

CITY OF TORRINGTON



Land Use Office
Jeremy Leifert, AICP, City Planner
140 Main Street • City Hall
Torrington, CT 06790-5245
E-mail: jeremy_leifert@torringtonct.org

Phone: (860) 489-2221
Fax: (860) 496-5928

City of Torrington website: www.torringtonct.org

To: Torrington Zoning Board of Appeals
From: Jeremy Leifert, AICP, City Planner *JL*
Date: January 8, 2024
RE: Proposed Variance Application, 104 Washington Avenue, Assessor's Map 110 Block 014 Lot 012. Vary front yard setback requirements to allow conversion from a one-family dwelling to a two-family dwelling in an R6 residential zone.

I have reviewed the information and plans contained in the above referenced application package, and I support the granting of the variances as requested to allow front yard setback variances for a two-family use. The change of this property to a two family dwelling is in keeping with the uses in the neighborhood, as well as the size and position of many of the residences in the neighborhood. The commission should not, in their determination, consider the use of the property in the variance, only the front building setback variance being requested. If the setback variance is granted, staff may administratively allow the conversion. The property history on this property shows many years as a two-family use before a previous owner converted the residence to a single family use. This previous conversion extinguished the pre-existing non-conforming (grandfathered) two-family dwelling use.

A possible hardship determination could be the pre-existing non-conforming nature of this and many residences in the immediate neighborhood. The request is in harmony with similar residential uses in the immediate neighborhood

Cc: Luis and Maria Loja
Nate Nardi-Cyrus, Assistant Planner