

EXISTING USE OF PROPERTY:
SINGLE FAMILY RESIDENCE

PROPOSED USE OF PROPERTY:
TWO FAMILY RESIDENCE

ZONE R-6

FRONT YARD SETBACK 25'

SIDE YARD SETBACK MIN OF 8' ON ONE SIDE; BOTH SIDES TOTAL 20' MIN

REAR YARD SETBACK N/A A CORNER LOT SHALL COMPLY WITH THE
SETBACK REQUIREMENTS FOR TWO FRONT YARDS AND TWO SIDE YARDS

MAX IMPERVIOUS SURFACE RATIO 0.5

EXISTING IMPERVIOUS CONDITIONS:

HOUSE W/ PORCHES 1,134 SQ. FT.

GARAGE 490 SQ. FT.

BIT. DRIVE 558 SQ. FT.

BIT. WALK 67 SQ. FT.

CONC. WALKS/PARKING/UNDER DECK 1,009 SQ. FT.

CONC. DRIVE 136 SQ. FT.

CONC. STEPS (2) 36 SQ. FT.

SHED 178 SQ. FT.

LOT AREA = 11,363 SQ. FT. ±

TOTAL EXISTING IMPERVIOUS SURFACE RATIO =

3,608 SQ. FT. ± OR 31.7 % ±

REQUESTED VARIANCES:

FRONT RIGHT (CENTRAL AVENUE) 7.1'

FRONT LEFT (WASHINGTON AVENUE) 1.8'

THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF
CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH
20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE
STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOC.
OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996;

HORIZONTAL ACCURACY CLASS A-2.
THIS IS A PROPERTY SURVEY THE PURPOSE OF WHICH IS TO SUPPORT
A VARIANCE APPLICATION.

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

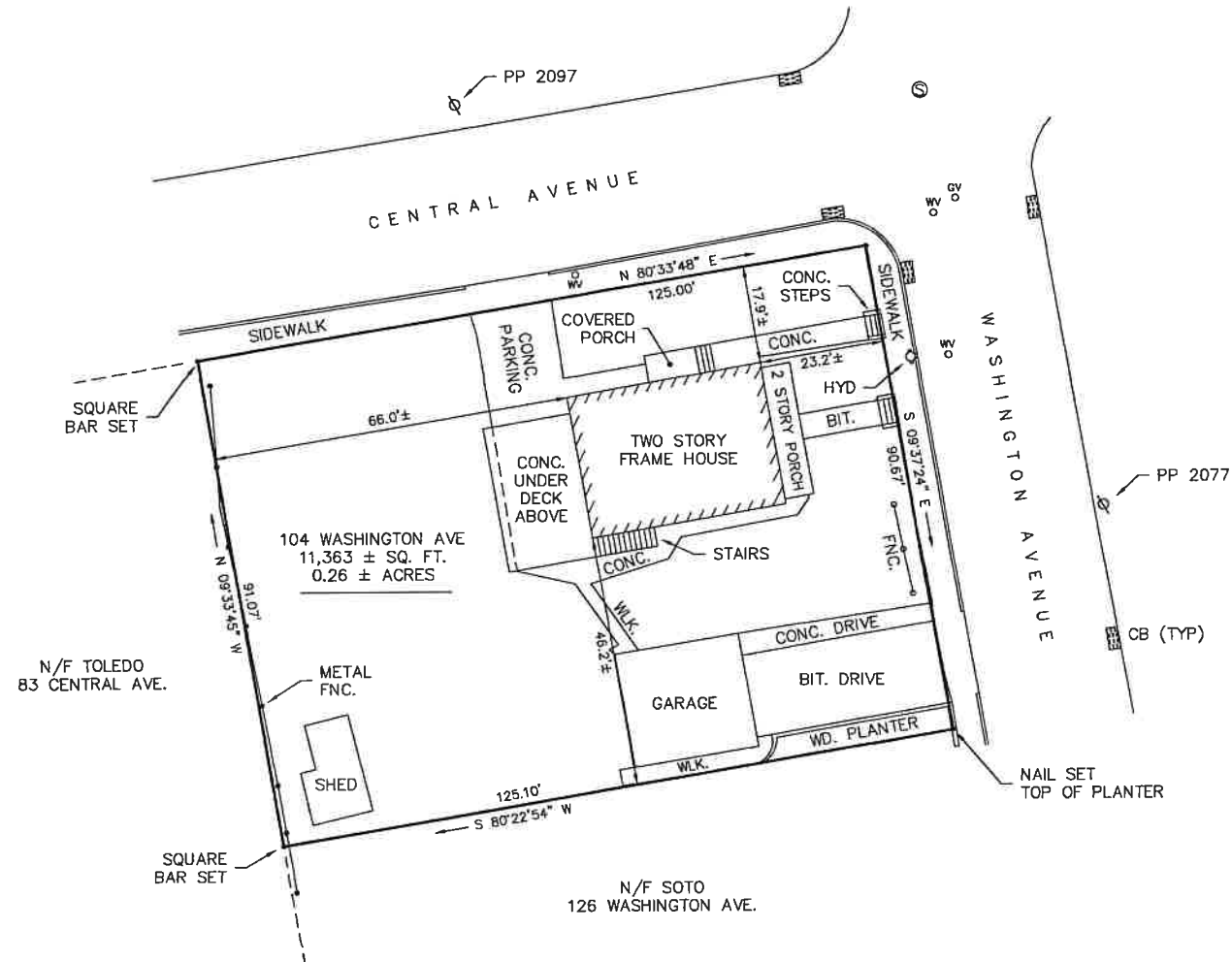
Peter B. Keefe
PETER B. KEEFE

CONN L.S. # 9577

Jason E. Keefe
JASON E. KEEFE
STATE OF CONNECTICUT
LAND SURVEYOR
CONN L.S. # 70391



SCALE: 1" = 20'



KEEFE LAND SURVEYING
THE COMPLETE PRACTICE OF
PROFESSIONAL LAND SURVEYING
492 MAIN STREET
WINSTED, CT 06096-1507
(860)-378-7322

MAP SHOWING PROPERTY OF
LUIS A. & MARIA P. LOJA
104 WASHINGTON AVENUE
TORRINGTON, CONNECTICUT
SEPTEMBER 12, 2023

DISK: LOJA.DWG

FILE: