



CITY OF TORRINGTON

ZONING BOARD OF APPEALS

VARIANCE APPLICATION

CASH

Fee: \$210.00 Paid: (Includes \$60 State tax)

Property Location: 3828 Torrington St, Torrington, CT, 06790
 Zone: _____ Assessor's Map: _____ Block: _____ Lot: _____
 Size of Property: _____ Sf/Acre

Applicant's Name: Jose Bonja
 Applicant's Address: 32 Tara Dr, Torrington, CT, 06790
 Day Phone Number: 860-806-6945 Fax: _____
 Applicant's e-mail: josenicolasbonja@gmail.com

Owner's Name: Jose Bonja
 Owner's Address: 32 Tara Dr, Torrington, CT, 06790
 Day Phone Number: 860-806-6945 Fax: _____
 Applicant's e-mail: josenicolasbonja@gmail.com
 Date Property was purchased: _____

Does any portion of this property contain a conservation or preservation land restriction on it?
 Yes _____ No
If 'Yes' 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.

This variance request is for: (Check all that apply)

- | | | |
|---|---|---|
| <input type="checkbox"/> Principal Use of Lot | <input type="checkbox"/> Sign(s) | <input type="checkbox"/> Average Lot Width |
| <input checked="" type="checkbox"/> No. of Dwelling Units | <input type="checkbox"/> Front Yard Setback | <input type="checkbox"/> Building Coverage |
| <input type="checkbox"/> Accessory Structures | <input type="checkbox"/> Side Yard Setback | <input type="checkbox"/> Lot Size |
| <input type="checkbox"/> No. of Parking Spaces | <input type="checkbox"/> Rear Yard Setback | <input type="checkbox"/> Impervious Surface |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Building Height | <input checked="" type="checkbox"/> Other |

1. Section(s) of the Zoning Regulations from which the variance(s) is being requested:
- 3.1 (subsection 1.2.1) 3-family
- 4.2 ~~Front~~ Front yard setback + side yard setback

2. Describe the exact variance(s) being requested:
- keep the existing 3 family house as it is now.

3. Describe in detail the exceptional difficulty or unusual hardship (other than financial or personal) which would result if the variance is not granted:
Loss of potential 3rd apartment.

4. If the variance is granted, explain what will be done to prevent any adverse impacts to the surrounding properties:

The property variancee does not affect other properties.

If the requested variance is a use variance, be able to answer each of the following questions:

1. Do the Zoning Regulations allow for *any* reasonable use of the property in question?
2. Is the proposed use the minimum variance necessary in order to allow reasonable use of the property? Explain.
3. Will the proposed use adversely impact the surrounding properties? Explain.

I, the undersigned applicant, understand that this application for Variance will be reviewed based on information submitted by me and that falsification by misrepresentation, omission or failure to comply with the conditions of the variance 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: Jose BORTA Date: 08/26/2022

Owner's Signature: Jose BORTA Date: 08/26/2022

FOR OFFICE USE ONLY

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

If 'Yes', list the town(s): _____

Dates Towns were notified of Public Hearing: _____

Departmental Comments:

