

CITY OF TORRINGTON  
PLANNING & ZONING COMMISSION  
SPECIAL EXCEPTION APPLICATION

Fee: \$210.00 (includes \$60.00 state tax) ✓ CK# 1402

Date of Application: \_\_\_\_\_ Hearing: \_\_\_\_\_ Decision: \_\_\_\_\_

Location of Property/Address: 315 New Harwinton Road, Torrington CT 06790

Assessor's Map: 132 Block: 011 Lot: 008 Zone: R10S Area: 33,120 sf

Applicant: Margo Pedroso (on behalf of Margaret, Manuel Jr. and Manuel III)

Applicant's Address 315 New Harwinton Road, Torrington CT 06790

Applicant's Signature: MPedroso

Phone: 703-606-1689 Fax: N/A E-mail: margo.pedroso@gmail.com

Owner: Margaret and Manuel Pedroso Jr AND Margo and Manuel Pedroso III

Owner's Address: 315 New Harwinton Road, Torrington CT 06790

Phone: 703-606-1689 Fax: N/A E-mail: margo.pedroso@gmail.com

Owner's Signature: Margaret Pedroso Manuel Pedroso Margo MPedroso

\*\*If the owner and the applicant are different entities, a written authorization letter from the owner must be attached to this application.

Describe the Proposed Project:

Add a less than 400 square foot first-floor addition onto the northwest back corner of the existing house (along Ridgebrook Road) to create an accessible first floor bedroom and bathroom for our elderly parents who live with us. The addition will styled to blend in with the existing character of the 100-year old farmhouse.

Section(s) of the Zoning Regulations giving the Planning and Zoning Commission authority to grant the Special Exception(s): 4.1.9

Describe the Special Exception(s) sought:

The existing house is in violation of the front yard setbacks along Ridgebrook (it is a corner lot). However, it is a 100-year old house that existed prior to Ridgebrook Road, and is grandfathered. We would like to add an addition onto the NW back corner of the house. We ask for permission to maintain the existing setback of the current house, so that the expansion would be flush with the house along Ridgebrook.

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

*Conservation and/or Preservation Restrictions: If the property subject to the Special Exception approval has a conservation or preservation restriction on the land, the holder of the restriction is required to be noticed of the application. The applicant must notify the holder of the land restriction regarding the application by certified mail, return receipt requested, no later than 60 days prior to the filing of the application. In lieu of such notice the applicant may submit a letter from the holder of such restriction (or their agent) verifying that the application is in compliance with the terms of the restriction.*

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 X No

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

Is this property within 500 feet of another municipality? \_\_\_\_Yes  No

Name the municipality: \_\_\_\_\_

Explain reasons for granting this special exception. List any proposed safeguard and conditions:

Building the addition onto the NW back corner of the house would have the least impact on the character and structure of the 100-year old farmhouse. We will respect the existing setback of the house when doing the expansion. My father-in-law who lives with us is a disabled veteran and for his safety/health we need an accessible first-floor bedroom and bathroom.

Is a site plan application being filed for this project at the same time as this Special Exception application? \_\_\_\_ Yes  No (This is a single family residence)

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### Important Information for the Applicant

1. **Application:** The applicant must submit eight (8) copies of this application.
2. **Survey:** The application must submit eight (8) copies of an up-to-date Class A-2 survey of the property and improvements prepared by a land surveyor registered in the State of Connecticut.
3. **Site Plan:** The applicant must submit eight (8) copies of a site plan. All plans shall be prepared, signed and sealed by a professional engineer, landscape architect, land surveyor or architect - whichever is appropriate. The professional engineer, landscape architect, land surveyor or architect must be registered in the State of Connecticut. All plans shall be based on an A-2 survey. The scale of the plans shall be a minimum of one inch equals forty feet. The plans shall include the following information:
  - A. Date, north arrow, and scale;
  - B. Existing and proposed contours at two foot intervals;
  - C. Existing major landmarks such as wetlands, streams, floodplains, rock outcropping, tree lines, etc;
  - D. Construction limit line identifying all those areas to remain undisturbed and in their natural state;
  - E. The location, size and species of significant trees and all specimen trees as required in *Section 5.16*;
  - F. Proposed parking and loading areas including stalls, driveways, and aisles; dimensions, curbing, landscaping, turning radii and identification of proposed surface material shall be shown;
  - G. The sight distance for proposed driveways;
  - H. Proposed lighting plan including the location, size, height, and intensity of all lighting fixtures;
  - I. Proposed landscaping plan showing the Latin and common name of the species used, quantity of each plant species and the size and height of the plants at the time of planting; the landscaping plan shall be signed by a landscape gardener or landscape architect;
  - J. The location and design of all existing and proposed sanitary sewer, storm drainage, water, electrical, natural gas and other utilities; all engineering improvements shall be accompanied by appropriate data in accordance with good engineering practice;
  - K. Proposed location and screening of all trash receptacles;
  - L. The proposed size, colors, location and lighting of all signs;
  - M. Architectural plans as described in *Section 8.5.10*;

