

Application No. 23-09

CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
SPECIAL EXCEPTION APPLICATION

Fee: \$210.00 (includes \$60.00 state tax)

Date of Application: 12-4-23 Hearing: _____ Decision: _____

Location of Property:
184 South Main Street

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

Name of Municipality: _____

Assessor's Map: 116 Block: 019 Lot: 001 Zone: DD

Area: _____

Applicant: Jose Nefthali Rodriguez

Applicant's Address 184 South Main Street

Applicant's Signature: _____

Phone: 860-593-2218 Fax: N/A email: owenstreeexpert@gmail.com

Owner: Jose Nefthali Rodriguez

Owner's Address: 184 South Main Street

Phone: 860-593-2218 Fax: N/A

Owner's Signature:** _____

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:

Change from mixed use - retail/apartment-7.10
to residential - 2 apartments - 1.20
Two Family Residence

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

Section 3

Describe the Special Exception(s) sought:

A Two Family residence - 1.2 classification

Attach a description of the processes that will generate the discharges, the materials used in the processes, the characteristics of the effluent, and any treatment conducted prior to discharge. Attach a copy of a NPDES Permit or Application

This is to certify that this facility has complied, or will comply with, the environmental regulations of the Agencies listed in Section 7.0 of the City's Zoning Regulations and will take the steps indicated above to maintain compliance with those regulations. Upon receipt of any permits or registration numbers, copies will be forwarded to the City of Torrington Planning and Zoning Department. Copies of any monitoring reports required by the State Department of Environmental Protection, the State Department of Health or the U.S. Environmental Protection Agency shall also be sent to the Torrington Planning and Zoning Department.

Applicant's Signature



Printed Name of Applicant:

Jose Nattali Rodriguez

Applicant's Title:

Owner

Date:

12-4-23

CITY OF TORRINGTON
PLANNING & ZONING COMMISSION
SITE PLAN APPLICATION

Application # 1482 Date 12-4-23

Property Location 184 South Main Street

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

If yes, give name of municipality: _____

Assessor's Map 116 Block 019 Lot 001

Zoning District: DD

Proposed Project:

From a mixed use-retail/apartment classification
7.10 to residential Two Family residence
classification 1.20

Is a Special Exception application being filed for this property at the same time as this Site Plan application? Yes ___ No

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) into a wetland? ___ Yes No

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

Is there a conservation or preservation restriction on the property? ___ Yes No

I, the undersigned applicant, understand that this application is based on the information submitted by me and that falsification by misrepresentation, omission, or failure to comply with the Zoning Regulations shall constitute a violation of the Zoning Regulations.

Applicant: Jose Neftali Rodriguez

Applicant's Address: 184 South Main Street

Applicant's Signature: _____

Phone # 860-593-2218 FAX # N/A

Applicant's e-mail: awenstreeexpert@gmail.com

I, the undersigned owner, authorize the City's agents to enter my property during and after construction for the purpose of inspection with regards to this application. No construction-waiver requested

Owner: Jose Neftali Rodriguez

Owner's Address: 184 South Main Street

Owner's Signature: _____

Phone # 860-593-2218 FAX # N/A

LUIS MEDINA, ESQ.

Habló Español



Office: (860) 542-6232

Fax: (860) 542-6234

Fee of application

Fee is \$135.00. For new construction with gross

Fee is \$135.00. For new construction with a gross

Fee on fee is \$135.00 plus \$.01 per square foot of gross

Fee \$60.00 state tax)

Cell: (914) 760-8200
Email: HTCDANA@gmail.com

524 Winchester Road
Norfolk, CT 06058

City Of Torrington



LAND USE OFFICE
140 Main Street • Room 324
Torrington, CT 06790


Tel: (860) 439-2221
Fax: (860) 496-5923
www.torringtonct.org

Date: 12-4-2023

To: Planning and Zoning Commission

Please accept my request for a waiver to the Site Plan requirements, Section 8.4.4 of the Zoning Regulations, as there is no new exterior construction proposed at the location:

184 South Main Street
address

Applicant: 

