

### ZONING INFORMATION (LOT 1)

LOCATION: TORRINGTON, CONNECTICUT				
ZONE: R6 (GENERAL RESIDENCE ZONE)				
USE: SCHOOL (USE PERMITTED BY SPECIAL EXCEPTION)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	7,500 S.F.	EX: 56,151.5 S.F. (1.29 AC.) PROP: 58,962.2 S.F. (1.35 AC.)	NO
2	MINIMUM LOT WIDTH	75 FEET	489.8 FEET	NO
3	MINIMUM LOT FRONTAGE	NONE REQUIRED	489.8 FEET	NO
4	MINIMUM FRONT SETBACK	25 FEET	25.0 FEET	NO
5	MINIMUM SIDE SETBACK	MINIMUM OF 8 FEET ON ONE SIDE, TOTAL OF BOTH SIDES = 20 FEET	5.1 FEET	YES(1)
6	MINIMUM REAR SETBACK	30 FEET	19.2 FT (EXIST)(2) 20K REDUCTION RESULTS IN 24 FT SETBACK	YES
7	MAXIMUM BUILDING HEIGHT	60 FEET	32 FEET	NO
8	MAXIMUM IMPERVIOUS SURFACE	50 PERCENT	±48.6 PERCENT	YES

(1) PRE-EXISTING SETBACK AT NORTH SIDE OF CONVENT  
 (2) PER SECTION 4.1.9 WHERE AN EXISTING BUILDING IS IN VIOLATION OF FRONT, SIDE, OR REAR YARD SETBACKS OR BUFFER AND THE APPLICANT HAS REQUESTED AND 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.

### PARKING INFORMATION (LOT 1)

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	13,079.5 S.F.	NO
2	PARKING REQUIRED	ELEMENTARY SCHOOL: 1.1 SPACE PER EMPLOYEE OR 1 SPACE PER 5 SEATS IN THE AUDITORIUM, WHICHEVER IS GREATER (37 EMPLOYEES * 1.1 = 40.7) TOTAL REQUIRED = 41	ON-SITE: 25 SPACES OFF-SITE: 17 SPACES TOTAL = 42 SPACES	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	2 SPACES	2 SPACES	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
5	MINIMUM AISLE WIDTH	24 FEET - 2-WAY 12 FEET - 1-WAY	18 FEET - 1-WAY	NO
6	MINIMUM FRONT SETBACK	25 FEET	25 FEET	NO
7	MINIMUM SIDE SETBACK	25 FEET	25 FEET	NO
8	MINIMUM REAR SETBACK	25 FEET	25 FEET	NO

NOTE: LANDSCAPE ISLAND REQUIRED EVERY 15 PARKING SPACES

### ZONING INFORMATION (LOT 2)

LOCATION: TORRINGTON, CONNECTICUT				
ZONE: R6 (GENERAL RESIDENCE ZONE)				
USE: SCHOOL (USE PERMITTED BY SPECIAL EXCEPTION)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	7,500 S.F.	42,409.4 S.F. (0.97 AC.)	NO
2	MINIMUM LOT WIDTH	75 FEET	300 FEET	NO
3	MINIMUM LOT FRONTAGE	NONE REQUIRED	300 FEET	NO
4	MINIMUM FRONT SETBACK	25 FEET	15.9 FEET	YES(1)
5	MINIMUM SIDE SETBACK	MINIMUM OF 8 FEET ON ONE SIDE, TOTAL OF BOTH SIDES = 20 FEET	57.4 FEET	NO
6	MINIMUM REAR SETBACK	30 FEET	28.5 FEET	YES(1)
7	MAXIMUM BUILDING HEIGHT	60 FEET	<60 FEET	NO
8	MAXIMUM IMPERVIOUS SURFACE	50 PERCENT	±52.3 PERCENT	YES

(1) PRE-EXISTING SETBACK AT CHURCH BUILDING

### PARKING INFORMATION (LOT 2)

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	N/A	NO
2	PARKING REQUIRED	CHURCH: 1 SPACE PER 500 SF (OFFICE) 9,116 SF/500 = 18.2 SPACES RECTORY: 1 SPACE PER 500 SF (OFFICE) 5,064 SF/500 = 10.1 SPACES TOTAL REQUIRED = 28 SPACES	28 SPACES	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	2 SPACES	2 SPACES	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
5	MINIMUM AISLE WIDTH	24 FEET - 2-WAY 12 FEET - 1-WAY	24 FEET - 2-WAY 12 FEET - 1-WAY	NO
6	MINIMUM FRONT SETBACK	25 FEET	25 FEET	NO
7	MINIMUM SIDE SETBACK	25 FEET	10 FEET	YES
8	MINIMUM REAR SETBACK	25 FEET	20 FEET (1)	YES

(1) EXISTING REAR PARKING IS 15-FT FROM PROPERTY LINE. PROPOSED PARKING IS AT 20-FT.  
 (2) NOTE: LANDSCAPE ISLAND REQUIRED EVERY 15 PARKING SPACES

