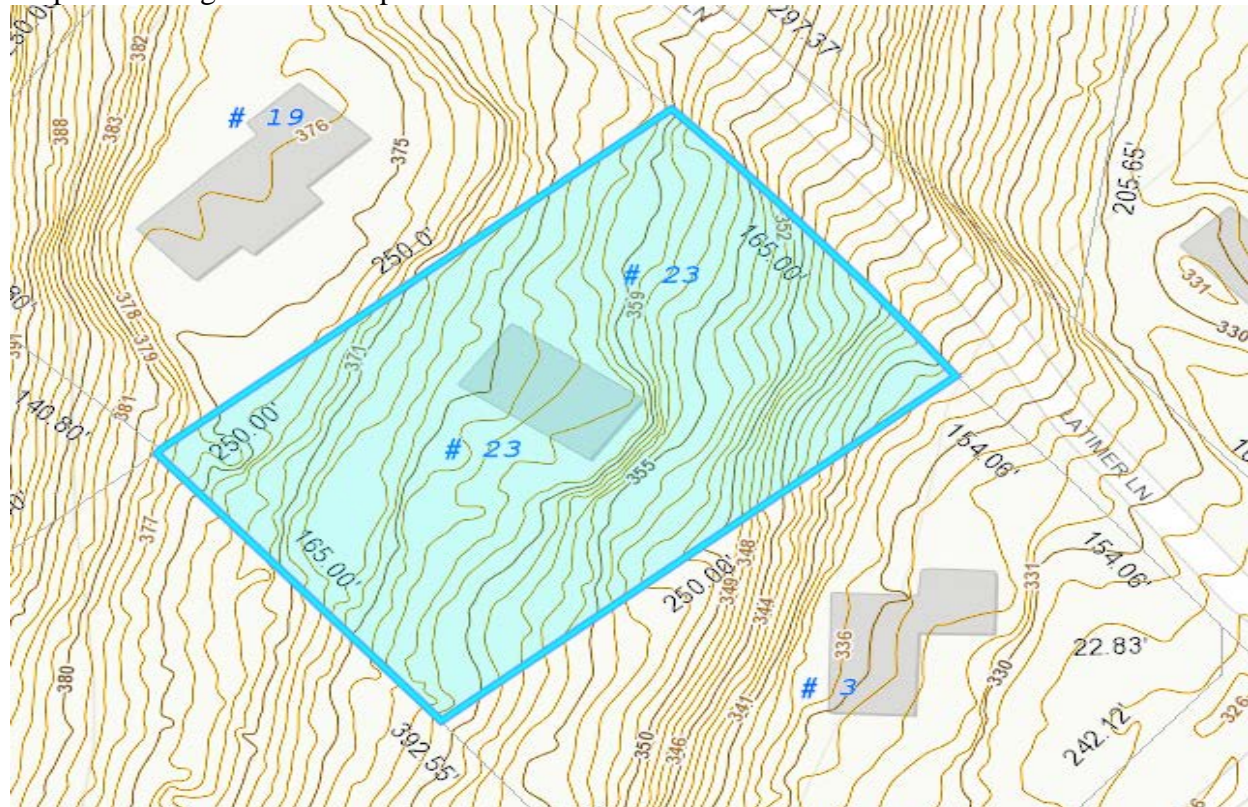
Gross Building Area: *The sum of the gross horizontal areas of the several floors of all buildings enclosed by walls on the property excluding parking decks and basement areas used for storage, loading and unloading or for housing of mechanicals or central heating and air conditioning equipment.*

