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MINUTES
ZONING BOARD OF APPEALS – REGULAR MEETING
Wednesday, April 24, 2024 at 7:00 P.M.
Simsbury Public Library – FSPL Room
725 Hopmeadow Street, Simsbury, CT 06070

I. CALL TO ORDER – Chair Hogan called the meeting to order at 7:02 P.M.

Present: Zoning Board of Appeals Chair, JoAnn Hogan; Zoning Board of Appeals Secretary, Sheree Landerman; Zoning Board of Appeals Regular Members: Ram Kaza and Doug McKown; Zoning Board of Appeals Alternate Member: Johnathan Yeisley; and Code Compliance Officer, Joseph Hollis.

Absent: Zoning Board of Appeals Members: Mark Freeman and Peter Myers; and Zoning Board of Appeals Alternate Members: Ali Rice and Stacey Walczak.

Seating of Alternates

Commissioner Yeisley was seated as a regular member.

II. OLD BUSINESS

Public Hearings/Possible Action

Application ZBA #24-02 of Curtis Looney & Manu Singh-Looney Applicant/Owner; for a variance to Section 3.9 of the Simsbury Zoning Regulations to construct an attached accessory dwelling unit within established property setbacks by reducing the side yard setback from $\pm 40'$ to $\pm 31.4'$ (revised to $32.3'$) and to reduce the rear yard setback from $\pm 50'$ to $\pm 47'$ (revised to $47.5'$) at 10 Cedar Glen (Assessor's Map E10 Block 147 Lot 207), Simsbury, CT 06070, zone R-40.

Chair Hogan referenced the letter from the architect stating:

- The small door to the right of the garage was removed.
- The garage was narrowed.
- The architect explained because of the elevation changes the access from the existing garage would not be in alignment with the addition, necessitating a third garage.
- The side yard variance was reduced.

The revised plans require a side yard variance of $32.3'$ and a rear yard of $47.5'$ compared to the original plans.

MOTION: Chair Hogan made a motion, seconded by Commissioner Yeisley, to close the public hearing for **Application ZBA #24-02** of Curtis Looney & Manu Singh-Looney Applicant/Owner; for a variance to Section 3.9 of the Simsbury Zoning

47 Regulations to construct an attached accessory dwelling unit within established
48 property setbacks by reducing the side yard setback from $\pm 40'$ to $\pm 32.3'$ and to reduce
49 the rear yard setback from $\pm 50'$ to $\pm 47.5'$ at 10 Cedar Glen (Assessor's Map E10
50 Block 147 Lot 207), Simsbury, CT 06070, Zone R-40. The motion carried
51 unanimously. (5-0-0).

52
53 Chair Hogan stated that she appreciated the lack of elaborate details like a walk-in
54 closet, the removal of the door, and that concessions were made.

55
56 Secretary Landerman stated that she is struggling with the two variances and that it sets
57 a difficult precedence. She acknowledges that there is a slope but that the property
58 would not be described as unusable or difficult. She thinks there could have been more
59 of a reduction in the back of the addition.

60
61 Commissioner McKown mentioned that the building area within both setbacks was
62 minimal.

63
64 Commissioner Yeisley stated that the hardship is the slope of the property. The rear
65 yard setback variance is not impacting the neighbors or safety.

66
67 Chair Hogan stated the hardships existing on the property were the orientation of the
68 home, slope of the property, and location of the septic system.

69
70 **MOTION:** Commissioner McKown made a motion, seconded by Secretary
71 Landerman for the Zoning Board of Appeals to approve **Application ZBA #24-02** of
72 Curtis Looney & Manu Singh-Looney Applicant/Owner; for a variance to Section 3.9
73 of the Simsbury Zoning Regulations to construct an attached accessory dwelling unit
74 within established property setbacks by reducing the side yard setback from $\pm 40'$ to
75 $\pm 31.4'$ (revised to $32.3'$) and to reduce the rear yard setback from $\pm 50'$ to $\pm 47'$ (revised
76 to $47.5'$) at 10 Cedar Glen (Assessor's Map E10 Block 147 Lot 207), Simsbury, CT
77 06070, zone R-40, as the applicant has met all criteria pursuant to Section 16.C based
78 on the following findings: topography of the lot, orientation of the house, and the
79 location of the septic system. The motion carried unanimously. (5-0-0).

80
81 **III. GENERAL COMMISSION BUSINESS**

82
83 **Commission Bylaws Discussion**

84
85 The Board discussed grammatical amendments.

86
87 The heading in Section G Business is misspelled.

88
89 **MOTION:** Chair Hogan made a motion, seconded by Commissioner Yeisley, to
90 approve the revised Commission Bylaws with corrections noted. The motion carried
91 unanimously. (5-0-0).

92

93 **IV. APPROVAL OF MINUTES – March 27, 2024 Regular Meeting**

94

95 **MOTION:** Chair Hogan made a motion, seconded by Commissioner McKown, to
96 approve the Minutes of the March 27, 2024 Regular Meeting as written. The motion
97 carried unanimously (5-0-0).

98

99

V. ADJOURNMENT

100

101 **MOTION:** Chair Hogan made a motion, seconded by Commissioner Yeisley to
102 adjourn the meeting. The motion carried unanimously. (5-0-0).

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Chair Hogan adjourned the meeting at 8:00 P.M.

105

106

Respectfully Submitted,

107

108

Amanda Blaze

109

Commission Clerk