Application No. $\frac{23-09}{}$

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?YesX_No
Name of Municipality:
Assessor's Map: 16 Block: 019 Lot: 00 Zone:
Area:
Applicant: Jose Neftali Rodiquez
Applicant's Address 134 South Main Street
Applicant's Signature:
Phone: 860-593-2218 Fax: N/A email: Owenstree expert@gmail.com
Owner: Jose Neftali Codriquez
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 chssification

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:

Applicant's Title:

12.4-23

CITY OF TORRINGTON PLANNING & ZONING COMMISSION SITE PLAN APPLICATION

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 ves, give name of municipality:
Assessor's Map 116 Block 019 Lot 001
Zoning District:
Proposed Project:
From a mixed use-retail/aptortment classification
1.10 to residential Two family restores
classitication lide
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
If yes, has an application been submitted to the Inland Wetlands Commission?Yes
Is there a conservation or preservation restriction on the property?
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 Neffali Rodriquez
Applicant: 3096 184 South Main Street
Applicants Address. 10 1 300 17
Applicant's Signature: Phone # 860-593-2218
Applicant's e-mail: avens tree expert@gmail.com
on the angle of the property during and affer constitution for
the purpose of inspection with regards to this application. No Construction - waives requested
Owner: Jose Neftali Rodriquez
Owner's Address 184 South Main Street
Owner's Signature:
Phone # 860-593 -2218 FAX # N/A
The of application
fee is \$135.00. For new construction with gross
LUIS MEDINA, ESQ. He is \$135.00 For new construction with a gross
Habló Español on fee is \$135.00 plus \$.01 per square foot of gross
le \$60.00 state tax)
Office: (860) 542-6232 Fax: (860) 542-6234

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

City Of Torrington



LAND USE OFFICE 140 Main Street • Room 324 Torrington, CT 06790 Tel: (850) 439-2221 Fax: (850) 496-5923 www.tomingtonol.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

Ose Neftali Rodriquez

Card No: 1 Of 2 Unique ID: 2578 116/019/001 Zone: DD Date Printed: 12/12/2023 Map ld: Location: 184 S MAIN ST Neighborhood: C2 Last Update: 12/12/2023 Sale Price Sales Type Valid Volume/Page Date **Owner Of Record** 295,000 Yes 1325/0717 1/25/2021 Warranty Deed RODRIGUEZ JOSE NEFTALI Exempt 184 S MAIN ST, TORRINGTON, CT 06790 **Prior Owner History** Yes 320,000 0960/0388 2/14/2006 WASHAY KERRY M No 4/21/2004 0000/0000 CRAMER MILTON LESTER EST 0 Warranty Deed No 0374/0287 1/30/1985 CRAMER MILTON L **Permit Description** Permit Number Date ADD TO EXISTING SIGN 8/21/2009 09-1525 11/2/2006 CUISINE W/J.NICHOLSON 06-853CO RENOV 1ST FL ONLY 6/6/2006 06-853 REN KITCHEN 06-876 6/2/2006 MINOR REPAIRS 12/1/2005 05-586 Appraised Value Supplemental Data 77,786 Vision PID 3049 **Total Land Value** Census/Tract 3103-0N Dev Map ID 5050 236,741 **Total Building Value** GIS ID **Total Outbldg Value** 13,857 Route 328,384 **Total Market Value** District **Utilities** Sewer, Public Water State Item Codes Acres Value Quantity Code **Total Value** 490 Acres Land Type 99.440 1.00 77.786 0.00 0.38 Primary Site 66.280 1.00 54.450 0.38 9.700 2.00 77,786 0.00 0.3800 Total 490 Appraised Totals Assessment History (Prior Years as of Oct 1) Value Value Type Acres Acres 2019 Type 2022 2021 2020 2023 54,450 54,450 54,450 54,450 54,450 Land 165,720 165,720 165,720 165,720 165,720 **Building** 9.700 9,700 9,700 9,700 9,700 Outbuilding 0.00 Totals 229.870 229,870 **Expiration Date:** 229,870 229,870 229.870 **Application Date:** Total

10/27/2021

10/27/2021 CHG MAIL ADD PER OWNER~EAP

Comments

Revaluation Date: 10/1/2019

Area/Qty

2814 1417

Unique ID: 2578

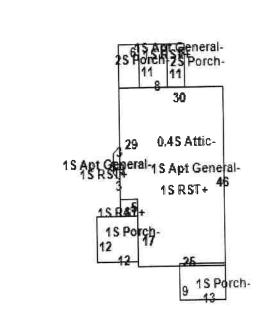
Omque ibi	2370	MINUS PA
Location:	184 S MAIN ST	Unit
T - 2 A 2 - 2 13 W S - 2 R - 1	TOT O INCHES	

Description

Commerci	ial Building Description	Description
Building Use Class Overall Conditio	Restaurant Wood Frame on Average	Base Value Basement Tvpe - Full Feature 1 - Dumbwaiter
Construction Qu	ality Average	
Stories	2.00	
Year Built	1894	
Remodel		
Percent Complet	te 100	
GLA	2814	
	Basement	
Basement Area	1417	
	HVAC	N. Company
Heating Type	Steam	Attached Com
Fuel Type	Gas	Туре
Cooling Type		Enclosed Porch
	Interior	Open Porch
Floors	Hardwood	Open Porch
Walls	Plaster/Drvwall	Unfinished Attic
Wall Height		Open i oron
	Exterior	954
Exterior Walls	Stucco	
Roof Type Roof Cover	Asphalt	
S	pecial Features	
Dumbwaiter		1
I .		To the second se