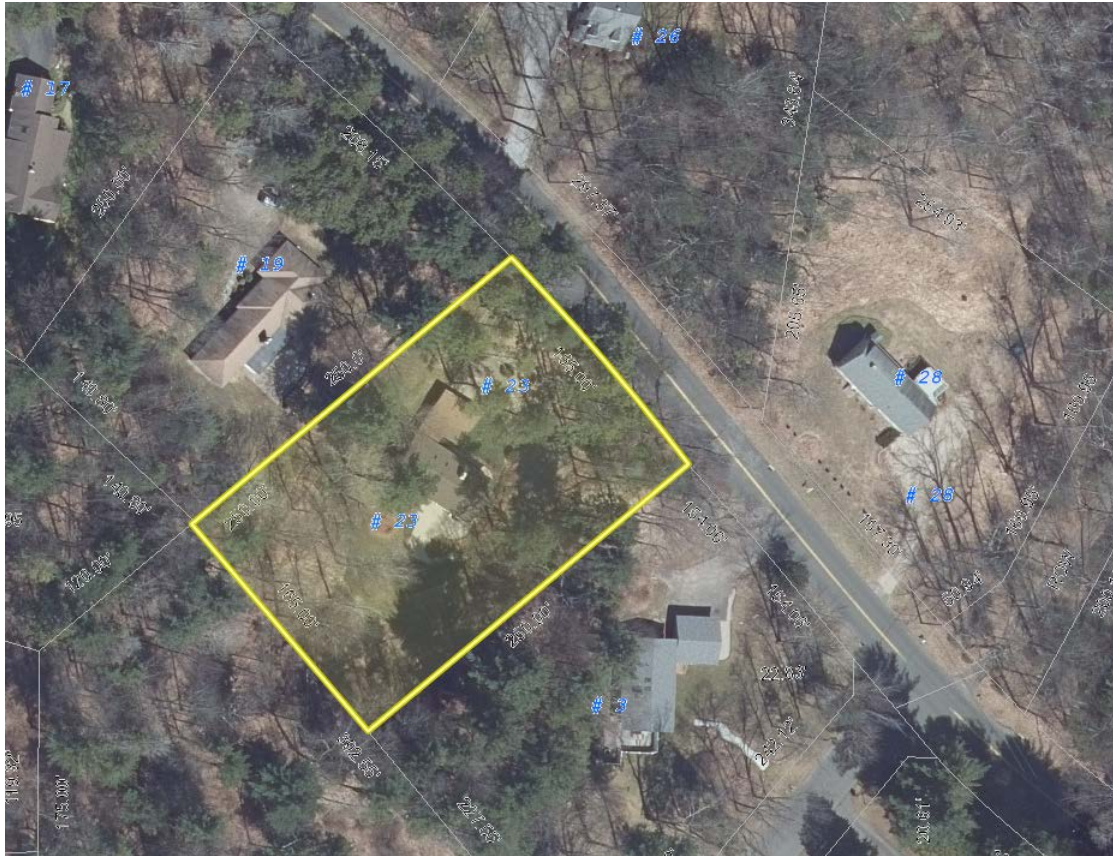
The proposed garage is 576 square feet along with the shed of 80 square feet totals 656 square feet which does not exceed 50% of the primary building area of 1225 square feet (includes finished basement.)

HARDSHIP

Within the narrative the applicant states that there is “no other place for a garage on the property due to the topography and the well” additionally “the carport is rotting and needs to come down.” The applicant further states the garage will improve the property value and is appropriate for a New England Home. The applicant states that garage cannot be located exactly where the carport currently resides as it would obstruct the view from two windows of the residence.

Map illustrating the lot is sloped on the south eastern side of the residence.





STAFF COMMENT

The public hearing notice was published in the Hartford Courant on both January 14, 2021 and January 21, 2021. The neighborhood abutters were mailed notification of the public hearing on January 14, 2021.

Ms. True had the lot line with abutting property owners David and Carol Mello revised so that the proposed garage would not encroach into the side yard setbacks thereby eliminating her need to request multiple variances.

The Board should determine if a hardship exists and state on the record. Staff suggests the following conditions:

1. The height of the detached garage is not to exceed fifteen feet.
2. Approval is based off plan entitled "Lot Line Adjustment Map" prepared for Tiffan True by Dufour Surveying LLC dated December 12, 2020.