



**CITY OF TORRINGTON**  
Zoning Board of Appeals  
**VARIANCE APPLICATION**

Fee: Cash \$210.00 Paid: ✓ (Includes \$60 State tax)

Property Location: 104 WASHINGTON AVENUE  
 Zone: R6 Assessor's Map: 110 Block: 014 Lot: 012  
 Size of Property: 11,365 (Sf) Acre

Applicant's Name: LUIS LOJA  
 Applicant's Address: 104 WASHINGTON AVE TORRINGTON  
 Day Phone Number: (917) 749-2535 Fax: \_\_\_\_\_  
 E-mail: antonio.loja@gmail.com

Owner's Name: LUIS & MARIA LOJA  
 Owner's Address: 104 WASHINGTON AVE  
 Day Phone Number: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

Date Property was Purchased: 30 AUG 2016  
 Is this property within 500 feet of another municipality? Yes \_\_\_\_\_ No \*  
 If 'Yes', list the town(s): \_\_\_\_\_

Does any portion of this property contain a conservation or preservation land restriction on it?  
 Yes \* No \_\_\_\_\_

If the property subject to approval has a conservation or preservation restriction on the land, the holder of the restriction is required to be noticed of the application. The applicant must notify the holder of the land restriction regarding the application by certified mail, return receipt requested, no later than 60 days prior to the filing of the application. In lieu of such notice the applicant may submit a letter from the holder of such restriction (or their agent) verifying that the application is in compliance with the terms of the restriction.

This variance request is for: (Check all that apply)

- |                       |                             |                      |
|-----------------------|-----------------------------|----------------------|
| Principal Use of Lot  | Sign(s)                     | Average Lot Width    |
| No. of Dwelling Units | <u>*</u> Front Yard Setback | Building Coverage    |
| Accessory Structures  | Side Yard Setback           | Lot Size             |
| No. of Parking Spaces | Rear Yard Setback           | Impervious Surface % |
| Landscaping           | Building Height             | Other _____          |

Section(s) of the Zoning Regulations from which the variance(s) is being requested: R6 4.10.1

Describe the exact variance(s) being requested:  
CENTRAL AVE From 25' to 17.9' - variance = 7.1'  
WASHINGTON AVE From 25' to 23.2' - variance = 1.8'

Describe in detail the exceptional difficulty or unusual hardship (other than financial or personal) which would result if the variance is not granted: Compatible w/ other Multi-family homes in Neighborhood. Legal 2-family until March, 13, 2012, when changed to single family.

If the variance is granted, explain what will be done to prevent any adverse impacts to the surrounding properties:

There will be no changes to the property

It will be the same as the majority of properties in vicinity.

If questions call Peter Keefe, Surveyor 860 379-7322

If the requested variance is a use variance, answer each of the following questions:

1. Do the Zoning Regulations allow for *any* reasonable use of the property in question?
2. Is the proposed use the minimum variance necessary in order to allow reasonable use of the property? Explain.
3. Will the proposed use adversely impact the surrounding properties? Explain.

I, the undersigned applicant, understand that this application for Variance will be reviewed based on information submitted by me and that falsification by misrepresentation, omission or failure to comply with the conditions of the variance shall constitute a violation of the Zoning Regulations and render any approvals null and void. I further authorize the City's agent to enter the property for the purpose of inspection with regard to this application.

Applicant's Signature: [Signature]

Date: 3 October 2023

Owner's Signature: [Signature]

Date: 3 October 2023

FOR OFFICE USE ONLY

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

If 'Yes', list the town(s): \_\_\_\_\_

Dates Towns were notified of Public Hearing: \_\_\_\_\_

Departmental Comments:

If this application meets your approval, please sign and date. If it does not, please attach a separate sheet with your comments.

Traffic Department: \_\_\_\_\_

Date: \_\_\_\_\_

Fire Chief: \_\_\_\_\_

Date: \_\_\_\_\_

City Planner: \_\_\_\_\_

Date: \_\_\_\_\_

Building Official: \_\_\_\_\_

Date: \_\_\_\_\_

City Engineer: \_\_\_\_\_

Date: \_\_\_\_\_