Commercial Building Description

Attached Component Computations					
Yr Blt	Area/Qty				
1900	132				
1900	110				
1900	144				
1900	518				
1900	117				
	Yr Blt 1900 1900 1900 1900				





Туре	Year	Condition	Area/Qty	Туре	Year	Condition	Area/Qty
Frame Garage Paving	1900 1900	Averade Averade	580 1000				

I VIIII IM LVII

Card No: 2 Of 2

Revaluation Date: 10/1/2019

Location:	184 S N	AIN ST			Map	ld:	116/01	9/001	Zone:	DD D	ate Printed:	12/12/2023
					Nei	ghbo	rhood:	C2		L	ast Update:	12/12/2023
	05/12/4	Owner C	f Record			Vol	ume/Page	Date	S	ales Type	Valid	Sale Price
RODRIGUEZ JOSI	F NFFTALI					132	25/0717	1/25/2021	Warranty [Deed	Yes	295,000
184 S MAIN ST, TO		T 06790							Exempt			
101011111111111111111	3111111313131	Ne la		1 2 4 1 5 45	Prior Owner H	istory						
WASHAY KERRY	M					096	60/0388	2/14/2006			Yes	320,000
CRAMER MILTON							00/0000	4/21/2004				0
CRAMER MILTON						037	4/0287	1/30/1985	Warranty	Deed	No	0
Permit Number	Date		rmit Description									
09-1525		ADD TO EXISTING										
06-853CO 06-853		CUISINE W/J.NICH RENOV 1ST FL O										
06-876		REN KITCHEN										
05-586		MINOR REPAIRS										
				Complemental Det						A	ppraised Value	
	3103-0N			Supplemental Dat Vision P		3049				Total Land Value	MAN GOOD CANED TO SEE STORY	77,786
Census/Tract				VISIOITI		3043				Total Land Value		11,100
Dev Map ID	5050									Total Building Va	lue	236,741
GIS ID	J6									Total Outbldg Val	ue	13,857
Route										•		
District						_				Total Market Valu	е	328,384
Utilities	Sewer, Public		Acres	a All tall			2 DV 1		State Item	Codes		T VIII
				Total Va	duo		Code			Quantity	Valu	ie
Land Type		Acres	490	I Otal Ve	ilue					1.00		99.440
Primary Site		0.38	0.00							1.00	(66.280
										0.38		54.450
										2.00		9.700
Total					7,786				40/	Assessment Totale		
				ears as of Oct 1)	2000		0040			Appraised Totals Value Type	Acre	es Value
		2023	2022	2021	2020			Type	Acres	value Type	Acr	Yaide
Land	Ę	54,450	54,450	54,450	54,450		54,450					
Building	16	65,720	165,720	165,720	165,720		165,720					
Outbuilding		9,700	9,700	9,700	9,700		9,700					
Total	25	29,870	229,870	229,870	229,870		229,870	Application Da	te'	Totals Expiration I	0.00 Date:	0
		,-,-			Comment	s		пррпошион Ба		_Apriction L		
		ALAU ADD DES C	MANER EAR		Comment	_						
10/27/2021 10	0/2//2021 CHG	MAIL ADD PER O	WINEK~EAP									

2614 1299

Unique ID: 2578

Unique ID:	25/8		
Location:	184 S MAIN ST		
Map Id:	116/019/001		
Gene	ral Description	Description	Area/Qty

Base Rate Basement Tvpe - Full FullBaths - FlBath

	2644
Percent Complete	100
Year Built	1900
Construction	Wood Frame
Design (Style)	Two Family
Stories	2.00
Class	08
Overall Condition	Average
Units	
Building Use	Two Family

Finished	Area	2614

removed by Fo	Foundation		
Basement Area	1299		
Finished Basement	0		
Garage Bays	0		
Outside Entry	No		
Sump Pump	No		
Commence of the second	TIMAG		

	HVAC	25
Heating Type	Steam	
Fuel	Oil	
Cooling Type		
CHINA SHILL SHOW SHOWS	Interior	dinvi

Cooling Type	The state of the s
	Interior
Floors	Hardwood
Attic Access	No
Walls	Plaster
Bath Cond	
Kitchen Cond	
	Exterior

Wood Shinales/Stucco Exterior

Roof Cover Asphalt Roof Type

Special Features Count/Area Type

	Attached Components									
	Туре	Year	Area							
	Enclosed Porch	1900	40							
	Open Porch	1900	121							
	Unfinished Attic	1900	508							
k	Open Porch	1900	40							
	Open Porch	1900	20							
	Open Porch	1900	20							
	Wood Deck	1900	40							
	Open Porch	1900	40							

Total Building Value: 94.680

		5	18		
51		S Attic FR+	. 1	6	
		7	5 ?	146 ²	SFR+
5	17 19 15 Porci		8 51	S Dec S Por	k- ch-



					Total Bank	anny value.	7.000					
					THE RESERVE	THE REPORT OF		Detached Component Computations				
					Туре	Year	Condition	Area/Qty	Туре	Year	Condition	Area/Qty
3.6	R	Room Sur	nmary						2			
tal	Bedroom I	Kitchens	Full Baths	Half Baths								
10	4	2	2	n								