- N. An informational table showing:
  - a. existing use of the property;
  - b. proposed use of the property;
  - c. zone in which the property is located;
  - d. size of the property in square feet or acres;
  - e. gross floor area of existing structures;
  - f. gross floor area of proposed structures;
  - g. total impervious surface;
  - h. building height in feet and number of stories;
  - i. number of parking spaces required;
  - j. number of parking spaces provided;
  - k. number of loading spaces required;
  - l. number of loading spaces provided;
- O. A vicinity map at a scale sufficient to show:
  - a. parking areas and driveways on all properties within 100 feet of the site;
  - b. all streets within 100 feet of the site; and
  - c. all zone boundaries within 100 feet of the site;
- P. Any information needed by the Commission to determine compliance of the plan with the zoning regulations.

4. Public Notice Sign:

The applicant shall obtain from the Planning and Zoning Department a sign notifying the public of the hearing. A \$120.00 refundable deposit shall be made by the applicant to cover the cost of the sign. The sign shall conform to the following requirements:

- a. The applicant shall post the sign in a conspicuous location on the property affected by the application;
- b. The sign shall give the information on the reason for the hearing (e.g. special exception) and the time, date and location of the public hearing;
- c. The sign shall be clearly visible from a street;
- d. The sign shall be posted at least ten (10) consecutive days before the public hearing; and
- e. The sign shall not be removed until after the close of the public hearing.

Failure to post and maintain this sign shall be grounds for the denial of the application.

5. Letter to Surrounding Property Owners

At least ten (10) days prior to the public hearing, the applicant shall send, by certificate of mailing, a notice of the public hearing to all persons whose property is adjacent to the property affected by the application. Evidence of the mailing shall be presented to the Planning and Zoning Department at or before the public hearing.

- 6. Questions regarding this application can be directed to the Planning and Zoning Department at (860)489-2221 or 489-2220.

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OFFICE USE ONLY

Is this property within 500 feet of another municipality? \_\_\_\_Yes \_\_\_\_No

If yes, the town(s) is: \_\_\_\_\_

Date town(s) was/were notified of public hearing: \_\_\_\_\_

Previous ZBA and P&Z applications at this location:

\_\_\_\_\_  
\_\_\_\_\_

**Departmental Comments:**

If this application meets with your approval, please sign and date. If it does not, please attach a separate sheet with your comments:

Traffic Department: \_\_\_\_\_

Fire Department: \_\_\_\_\_

City Planner: \_\_\_\_\_

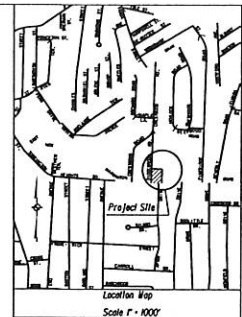
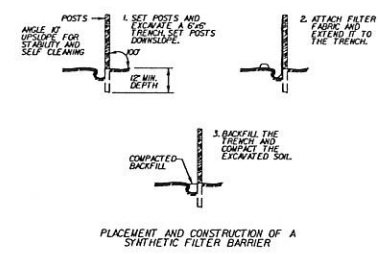
Building Department: \_\_\_\_\_

Engineering Department: \_\_\_\_\_

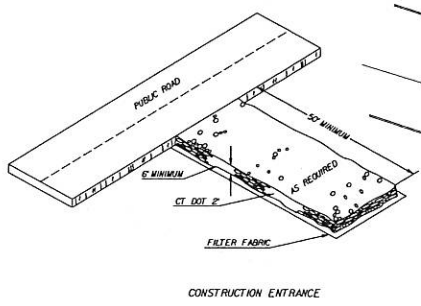
(Revised 3/14)

