

CITY OF TORRINGTON
PLANNING & ZONING COMMISSION
SITE PLAN APPLICATION

Application # 1377

Date: 5-12-21

Property Location/Address: 17 FUNSTON AVE, TORRINGTON CT 06790

Assessor's Map: 111 Block 012 Lot 007

Zoning District: R6

Project: GROCERY STORES (JACK'S MARKET)
change of use from tavern

Is a Special Exception application being filed for this property at the same time as this Site Plan application?

Yes No

Is this property within 500 feet of another municipality? Yes No

If yes, give name of municipality: _____

Are there wetlands on the property or construction or drainage within a regulated wetlands area? (75 feet from wetlands and 100 feet from watercourse or water body) Yes No

If yes, has an application been submitted to the Inland Wetlands Commission? Yes No

Is there a conservation or preservation restriction on the property? Yes No

I, the undersigned applicant, understand that this application is based on the information submitted by me and that falsification by misrepresentation, omission, or failure to comply with the Zoning Regulations shall constitute a violation of the Zoning Regulations.

Applicant: JAWAHAR DORAISWAMY

Address: 17 FUNSTON AVE, TORRINGTON, CT 06790

Signature: [Signature]

Phone # 860 796-6184 FAX # _____ E-mail THE SPOT EATERY @ LIVE . COM

I, the undersigned owner, authorize the City's agents to enter my property during and after construction for the purpose of inspection with regards to this application.

Owner: _____

Address: _____

Phone # _____ FAX # _____ E-mail _____

Signature: _____

Site Plans: Eight (8) copies of the site plan must be submitted at time of application.

Fees: For site plans with no new construction, the application fee is \$135.00. For site plans with 5,000 square feet or less, the application fee is \$135.00. For new construction over 5,000 square feet, the application fee is \$135.00 plus \$.01 per square foot of gross floor area (including \$60.00 state tax).

Fee of \$ 135.00 paid on 5-12-21

applicant
Bringing
owner's
Signature

Town of Torrington

Geographic Information System (GIS)



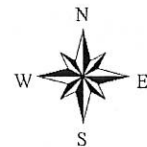
Date Printed: 5/12/2021



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 Torrington and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 20 feet



Location:	17 FUNSTON AVE	Unit	Map/Block/Lot:	111/012/007	Date Printed	05/12/2021
911 Address	Zone R6	Nbrhood 5	Warranty Deed	0857 0772	Last Update	04/09/2021

Owner Of Record		Volume / Page	Date	Sales Type	Valid	Selling Price
SHIFT 4 HOLDINGS LLC	0548 0195	Feb/21/1992	Warranty Deed	NO	210,000	
509 MIDDLE ROAD TPK WOODBURY, CT 06798	0857 0772	Nov/25/2003	Warranty Deed	YES		

Prior Owner History

MONAHAN TIMOTHY M	0548 0195	Feb/21/1992	Warranty Deed	NO	0
SUMMIT NATIONAL BANK					

Permit Number	Date	Cost	New Hse	Status	% Comp	CO Issued	Est Completion	Reason For Change
11-2363	Nov/21/2011	3,400	No	Closed	100	No	Mar/08/2012	DUCT EXHAUST HOOD

State Item Codes				Quantity	Value	Appraised Value	Without 490
Census	3108	Tract	2N	Code	Value	Code	Value
Dev Map				21	20,300		29,000
Exempt				22	67,970		97,102
Inspection Date							0
Inspector							
Inspection Action							
							126,102

Land Type	Acres	490	Rate	Adj	Influence	Total Value	Influence Factors		Comment
							Influence	Reason	
Primary Site	0.10	0.00	72,500	4.00	0	29,000			
Total	0.10					29,000			

	Assessment History (Prior Years As Of Oct 1)				490 Appraised Totals	
	Current	2020	2019	2018	2017	Value
Land	20,300	20,300	20,300	19,600	19,600	Pasture
Building	67,970	67,970	67,970	68,530	68,530	Swamp/Ledge/Scrub
Outbuilding	0	0	0	0	0	Farm/Woodland
Total	88,270	88,270	88,270	88,130	88,130	Forest
						Orchard
						Totals