Print Name: Jose Neftali Rodriguez

Location:	184 S MAIN ST			Map Id:	116/019/001	Zone:	DD	Date Printed:	12/12/2023		
				Neighborhood:	C2		Last Update:	12/12/2023			
Owner Of Record				Volume/Page	Date	Sales Type		Valid	Sale Price		
RODRIGUEZ JOSE NEFTALI				1325/0717	1/25/2021	Warranty Deed		Yes	295,000		
184 S MAIN ST, TORRINGTON, CT 06790						Exempt					
Prior Owner History											
WASHAY KERRY M				0960/0388	2/14/2006			Yes	320,000		
CRAMER MILTON LESTER EST				0000/0000	4/21/2004			No	0		
CRAMER MILTON L				0374/0287	1/30/1985	Warrantv Deed		No	0		
Permit Number	Date	Permit Description									
09-1525	8/21/2009	ADD TO EXISTING SIGN									
06-853CO	11/2/2006	CUISINE W/J.NICHOLSON									
06-853	6/6/2006	RENOV 1ST FL ONLY									
06-876	6/2/2006	REN KITCHEN									
05-586	12/1/2005	MINOR REPAIRS									
Supplemental Data							Appraised Value				
Census/Tract	3103-0N	Vision PID	3049		Total Land Value		77,786				
Dev Map ID	5050					Total Building Value		236,741			
GIS ID					Total Outbldg Value		13,857				
Route					Total Market Value		328,384				
District											
Utilities	Sewer, Public Water										
Acres					State Item Codes						
Land Type	Acres	490	Total Value		Code	Quantity	Value				
Primarv Site	0.38	0.00	77.786			1.00	99,440				
						1.00	66,280				
						0.38	54,450				
						2.00	9,700				
Total	0.3800	0.00	77,786								
Assessment History (Prior Years as of Oct 1)					490 Appraised Totals						
	2023	2022	2021	2020	2019	Type	Acres	Value	Type	Acres	Value
Land	54,450	54,450	54,450	54,450	54,450						
Building	165,720	165,720	165,720	165,720	165,720						
Outbuilding	9,700	9,700	9,700	9,700	9,700						
Total	229,870	229,870	229,870	229,870	229,870				Totals	0.00	0
						Application Date:	Expiration Date:				
Comments											
10/27/2021	10/27/2021 CHG MAIL ADD PER OWNER-EAP										

Unique ID: 2578

Location:	184 S MAIN ST	Unit	
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Commercial Building Description		Description	Area/Qty
Building Use	Restaurant	Base Value	2814
Class	Wood Frame	Basement Type - Full	1417
Overall Condition	Average	Feature 1 - Dumbwaiter	1
Construction Quality	Average		
Stories	2.00		
Year Built	1894		
Remodel			
Percent Complete	100		
GLA	2814		

Basement	
Basement Area	1417

HVAC	
Heating Type	Steam
Fuel Type	Gas
Cooling Type	

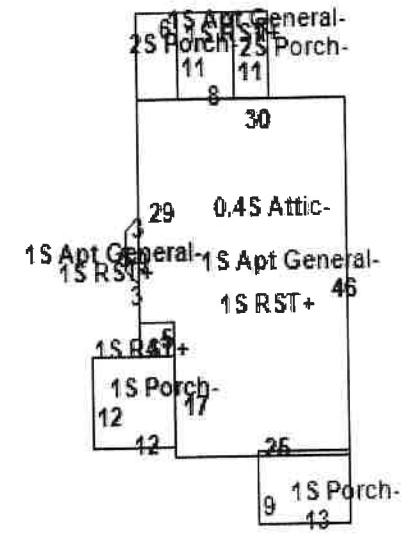
Interior	
Floors	Hardwood
Walls	Plaster/Drwall
Wall Height	

Exterior	
Exterior Walls	Stucco
Roof Type	Asphalt
Roof Cover	

Special Features	
Dumbwaiter	1

Attached Component Computations		
Type	Yr Blt	Area/Qty
Enclosed Porch	1900	132
Open Porch	1900	110
Open Porch	1900	144
Unfinished Attic	1900	518
Open Porch	1900	117

Detached Component Computations							
Type	Year	Condition	Area/Qty	Type	Year	Condition	Area/Qty
Frame Garage	1900	Average	580				
Paving	1900	Average	1000				



Location:	184 S MAIN ST		Map Id:	116/019/001	Zone:	DD	Date Printed:	12/12/2023			
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Comments											
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