



# CITY OF TORRINGTON

PLANNING & ZONING COMMISSION

## APPLICATION FOR CHANGE OF ZONING MAP

Fee: \$360 (including \$60 State tax)

**Location of Property:** (When no address is available, indicate distance from nearest intersection and side of road)  
242 South Main Street

Assessor's Map 116 Block 017 Lot 005

Present Zone R6 Proposed Zone LB

Area of Property 0.19 acres

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

Is there a conservation or preservation restriction on the property? \_\_\_\_\_ Yes X No

*If "Yes" 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.*

**Applicant:** 242 South Main Street, LLC

Address: c/o John Ponte

3 White Fence Hollow, Burlington, CT 06013

Phone: 860-307-7469 Fax: \_\_\_\_\_ E-mail: aponte@thomastonsb.com

contact person: Antonio Ponte

**Signature of Applicant:** \_\_\_\_\_ Date: 04/12/2023

**Owner:** 242 South Main Street, LLC

Address: c/o John Ponte

3 White Fence Hollow, Burlington, CT 06013

Phone: 860-307-7469 Fax: \_\_\_\_\_ E-mail: aponte@thomastonsb.com

contact person: Antonio Ponte

**Signature of Owner:** \_\_\_\_\_ Date: 04/12/2023

*Six copies of a certified survey map of the property and a copy of the legal description of such property must be submitted with this application.*

FOR OFFICE USE ONLY

(Revised 3/14)

Application Fee Paid: \_\_\_\_\_

Date of Public Hearing: \_\_\_\_\_

Date of Decision: \_\_\_\_\_

Action Taken: \_\_\_\_\_

## **Application of 242 South Main Street, LLC**

### **Zone Change from R6 to LB**

**242 South Main Street, Torrington**

#### **Introduction**

242 South Main Street sits at the southwest corner of the intersection of South Main Street and Albert Street. It is a 0.19-acre plot of land containing a 1,194 SF commercial building and a paved parking area. The owners propose to change the zone from R6 (residential) to LB (Local Business).

#### **Background**

The property housed a gas station from the late 1930s to the early 1980s. In 1982, the current owners purchased the property and converted the building to a donut shop. At that time, it was zoned General Business. Sometime between 1983 and 1991 the zone was changed to R6 for reasons that are not completely clear at this time. The owners were unaware of this change until very recently.

#### **Proposed Zone Change**

The owners propose to change the zone to LB to better conform to its current use and likely future uses.