**Notes:**

- Assessor's Lot - 132  
Block - DII  
Lot - 008  
Zone R105  
Lot Area - 33,220 S.F.  
Contour Interval - 2 Ft.
- The Property is not impacted by wetlands, streams, floodplains, rock outcroppings, etc. The lines are shown and will not be affected by the project.
- There is no need for changes to existing parking, loading, etc.
- Sightline - To the East 600'-/-  
To the West 800'-/-  
Posted Speed - 35 MPH  
There is no need for change, no additional vehicles will be added to the project.
- There will be no changes to the lighting on site.
- There are no landscaping changes as the result of the project.
- There will be no changes to existing utility service connections.
- There are no changes to existing trash receptacle location.
- There are no existing signs and none are proposed.
- Architectural drawings are submitted under separate cover.
- Driveways within 100 feet of the site are shown on this drawing.



Informational Table	
Existing use of the property.	Residential
Proposed use of the property.	Residential
Zone in which the property is located.	R105
Site of the property in square feet or acres.	33,220 S.F. or 0.76 Ac.
Gross first floor area of existing structures.	2,418 S.F.
Gross floor area of proposed structures.	353 S.F.
Total Impervious Surface.	5,497 S.F. or 15.6%
Building height in feet and number of stories.	Ex. House - 24' 2
Number of parking spaces required.	2
Number of parking spaces provided.	2
Number of loading spaces required.	N/A
Number of loading spaces provided.	N/A



- Map References:**
1. Subdivision Map Prepared for Robert L. Bauer, Jr., 315 New Hartford Road and 1st. 14, Torrington, Conn. Scale 1" = 20' Rev. Thru Jan. 12, 1989. DTCora Land Surveying Services.
  2. "Wardensfield" Map Showing Subdivision of Property owned by Dorothy W. Cleveland, Torrington, Conn. Scale 1" = 20' April, 1913. H. E. Smith Jr., Land Surveyor.

Location of Proposed Construction Entrance Post

- Surveyor's Note:**
1. This survey and map have been prepared in accordance with the Regulations of Connecticut State Agency Section 10-312a through 10-312a-50 and are prepared for Survey and Map in the State of Connecticut as ordered by the Connecticut Association of Land Surveyors, Inc. on April 21, 2021.
  2. Boundary Determination Category - Boundary
  3. Horizontal Accuracy Class - A-2
  4. Vertical Accuracy Class - 1-2
  5. Underground utilities have been searched in part, based upon information furnished by others. The client shall be responsible for obtaining appropriate and correct utility information and for the responsibility for determining errors or omissions which may have been incorporated into the plan as a result.

Zoning Location Survey  
Site Plan for Addition  
Assessors Lot 132-011-008  
Prepared for  
Manuel Pedrosa III & Margo Pedrosa  
315 New Hartford Road  
Torrington, Conn.  
Scale 1" = 20' April 26, 2021  
Rev. April 28, 2021

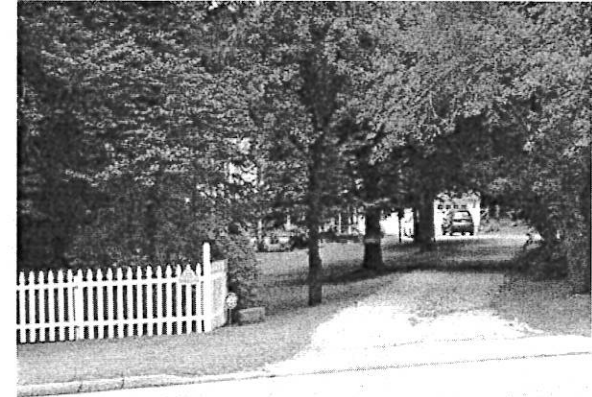
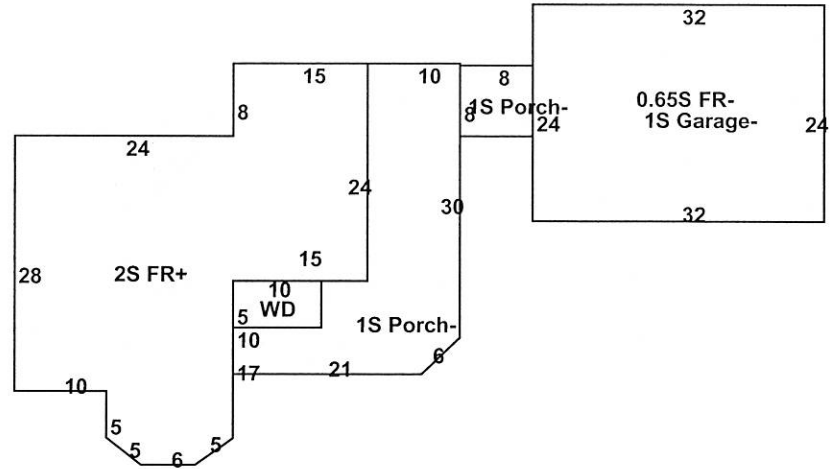