Traffic Department: _____ Date: _____

Fire Chief: _____ Date: _____

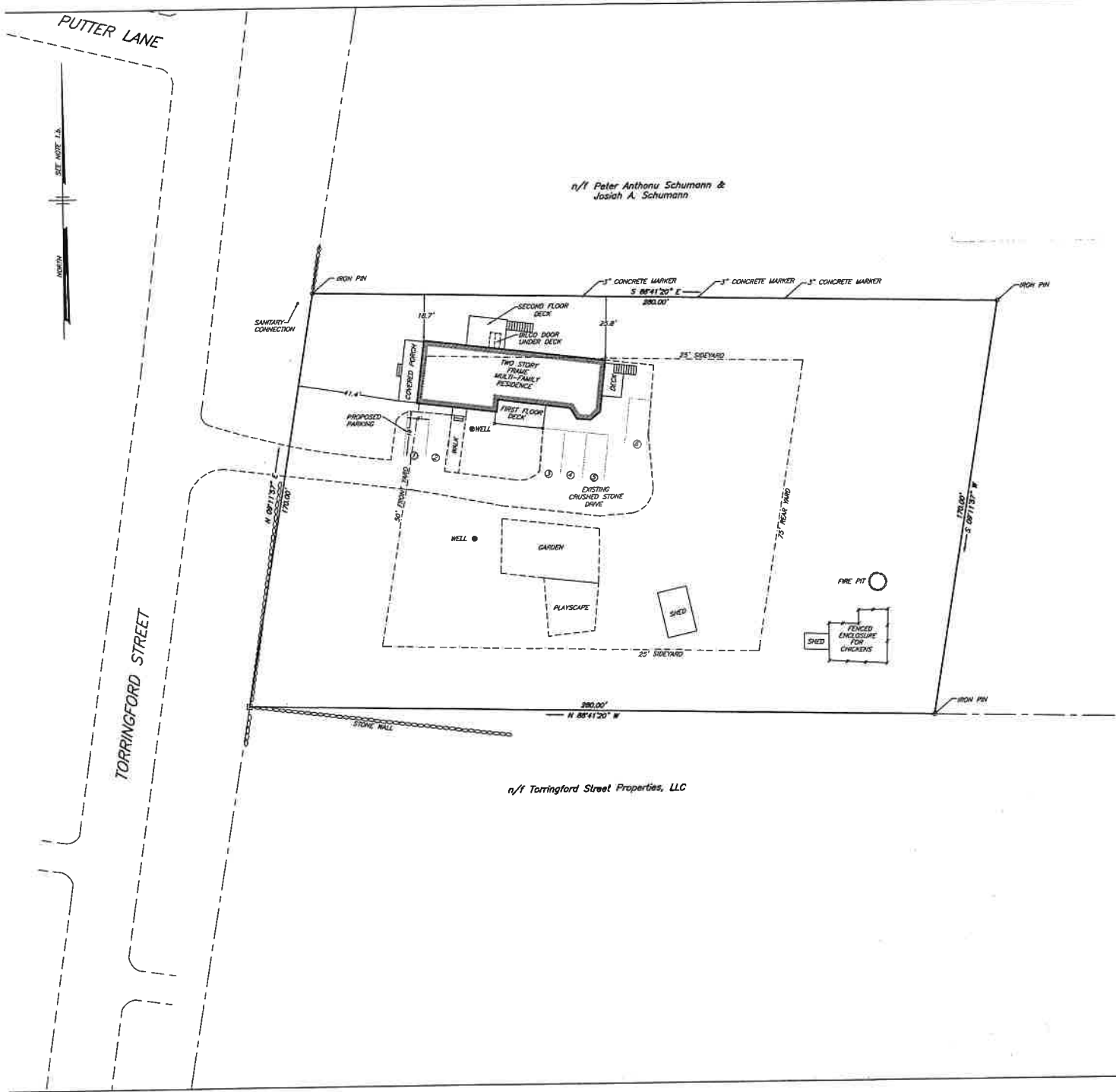
City Planner: _____ Date: _____

Building Official: _____ Date: _____

City Engineer: _____ Date: _____

Final Decision (with conditions): _____

Unusual Hardship or Exceptional Difficulty:



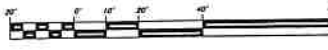
n/i Peter Anthoni Schumann & Josiah A. Schumann

n/i Torrington Street Properties, LLC

VICINITY SKETCH
1"=200'±

- NOTES:
1. THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE ARCHIVES, 20-300b-1 THROUGH 20-300b-20, AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., SEPT. 28, 1998.
 2. THIS ZONING LOCATION SURVEY IS A RESURVEY OF LOT SHOWN AS "1/4 F. DEBRA DUBOURG", PREPARED FOR HAROLD H. SIBLEY, HAROLD H. SIBLEY, JR., GEORGE B. HUNNY AND GEORGE HUNNY, JR., 2004, PREPARED BY DAVID H. LITTLE, LAND SURVEYOR, AND ON FILE AS MAP No. 4 THE TORRINGTON LAND RECORDS.
 3. THE INTENT OF THIS SURVEY IS TO SHOW PROPERTY LINES, EXISTING CONDITIONS AND PRIOR RECORDS.
 4. THIS MAP CONFORMS TO STANDARDS FOR CLASS A-2 HORIZONTAL ACCURACY.
 5. PROPERTY IS SHOWN ON TAX RECORDS AS MAP 253, BLOCK 003, LOT 009.
 6. PROPERTY IS SITUATED IN ZONE R-40; FRONT YARD SETBACK= 50'; SIDE YARD SETBACK= 25'; REAR YARD SETBACK= 75'; IMPERVIOUS COVERAGE 30%.
 7. REFER TO VOL. 1278, PG. 842 FOR OWNER OF RECORD.
 8. UNDERGROUND UTILITIES EXIST ON THIS PROPERTY. CALL 800-822-4455 BEFORE YOU DIG.
 9. EXISTING IMPERVIOUS SURFACES: RESIDENCE = 17,386 SQ. FT.
SHED (18'x12') = 216 SQ. FT.
SHED (8'x10') = 80 SQ. FT.
TOTAL IMPERVIOUS SURFACE = 20282 SQ. FT.
= 4.5% (30% ALLOWED)

ZONING LOCATION SURVEY
PREPARED FOR
JOSE BORJA
SHOWING PROPERTY AT
3828 TORRINGTON STREET
TORRINGTON, CONNECTICUT
LOT AREA= 47,600± SQ. FT.
= 1.09± AC.
SCALE: 1"=20'
AUG. 18, 2022



TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT, AS NOTED HEREIN.

Martha A. Post
MARTHA A. POST, L.S. No. 17252
POST LAND SURVEYING
250 TOWN HILL ROAD
NEW HARTFORD, CONNECTICUT

FR
22-
TD
WITH
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