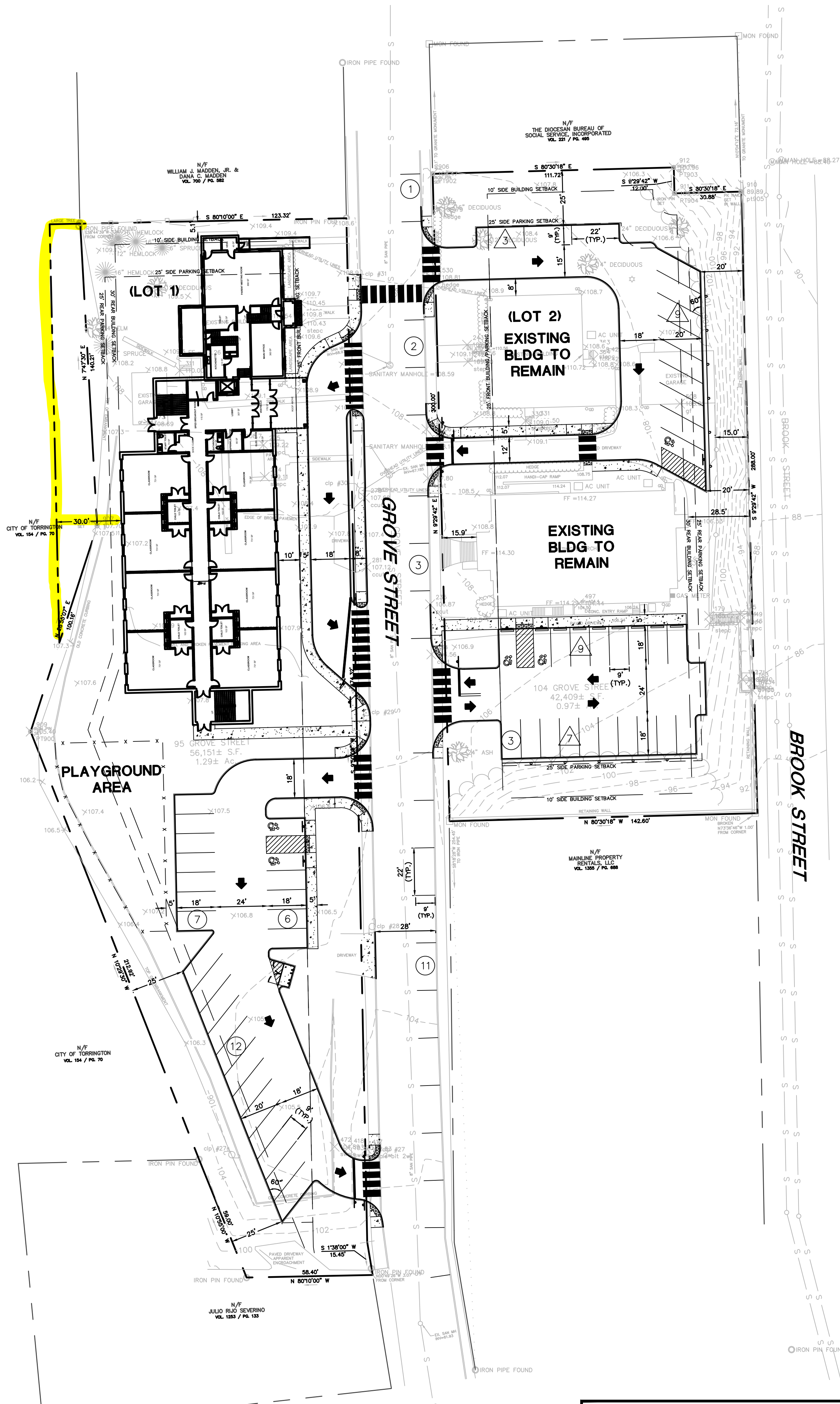
### SITE PLAN LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE
- CHAIN LINK FENCE
- GUIDE RAIL
- CONCRETE FILLED STEEL BOLLARD
- DIRECTIONAL ARROW
- DIRECTIONAL SIGN
- PARKING SPACE COUNT
- PAINTED CROSS WALK
- CONNECTICUT SYMBOL OF ACCESSIBILITY PARKING SPACE
- CONCRETE WALK

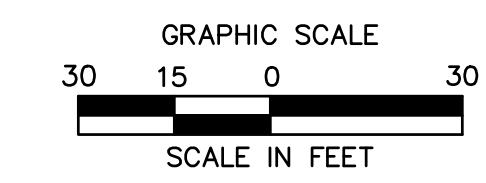
### SIGN LEGEND

SIGN NO.	CT-DOT NO. OR MUTED NO.	LEGEND
A	31-0532	STOP 30"
B	31-0629	TRUCK STOP
C	31-0648	TRUCK ACCESSIBLE
D	31-1120	DO NOT ENTER

NOTE: HANDICAPPED SIGNS TO BE INSTALLED IN PIPE BOLLARDS (SEE DETAIL). ALL HANDICAP SIGNAGE TO CONFORM TO LATEST BUILDING CODE.



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