TO BE KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

*Robert Green*

<b>Location:</b>	315 NEW HARWINTON RD		<b>Unit</b>		<b>Map/Block/Lot:</b>	132/011/008		<b>Date Printed:</b>	04/29/2021	
<b>911 Address:</b>					<b>Zone:</b>	R10S	<b>Nbrhood:</b>	7	<b>Last Update:</b>	12/10/2020
<b>Owner Of Record</b>					<b>Volume/Page</b>	<b>Date</b>	<b>Sales Type</b>	<b>Valid</b>	<b>Sale Price</b>	
PEDROSO MANUEL JR & MARGARET L SURV 50% PEDROSO MANUEL III & MARGO S					1317 0756	Oct/15/2020	Warranty Deed	YES	300,000	
315 NEW HARWINTON RD TORRINGTON, CT 06790										
<b>Prior Owner History</b>										
SCAPIN AMBER M					1214 0464	Oct/16/2015	Warranty Deed	NO	170,000	
MADIN LINDA J					0444 0368	Oct/16/2015	Probate	NO	0	
MADIN EVERETT H & LINDA J SURV					0444 0368	Sep/22/1988		YES	187,500	
<b>Permit Information</b>										
<b>Permit Number</b>	<b>Date</b>	<b>Cost</b>	<b>New House</b>	<b>Status</b>	<b>% Comp</b>	<b>CO Issued</b>	<b>Est Completion</b>	<b>Reason for Change</b>		
20-339 MEC	Nov/30/2020	5,172	No		0	No	Dec/10/2020	PROPANE FIREPLACE INSERT		
20-320 MEC	Nov/19/2020	1,400	No		0	No	Dec/10/2020	120 GLA PROPANE TANK & PIPING TO COOKTOP		
08-000021	Jan/10/2008	0	No	Closed	100	No	Jul/26/2008	GARAGE ADDITION		
07-2282	Oct/05/2007	5,000	No	Closed	100	No	Jul/26/2008	FINISH ABOVE GARAGE		
04-65	Mar/04/2004	38,000	No	Closed	100	No		ATTACHED GARAGE		
<b>State Item Codes</b>										
<b>Census</b> 3105	<b>Tract</b> 0N	<b>Code</b>	<b>Quantity</b>	<b>Value</b>	<b>Code</b>	<b>Quantity</b>	<b>Value</b>	<b>Appraised Value</b>		<b>Without 490</b>
<b>Dev Map</b>	<b>Dev Lot</b>	11	0.86	24,990				<b>Total Land Value</b>	35,700	35,700
<b>Exempt</b>		13	1.00	120,820				<b>Total Building Value</b>	172,600	
<b>Inspection Date</b>	07/11/2008	14	1.00	220				<b>Total Outbuilding Value</b>	314	
<b>Inspector</b>	SM							<b>Total Market Value</b>	208,614	208,614
<b>Inspection Action</b>	M									
<b>Influence Factors</b>										
<b>Land Type</b>	<b>Acres</b>	<b>490</b>	<b>Rate</b>	<b>Adj</b>	<b>Influence</b>	<b>Total Value</b>	<b>Land Type</b>	<b>Influence</b>	<b>Reason</b>	<b>Comment</b>
HouseLot	0.86	0.00	35,000	1.02	0	35,700				
<b>Total</b>	<b>0.86</b>					<b>35,700</b>				
<b>Assessment History (Prior Years as of Oct 1)</b>										
<b>Current</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>490 Appraised Totals</b>					
<b>Land</b>	24,990	24,990	24,990	46,410	46,410	<b>Tillable A</b>	<b>Acres</b>	<b>Value</b>	<b>Acres</b>	<b>Value</b>
<b>Building</b>	120,820	120,820	120,040	100,430	100,430	<b>Tillable B</b>				
<b>Outbuilding</b>	220	220	220	220	220	<b>Tillable C</b>				
<b>Total</b>	<b>146,030</b>	<b>146,030</b>	<b>145,250</b>	<b>147,060</b>	<b>147,060</b>	<b>Tillable D</b>				
						<b>Orchard</b>				
						<b>Pasture</b>				
						<b>Totals</b>				
<b>Comments</b>										
Aug/14/2020 20- DBL SINK PER LISTING- GS Oct/16/2015 10/16/15 1214/462 RETL Jul/30/2015 7/30/15 CHG MAIL ADD PER LM-IMS										