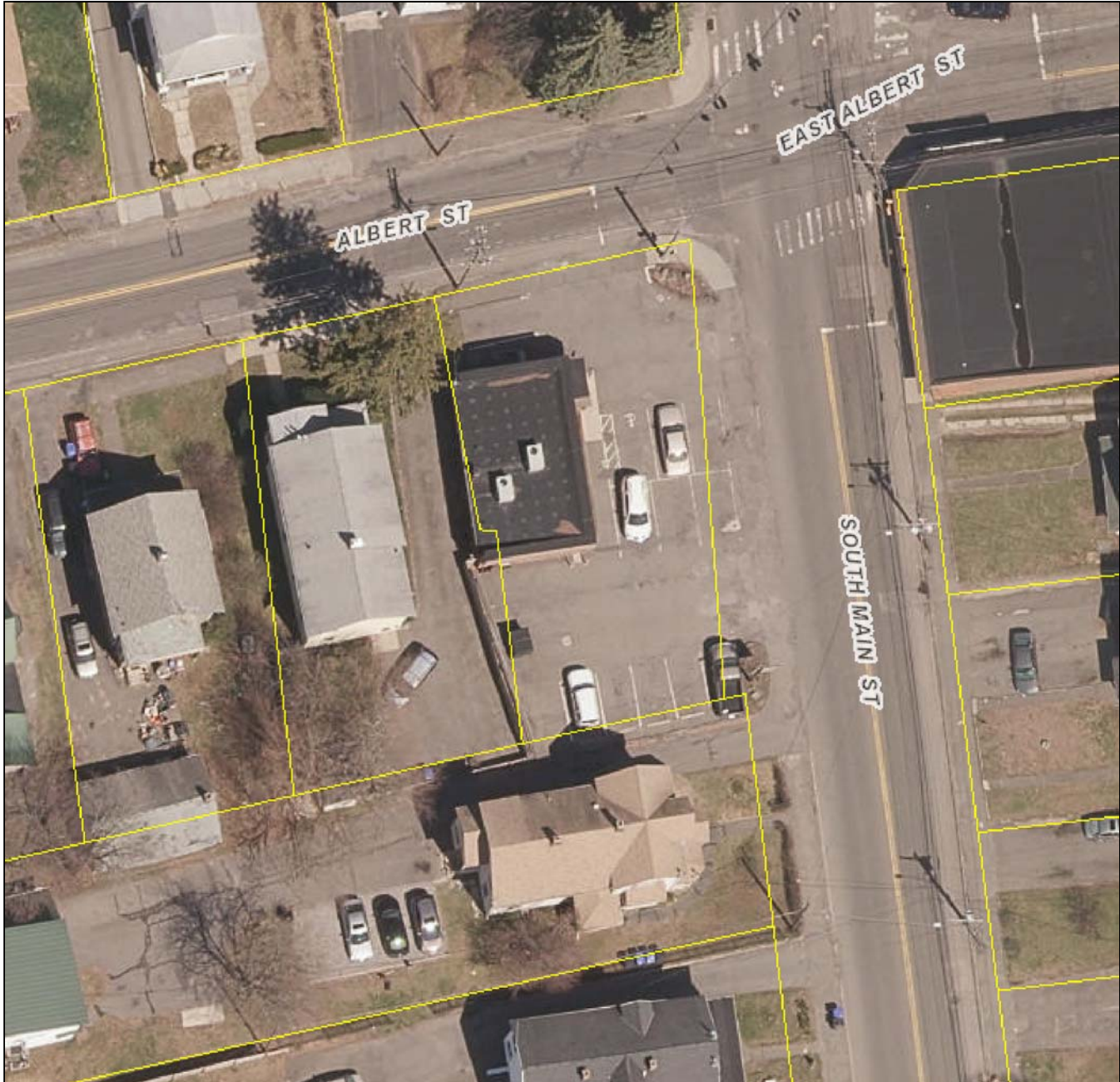
The property directly across South Main Street is zoned LB and the property directly across Albert Street is zoned DD. The properties to the south and west are zoned R6.

# Town of Torrington

Geographic Information System (GIS)



Date Printed: 4/3/2023



### **MAP DISCLAIMER - NOTICE OF LIABILITY**

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Torrington and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 40 feet



242 South Main Street, Torrington

Job # 23-127

Date: 10-Apr-23

DIRECT ABUTTERS ARE HIGHLIGHTED IN YELLOW

Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
116/022/015	251 S MAIN ST	LA VIEILLE MAISON LLC	4 EVANS PASSWAY	MORRIS	CT	06763- 0000
116/021/015	207 S MAIN ST	CFI PROPCO 2 LLC	165 FLANDERS RD	WESTBOROUGH	MA	01581- 0000
116/022/014	245 S MAIN ST	WOODWORTH GREGORY L & BERET &	245 S MAIN ST	TORRINGTON	CT	06790- 0000
116/017/006	15 ALBERT ST	AJRO AXHI	25 WOODWARD RD	MORRIS	CT	06763- 0000
116/017/004	258 S MAIN ST	ORTEGA-ORELLANA JESUS BRAULIO TIC &	258 S MAIN ST	TORRINGTON	CT	06790- 0000
116/018/001	226 S MAIN ST	ROOSEVELT REALTY LLC	29 WATER ST	TORRINGTON	CT	06790- 0000
116/022/013	237 S MAIN ST	IRVINE MATTHEW	15 SETTLERS TRAIL	STAMFORD	CT	06903- 0000

Source: [https://torrington.mapxpress.net/ags\\_map/](https://torrington.mapxpress.net/ags_map/)

FORM 173 CONNECTICUT WARRANTY DEED  
REV. 6/76 30745 VOL 353 PAGE 915

TUTBLANK REGISTERED U. S. PAT. OFFICE  
TITLE LAW PRINT PUBLISHERS, BURLINGAME, CALIF. 94010

To all People to Whom these Presents shall Come, Greeting:

