

CITY OF TORRINGTON



Land Use Office
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City of Torrington website: www.torringtonct.org

To: Planning & Zoning Commission
From: Martin J. Connor, AICP, City Planner
Date: July 7, 2021
RE: Special Exception 21-07, Benjamin & Sabrina Kris Woodruff, 39 Spruce Street, expand accessory building - garage

Benjamin & Sabrina Kris Woodruff have filed an after-the-fact Special Exception to expand the garage on their property at 39 Spruce Street. The property has a single family dwelling with a detached garage. The original pre-existing, non-conforming garage was 384 sq. ft. in size according to the Tax Assessor's card. It has been expanded to 589 sq. ft. according to the Class A-2 Survey / Site Plan titled, "Zoning Location Survey Prepared for Benjamin R. & Kris S. Woodruff, 39 Spruce Drive, Torrington, Connecticut," by Berkshire Engineering & Surveying, dated 4/23/14, revised 6/9/21. It is located in the R-10S Zone and is 11,177 sq. ft. in size. The original garage was a pre-existing, non-conforming structure that is located 4.7 feet from the East side property line. The addition to the rear of the garage is 4.9 feet from the east side property line. The garage meets the front, rear and west side yard requirements. The lot while it meets the overall lot size requirements in the R-10S Zone is narrow, 65 ft. in lot width as opposed to the required 80 ft. of lot width. The garage contains no living space. The addition blends in with the original structure. The property is under contract and the addition constructed without the necessary building and zoning approvals was picked up during the appraisal. Section 4.1.9 of the Zoning Regulations allows expansion of a pre-existing, non-conforming structure as follows:

- 4.1.9 Where an existing building is in violation of front, side, or rear yard setbacks or buffer and the applicant has requested an expansion of the building, the Commission may, by special exception, allow a reduction of the setback and/or buffer for such building expansion to the lesser of:*
- A. twenty percent of the required setback or buffer; or*
 - B. the setback of the existing building.*

In reviewing the plans submitted, I have the following comments:

1. The As-Built Class A-2 Survey/ indicates that the garage expansion will not create any additional non-conformities. The addition conforms to Section 4.1.9 above.
2. An approval block needs to be added to the Site Plan in accordance with Section 8.4.3.P of the Regulations.

Fire Department

The application was not referred to Fire Marshal Ed Bascetta as he has no jurisdiction over single family residences.

Police Traffic: No comments were received from Sgt. Baldis, Police Traffic Unit.

Inland Wetlands, Lighting & Landscaping

Wetlands – According to the official City wetlands mapping, and there are no wetlands in the vicinity of the proposed project. Therefore, no inland wetlands application is required. This constitutes a favorable report from the Torrington Inland Wetlands Commission.

Landscaping – No new exterior landscaping is proposed or recommended as part of this application.

Lighting – No new exterior lighting appears to be proposed as part of this application. Any new exterior lighting proposed shall be in compliance with section 5.17 of the zoning regulations.

Engineering Review

Paul Kundzins, P.E., Assistant Public Works Director / City Engineer, in an e-mail memo to me dated 7/7/21 indicated, “The Engineering Department does not foresee any issues with regards to this Special Exception and therefore endorses this application.”

WPCA

Mary K. Perrotti, Administrative Assistant, Water Pollution Control Authority, in an email memo to me dated 6/29/21, indicated they have no comments of the proposal.

Building

Building Official, Kevin Gillette, in a Preliminary Site Plan Review dated 6/29/21 indicates that, “Detailed IRC Section R106 Construction Documents as applicable will be required for permitting of the proposed addition to the existing accessory structure if the floor area is greater than 200 square feet in total.”

Conclusion

I recommend that the Commission make a finding that the application meets the general and specific standards for Special Exception Approval. **I recommend approval of the Special Exception application for the proposed garage expansion with the following conditions:**

1. An approval block shall be added to the A-2 As-Built Survey/ Site Plan in accordance with Section 8.4.3.P of the Regulations.
2. A Zoning Permit and Building Permit shall be required for the garage addition.

Cc: Benjamin & Sabrina Kris Woodruff

*City of Torrington Building Department
140 Main St. Torrington, CT 06790, (860) 489-2244
Preliminary Site Plan Review*

Date: 6/29/21

Site Address: 39 Spruce Drive

Description of work: Addition to accessory structure

Building Permit number: B21-required

Plumbing Permit number: P21-

Mechanical Permit number: M21-

Electrical Permit number: E21-

Sewer Permit number: S21-

Sign Permit number: Sign21-

Benjamin & Sabrina Kris Woodruff

39 Spruce Drive

Torrington, CT 06790

860-605-3972

- *Detailed IRC Section R106 Construction Documents as applicable will be required for permitting of the proposed addition to the existing accessory structure if the floor area is greater than 200 square feet in total.*

Subject to review and on-site correction.

It shall be the duty of the permit holder or their agent to notify the Building Official that such work is ready for inspection.

The approval of plans and the issuance of permits will in no manner waive the requirements for material quality or code compliance to the 2018 Connecticut State Building Codes. Field inspections are necessary and may require corrective measures for compliance with the Connecticut Building Code and City of Torrington Ordinances.

City of Torrington

ENGINEERING DEPARTMENT
(860) 489-2234



140 Main Street • City Hall
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Memorandum

To: Martin Connor, City Planner
Jeremy Leifert, Zoning and Wetlands Enforcement Officer

From: Paul Kundzins, P.E. - Deputy Director of Public Works - City Engineer

Date: July 7, 2021

RE: Engineering Review – 39 Spruce Drive -addition to accessory structure, same setbacks as existing structure

Applicant: Sabrina Kris and Benjamin Woodruff

I have reviewed the above application, supporting plans and documentation, and provide the following comments:

1. Submitted supporting document:
 - a. Special Exception Application Via Email
 - b. Map of site and building design plan
2. The applicant has requested a special exception for an addition to an accessory structure within setback area (already constructed).
3. The Engineering Department does not foresee any issues with regards to this **Special Exception Application** and therefore endorses this application.

A large, stylized handwritten signature in black ink, appearing to read 'Paul Kundzins', is written over a white rectangular box. The signature is fluid and extends to the right, crossing the box's boundary.

Paul Kundzins, P.E.
Deputy Director of Public Works - City Engineer