<b>Location:</b>		315 NEW HARWINTON RD		<b>Unit</b>		
<b>911 Address:</b>						
<b>Map/Block/Lot</b>		132/011/008				
General Description		Description	Area/Qty	Value		
<b>Building Use</b>	Single Family	Base Rate	2,764	188,145		
<b>Unit</b>	01	Basement Type - Full	1,132	16,980		
<b>Overall Condition</b>	Average	Extra Fixtures - Extra Fixt	2	2,800		
<b>Class</b>	10	Fireplaces - Fireplaces	1	1,680		
<b>Stories</b>	2.00	FullBaths - FIBath	3	19,320		
<b>Design (Style)</b>	Colonial	Value Before Depr.	0	228,925		
<b>Construction</b>	Wood Frame	Depr/Adjust Amount	0	77,835		
<b>Year Built</b>	1920	Final Value (After Depr)	0	151,091		
<b>Percent Complete</b>	100					
<b>Finished Area</b>	2,764					
Finished Area Does Not Include Finished Basement Area						
Foundation						
<b>Basement Area</b>	1,132					
<b>Basement Finish</b>	0					
<b>Bsmt Room Style</b>						
<b>Basement Walls</b>	Stone					
<b>Outside Entry</b>	Walkout					
<b>Built in Garage Bays</b>	0	<b>Grade Factor</b>	0	<b>Physical Depreciation %</b>	34	
<b>Foundation Adj</b>		<b>Economic Depreciation %</b>	0	<b>Functional Depreciation %</b>	0	
<b>Sump Pump</b>	NO	Attached Component Computations				
HVAC		Type	Yr Built	Condition	Area/Qty	Value
<b>Heating</b>	FHA	Wood Deck	1920	Average	50	260
<b>Fuel</b>	Oil	Frame Garage	1920	Average	770	16,008
<b>Cooling %</b>	0	Open Porch	1920	Average	64	614
		Open Porch	1920	Average	482	4,627
Interior						
<b>Floors</b>	Hardwood	Carpet				
<b>Attic Access</b>						
<b>Walls</b>	Drywall					
<b>Fireplaces</b>	1	<b>Wood Stoves</b>	0			
<b>Extra Fixtures</b>	2					
Exterior						
<b>Exterior</b>	Vinyl					
<b>Roof Cover</b>	Arch Shingles					
<b>Roof Type</b>						
			<b>Total Building Value</b>		172,600	



Special Features										Detached Component Computations																			
<b>PE</b>					1					<b>Type</b>		<b>Yr Bilt</b>		<b>Condition</b>		<b>Area/Qty</b>		<b>Value</b>		<b>Type</b>		<b>Yr Bilt</b>		<b>Condition</b>		<b>Area/Qty</b>		<b>Value</b>	
<b>Double Sink</b>					1					Frame Shed		1999		Average		63		314											
Room Layout																													
	K	DR	LR	BR	FR	AUX	TOT	FULL	HALF																				
<b>Bsmt</b>	0	0	0	0	0	0	0	0	0																				
<b>1st Flr</b>	1	1	1	0	1	0	4	1	0																				
<b>2nd Flr</b>	0	0	0	4	0	1	5	2	0																				
<b>3rd Flr</b>	0	0	0	0	0	0	0	0	0																				
<b>Total</b>	1	1	1	4	1	1	9	3	0																				