Comments

Apr/09/2021 21- UPDATED INFO WITH OWNER- GS
 Jan/06/2015 14 REVAL GL INFORMAL HEARING - DOCUMENTATION RECEIVED AFTER FIRST NOTICE OF NO CHG WAS MAILED - AFTER REVIEWING DOCUMENT
 Dec/23/2014 14 REVAL GL INFORMAL HEARING - NO CHG - DLP
 May/07/2014 13 BOAA NO SHOW - DLP
 Mar/12/2014 3/12/14 CHG MAIL ADD PER MJM-IMS
 Jun/08/2012 6/8/12 1132/230 LISB

THIS DOCUMENT WAS PREPARED FOR ASSESSMENT PURPOSES ONLY Revaluation Date: 10/01/2019

Unique ID: 8364

Location: 17 FUNSTON AVE

Unit

911 Address:

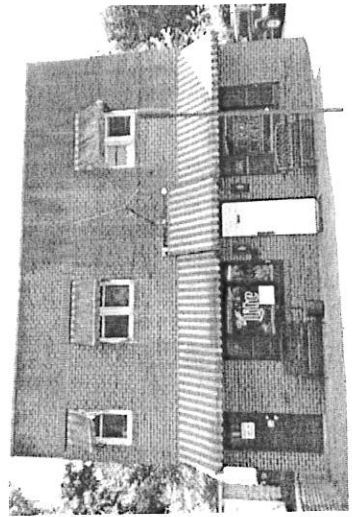
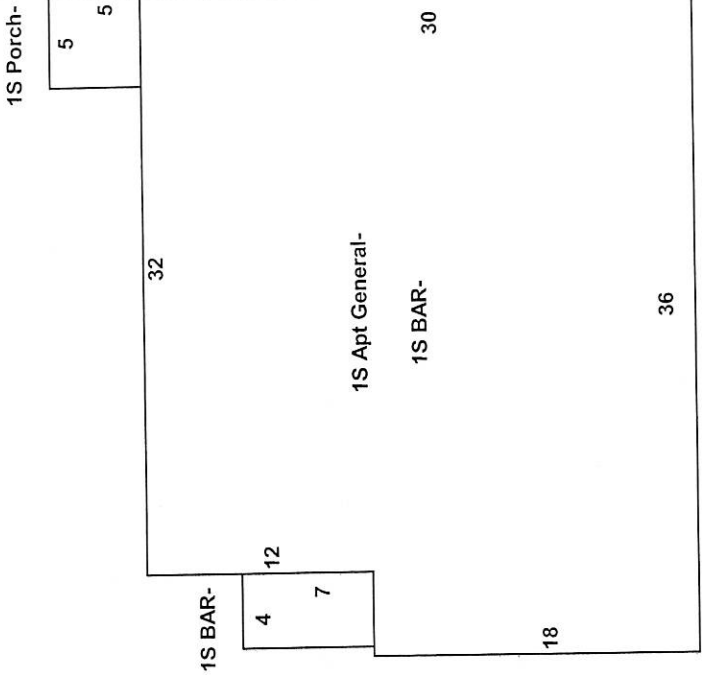
Map/Block/Lot: 111/012/007

Segment	Use	Units	Area	Comments
Multi-Family Restaurant	Apartments Bar/Tavern	1,025	1,053	Big City Joe's Bar + Grill

Commercial Building Description	Item	Area/Qty	Value
Building Use	Bar / Tavern	2,078	147,858
Class	Masonry & Wood	1,039	5,403
Overall Condition	Average	0	153,260
Construction Quality	Average	0	56,706
Stories	2.00	0	96,554
Year Built	1920		
Percent Complete	100		
GLA	2,078		
Basement			
Basement Area	0		
Basement Finished Area	0		

Grade Factor	Physical Depreciation %	0	37
Functional Depreciation %	Economical Depreciation %	0	0

Attached Component Computations			
Type	Yr-Blt	Condition	Area/Qty Value
Enclosed Porch	1920	Average	25 548



Detached Component Computations

Type	Year	Condition	Area/Qty	Value
Total Building Value 97,102				
Building 1				Value
Valuation Method				