Know Ye, That We, BELA SZENIKERESZTHY and GIZELLA SZENIKERESZTHY, of the  
Town of Torrington, County of Litchfield and State of Connecticut,

for the consideration of a valuable sum in dollars being \$61,500.00,

received to our full satisfaction of ANGELINE T. PONTE of 174 Oliver Street in  
the Town of Torrington, County of Litchfield, and State of Connecticut,

do give, grant, bargain, sell and confirm unto the said ANGELINE T. PONTE

The following piece or parcel of land, with all buildings and appurtenances located  
thereon, situated on the westerly side of public highway known as South Main  
Street and being known as 242 South Main Street, Torrington, Connecticut, bounded  
and described as follows:

- NORTHERLY by public highway known as Albert Street, 74.28 feet;
- EASTERLY by public highway known as South Main Street, 117.64 feet;
- SOUHERLY by land now of formerly of Estate of Harry W. Knicker-  
bocker, 62.38 feet;
- WESTERLY by land now or formerly of Roger Iffland, et ux, 50  
feet, more or less;
- SOUHERLY again by land now or formerly of Roger L. Iffland, et ux,  
6 feet;
- WESTERLY again by land now or formerly of Roger L. Iffland, et ux,  
67.94 feet.

Being the same premises described in quit-claim deed from Bela Szentkereszthy  
to Bela Szentkereszthy and Gizella Szentkereszthy dated February 28, 1974, and  
recorded in Volume 294, page 116 of the Torrington Land Records, less that  
portion conveyed to Roger L. Iffland, et ux, dated July 26, 1978, and recorded in  
Volume 322, page 400 of the Torrington Land Records.

For further reference see "Survey of Property S. Main & Albert Sts. Torrington,  
Conn. Sun Oil Company Scale 1" = 8 ft. Plan No. 1380M1 Aug 7, 1959 Gilbert &  
Maloney Architects, Engineers & Land Surveyors 385 Benefit Street Providence,  
R. I."

\$ 67.62 Conveyance Tax Collected  
*Adah E. Bonetto*  
City of Torrington

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To Have and to Hold the above granted and bargained premises, with the appurtenances there-  
of, unto her the said grantee her heirs, successors and assigns for-  
ever, to us and their own proper use and behoof.

And also, we the said grantor do for ourselves and our heirs,  
executors and administrators, covenant with the said grantee her  
successors, heirs and assigns, that at and until the ensueing of these presents, we are  
well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and have good right  
to bargain and sell the same in manner and form as is above written; and that the same is free from all  
incumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, we the said grantor do by these presents bind  
ourselves, and our heirs, executors and administrators forever to WAR-  
RANT AND DEFEND the above granted and bargained premises to her the said  
grantee her successors, heirs and assigns, against all claims and demands  
whatsoever, except as hereinbefore mentioned.

In Witness Whereof, we have hereunto set our hands  
and seal this 29th day of October in the year of our Lord nineteen  
hundred and eighty-two  
Signed, Sealed and Delivered in presence of

Joseph J. Galliechio  
Joseph J. Galliechio  
Paul R. Griffin  
Paul R. Griffin

Bela Szentkereszthy  
Bela Szentkereszthy  
Gizella Szentkereszthy  
Gizella Szentkereszthy

State of Connecticut, }  
County of LITCHFIELD } ss. Torrington

On this the 29th day of October, 19 82, before  
me, the undersigned officer, personally  
appeared BELA SZENIKERESZTHY and GIZELLA SZENIKERESZTHY.

known to me (or satisfactorily proven) to be the person whose  
names are subscribed to the within instrument and acknowledged that he executed the same for  
the purposes therein contained, as their free act and deed.

In Witness Whereof, I hereunto set my hand and official seal.  
Received Nov. 1, 1982 at  
2:27 P.M. recorded by  
Steven Roden  
Asst. Town Clerk  
Joseph J. Galliechio  
Commissioner of the Superior Court  
Title of Officer

State of Connecticut, }  
County of } ss.

On this the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, before me,  
the undersigned officer, personally appeared  
who acknowledged himself to be the \_\_\_\_\_  
a corporation, and that he as such \_\_\_\_\_ being authorized  
so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the  
corporation by himself as \_\_\_\_\_

In Witness Whereof, I hereunto set my hand and official seal.  
\_\_\_\_\_  
Title of Officer

Latest address of Grantee:  
No. and Street \_\_\_\_\_  
City \_\_\_\_\_  
State \_\_\_\_\_ Zip \_\_\_\_\_