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. ±

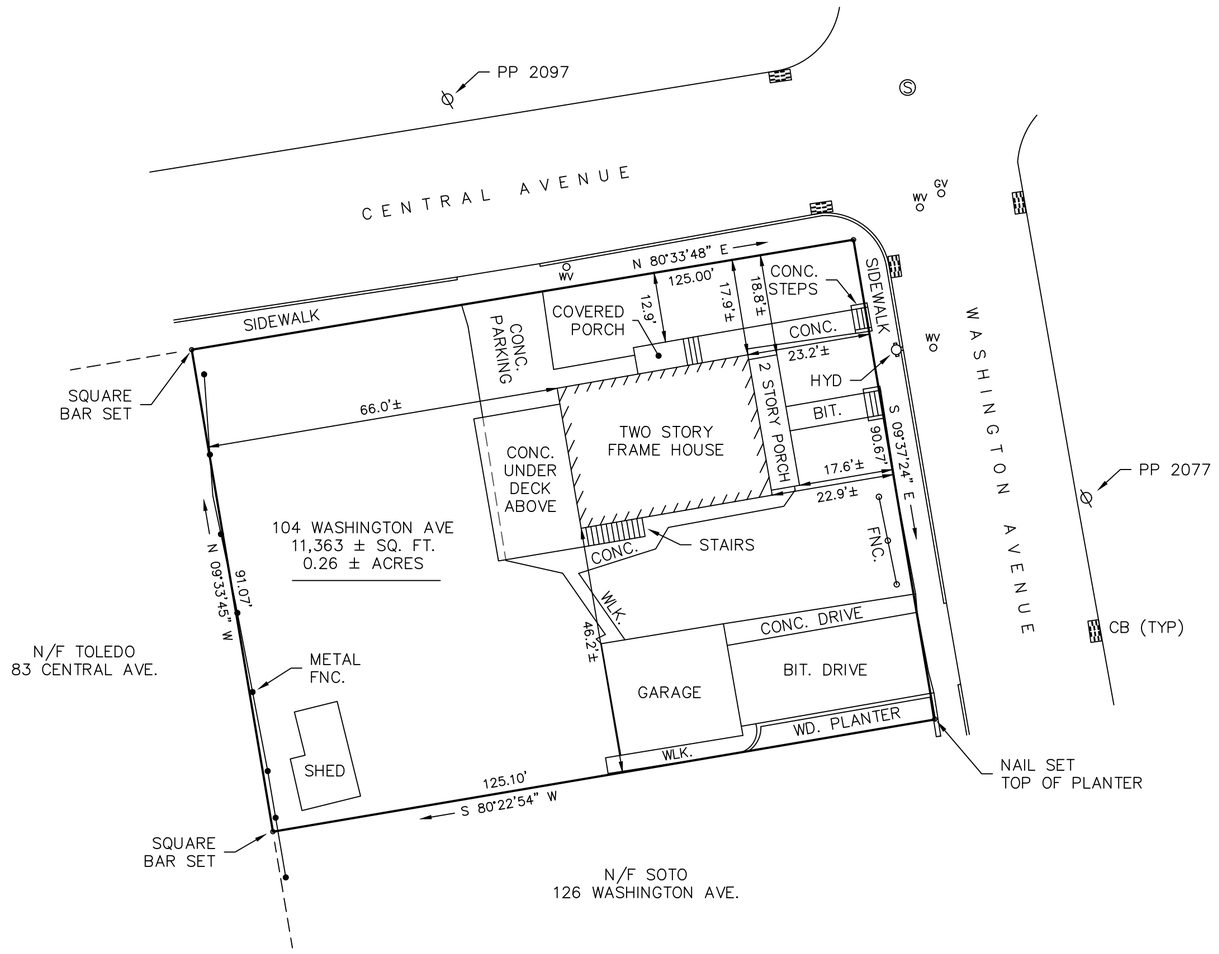
TOTAL EXISTING IMPERVIOUS SURFACE RATIO =

3,608 SQ. FT. ± OR 31.7 % ±

REQUESTED VARIANCES:

FRONT RIGHT (CENTRAL AVENUE) 12.1'

FRONT LEFT (WASHINGTON AVENUE) 7.4'



20 0 10 20 40 80

SCALE: 1" = 20'

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 CONN L.S. # 9677

JASON E. KEEFE CONN L.S. # 70391

KEEFE LAND SURVEYING
THE COMPLETE PRACTICE OF PROFESSIONAL LAND SURVEYING
492 MAIN STREET
WINSTED, CT 06098–1507
(860)–379–7322

MAP SHOWING PROPERTY OF
LUIS A. & MARIA P. LOJA
104 WASHINGTON AVENUE
TORRINGTON, CONNECTICUT
SEPTEMBER 12, 2023
12/23, REV. VARIANCE DIMS.

DISK: LOJA.DWG FILE: