

CITY OF TORRINGTON
ZONING BOARD OF APPEALS
LEGAL NOTICE
AUGUST 10, 2020 - PUBLIC HEARING

In response to the Governor's Executive Orders regarding COVID-19, this meeting will be held remotely using the ZOOM online meeting platform. Members of the public wishing to listen to the meeting in real time can do so by calling:

1-646-558-8656

Meeting ID: 795-950-7035

Password: 907148

Public comments may be submitted in writing to the Land Use Office before 2:00 p.m. on Monday, August 10, 2020. Written comments should be sent electronically to Jeremy_Leifert@torringtonct.org or by mail to Land Use Office, City Hall, 140 Main Street, Torrington, CT 06790.

Public hearing scheduled for 7:00 p.m., Monday, August 10, 2020, remote meeting (not to be held at City Hall):

- a. Location Approval
 - Applicant: Nedzat Dobrova
 - Location: 2177 Winsted Road
 - Proposal: Location Approval for Used Car Dealership

Copies of the above mentioned plans and application are on file in the Land Use Office, City Hall, 140 Main Street, Torrington, CT

David Moraghan, Chair
Zoning Board of Appeals

Dated in Torrington, CT

This 22nd day of July, 2020

Land Use Office
City of Torrington
860-489-2221

CITY OF TORRINGTON
ZONING BOARD OF APPEALS

APPLICATION FOR LOCATION APPROVAL



Date: 7-16-20

Fee: \$210.00 pd

Property Location: 2177 Winsted RD
Map _____ Block _____ Lot _____ Zone: _____

Applicant's Name: NEDZAT DOBROVA
(If other than Owner)

Address: 123 ASCOT LN TORRINGTON CT 06790
Telephone: 860-806-9866 email: _____

Property Owner's Name: Nedzad Dobrova Ned Dobrova@
Address: 123 ASCOT Ln gmail.com
Telephone: 860-806-9866

Type of approval requested: Limited Repairer's License General Repairer's License
 Used Car Dealership New Car Dealership
 Other _____

Please describe the location of the property and why it should be considered for Location Approval
(State reasons as required by the State Statutes)
LOCATED ON STATE HIGHWAY IN INDUSTRIAL ZONE

List the sections of the Zoning Regulations which would allow the requested Location Approval:
3.1 SUB, 8.10 + 6.2

Is this property within 500' of another municipality? yes no
If 'yes' give the name of the municipality: _____

I, the undersigned applicant, understand that this application for Location Approval will be reviewed based on information submitted by me and that falsification by misrepresentation, omission or failure to comply with the conditions of the Location Approval shall constitute a violation of the Zoning Regulations and render any approvals null and void. I further authorize the City's agent to enter the property for the purpose of inspection with regard to this application.

Applicant's Signature: [Signature]
Date: 7-16-20

Owner's Signature: [Signature]
Date: 7-16-20

ZONE TABLE
1 ZONE (INDUSTRIAL ZONE)

USE	PERMITTED	PROHIBITED
LOT AREA (SQ. FT.)	MINIMUM 50,000 SQ. FT.	MINIMUM 100,000 SQ. FT.
FRONT YARD SETBACK (FEET)	10.0'	15.0'
REAR YARD SETBACK (FEET)	10.0'	15.0'
SIDE YARD SETBACK (FEET)	5.0'	7.5'
HEIGHT (FEET)	35.0'	40.0'
MAX. BUILDING FOOTPRINT (SQ. FT.)	20,000	25,000
MAX. LOT COVERAGE (%)	35%	40%
MAX. NUMBER OF EMPLOYEES	100	150
MAX. NUMBER OF TRUCKS	5	10
MAX. NUMBER OF TRUCK TRIPS PER HOUR	10	15
MAX. NUMBER OF TRUCK TRIPS PER DAY	100	150
MAX. NUMBER OF TRUCK TRIPS PER WEEK	500	750
MAX. NUMBER OF TRUCK TRIPS PER MONTH	1,500	2,250
MAX. NUMBER OF TRUCK TRIPS PER YEAR	18,000	27,000
MAX. NUMBER OF TRUCK TRIPS PER MONTH	1,500	2,250
MAX. NUMBER OF TRUCK TRIPS PER YEAR	18,000	27,000
MAX. NUMBER OF TRUCK TRIPS PER MONTH	1,500	2,250
MAX. NUMBER OF TRUCK TRIPS PER YEAR	18,000	27,000

NOTE: PROPERTY IS SUBJECT TO THE INSTALLATION OF CONCRETE SODIUM SULFIDE SALT STORAGE TANKS PER CITY OF TORBURN.

OWNER APPLICANT:
2177 WINSTED ROAD
TORBURN, CT 06790
PLAN NO. 2020-001
AREA OF DISTURBANCE PROPOSED BY THIS PLAN IS 51,000 S.F.

SIGNATURE & DATE:
[Signature]
DATE: _____

MAP REFERENCE:
1. REF TO MAPS DATED 2019, CONNECTICUT STATE HIGHWAY DEPARTMENT ROUTE MAP SHEETS 1 OF 5 TO 5 OF 5 DATED 6/16/22.

SUBJECT NOTES:
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONNECTICUT STATE DEPARTMENT OF CONSTRUCTION AND THE CITY OF TORBURN, CONNECTICUT. THE TYPE OF SURVEY PERFORMED IS A ZONING LOCATION SURVEY. SUBJECT INTERFERENCES ARE SHOWN ON A FIRST SHEET FOR THIS SURVEY. THE SURVEY WAS PERFORMED IN THE FIELD JULY 2019.

2. UNDERGROUND UTILITIES, STRUCTURES AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPARED IN PART TO THE RECORD DRAWINGS OF THE CITY OF TORBURN, CONNECTICUT. THE INFORMATION IS NOT GUARANTEED TO BE COMPLETELY ACCURATE. THE INFORMATION IS PROVIDED FOR YOUR INFORMATION ONLY. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION.

PROPERTY NOTES:
1. PROPERTY IS LOCATED IN A 1 ZONE.
2. PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD ZONE.

* TO MY KNOWLEDGE AND BELIEF THE MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
CARY GORDON, L.S. 18161

NOT VALID UNLESS EMPLOYED SEAL, AFFIXED HEREON

LIGHTING LEGEND

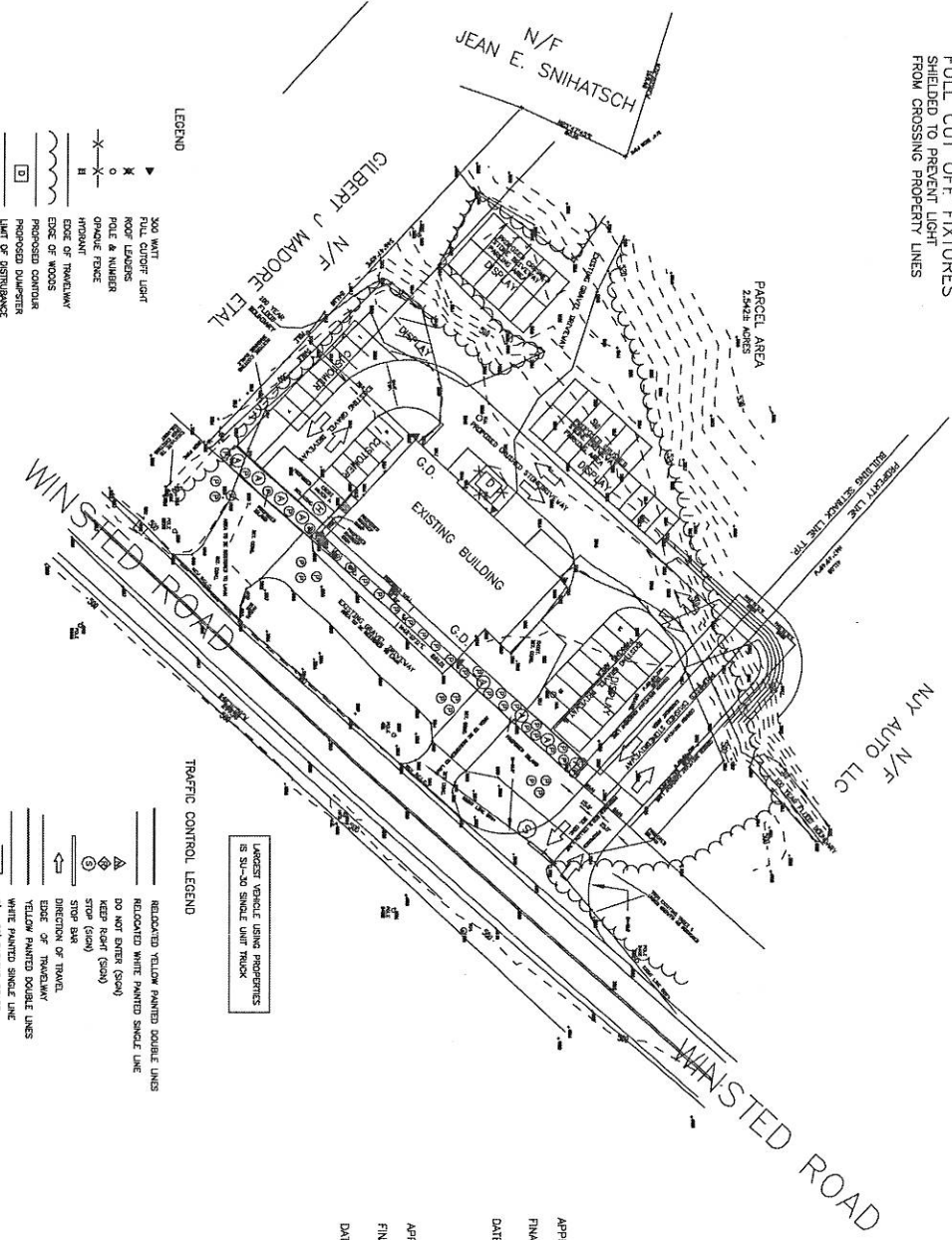
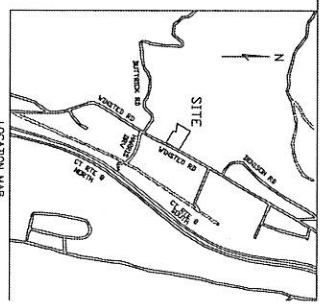
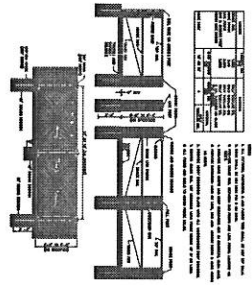
LIGHT SCHEDULE	SIZE & QUANTITY	LEGEND
WALL	500 WATT 5	▶
POST	500 WATT 0	⊗
BOLLARD	100 WATT 0	⊙

ALL PROPOSED LIGHTING TO BE FULL CUT OFF FIXTURES SHIELDED TO PREVENT LIGHT FROM CROSSING PROPERTY LINES

PLANTING LEGEND

PLANTING SCHEDULE	QUANTITY REQUIRED	QUANTITY PROVIDED	LEGEND
DECIDUOUS TREE 4" DBH	7	8	Ⓐ
DECIDUOUS TREE 6" DBH	36	40	Ⓑ
WINDPOLLINATED TREE 4" DBH	100 LBS		Ⓜ

LANDSCAPE DESIGN CONSULTANT/STATIONER MAY 27, 2020
THE PLANTING LEGEND IS THE PROPERTY OF THE PROJECT LITERATURE. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT.



LEGEND

- 300 WATT FULL CUTOFF LIGHT
- 500 WATT WALL MOUNTED LIGHT
- 500 WATT POST MOUNTED LIGHT
- 100 WATT BOLLARD LIGHT
- HYDRANT
- EDGE OF TRAVELWAY
- EDGE OF WOODS
- PROPOSED DRIVEWAY
- LIMIT OF DISTURBANCE

TRAFFIC CONTROL LEGEND

- RELOCATED YELLOW PAINTED DOUBLE LINES
- DO NOT ENTER (SIGN)
- KEEP RIGHT (SIGN)
- STOP (SIGN)
- DIRECTION OF TRAVEL
- EDGE OF TRAVELWAY
- YELLOW PAINTED DOUBLE LINES
- WHITE PAINTED SINGLE LINE
- 9' x 20' PARKING SPACE

LARGEST VEHICLE USING PROPERTIES IS 30'-0" SINGLE UNIT TRUCK

APPROVED BY THE PLANNING & ZONING COMMISSION
FINAL APPROVAL: _____ CHAIRMAN
DATE: _____ EXPIRATION DATE: _____

APPROVED BY THE ZONING BOARD OF APPEALS
FINAL APPROVAL: _____ CHAIRMAN
DATE: _____ EXPIRATION DATE: _____

SITE PLAN
LAND OF
NUY AUTO, LLC
2177 WINSTED ROAD
TAX MAP 238, BLOCK 002, LOT 001
TORBURN, CONNECTICUT

SCALE 1" = 30'
MAY 12, 2020
CARY GORDON, PROFESSIONAL ENGINEER & LAND SURVEYOR, LLC
18 TORBURN, TORBURN, CT 06791 203-248-5150

Unique ID: 1125

Reval 2014

Card No: 1 of 1

Location:	2177 WINSTED RD	Unit		Map/Block/Lot:	238/002/001	Date Printed	07/22/2020
911 Address		Zone	I	Nbrhood	I2	Last Update	12/12/2017

Owner Of Record	NJY AUTO LLC		Volume / Page	1254 0894	Date	Sep/22/2017	Sales Type	Exec Deed	Valid	NO	Selling Price	110,000
	2177 WINSTED RD TORRINGTON, CT 06790											

Prior Owner History

BLINKOFF IDA EST	DRABKIN FELICE L EXEC	0394 0894	Aug/07/2017	Death Cert		NO	0
BLINKOFF IDA		0394 0894	Aug/11/1986			NO	0

Permit Number	Date	Cost	New Hse	Status	% Comp	CO Issued	Est Completion	Reason For Change

Census	3107	Tract	0N	Code	Quantity	Value	Code	Quantity	Value	Appraised Value	Without 490
Dev Map		Dev Lot		31	2.81	73,640				Total Land Value	105,204
Exempt				32	1.00	77,450				Total Building Value	110,641
Inspection Date	12/19/2007			33	1.00	790				Total Outbuilding Value	1,132
Inspector	TM									Total Market Value	216,977
Inspection Action	M									Influence Factors	216,977

Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
Primary Site	1.00	0.00	90,000	1.00	0	90,000				
Com. Excess	1.81	0.00	10,000	0.84	0	15,204				
Total	2.81					105,204				

Assessment History (Prior Years As Of Oct 1)											
	Current	2018	2017	2016	2015	490 Appraised Totals					
	Acres	Value	Acres	Value	Acres	Value	Acres	Value	Acres	Value	
Land	73.640	73,640	73.640	73,640	73.640	Tillable A					Pasture
Building	77.450	77,450	77.450	77,450	77.450	Tillable B					Swamp/Ledge/Scrub
Outbuilding	790	790	790	790	790	Tillable C					Farm/Woodland
						Tillable D					Forest
Total	151.880	151,880	151,880	151,880	151,880	Orchard					Totals

Aug/07/2017 8/7/17 1252/705 CDTH
 Sep/15/2008 10/1/2002 NEW TENANT: ADVANTAGE GLASS LLC 7/16/07 CHG MAIL ADD PER TC VACANT, FOR SALE 203-776-2456 OHD: 10X12, 3@ 8X8

Unique ID: 1125

Reval 2014

Location: 2177 WINSTED RD Unit

911 Address: Map/Block/Lot: 238/002/001

Segment	Use	Units	Area	Comments
Industrial	Lgt Industrial		6,867	BLINKOFF IDA

Commercial Building Description	Item	Area/Qty	Value
Building Use	Light Industria		
Class	Masonry & Wood	6,867	272,620
Overall Condition	Average	0	272,620
Construction Quality	Average	0	169,024
Stories	1.00	0	103,596
Year Built	1930		
Percent Complete	100		
GLA	6,867		
Basement Area	0		
Basement Finished Area	0		
HVAC			
Heating	FHA ND		
Fuel	Oil		
Cooling %	0		
Floors	Concrete		
Walls	Masonry		
Wall Height	16		
Exterior Walls	Concrete Bloc		
Roof Cover	Asphalt		
Special Features			

Grade Factor	0	Physical Depreciation %	37
Functional Depreciation %	0	Economical Depreciation %	25

Attached Component Computations			
Type	Yr Bit	Condition	Area/Qty Value
Concrete Block/Fr Garage	1930	Average	236 4,385
Average Shed	1930	Average	110 836
Average Shed	1930	Average	240 1,824

Detached Component Computations			
Type	Year	Condition	Area/Qty Value
Canopy	1930	Average	140 1,132

