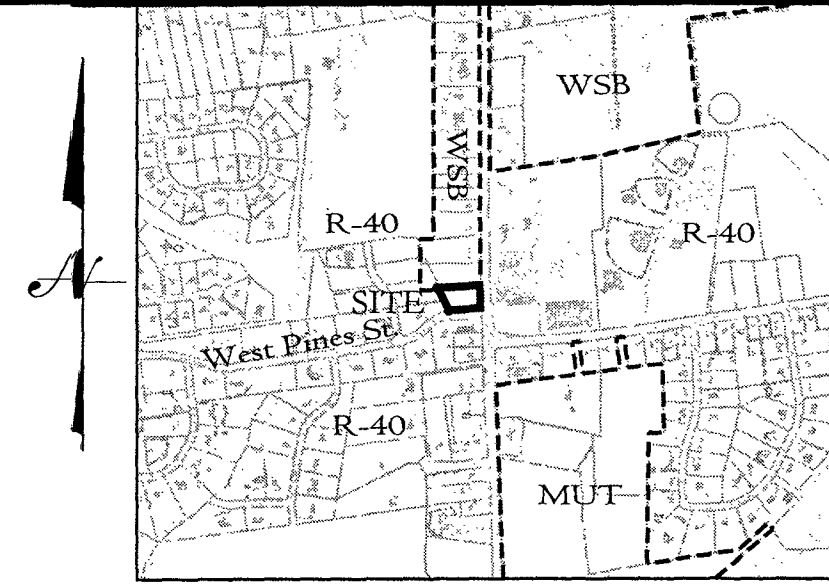


DRAWING NAME: P:\Land Projects\2162-Mainst. Jeffrey N. Massicott.ctb; DATE: 06/24/2021 10:00:00 AM; PLOT DATE: 06/24/2021 10:00:00 AM; OPERATOR: bno

Expansion of Non-Conforming Lots (Section 11-10.1)	
ITEM	HOUSE FOOTPRINTS
Existing House (Entire)	1,487 Sq. Ft.
Max Expansion (+23%)	1,859 Sq. Ft.
Existing House (To be Removed)	584 Sq. Ft.
Existing House (To remain as Office)	903 Sq. Ft.
Proposed Addition (House)	2,459 Sq. Ft.
Total Building (Remaining Ex. House & Proposed Additions)	3,362 Sq. Ft. *

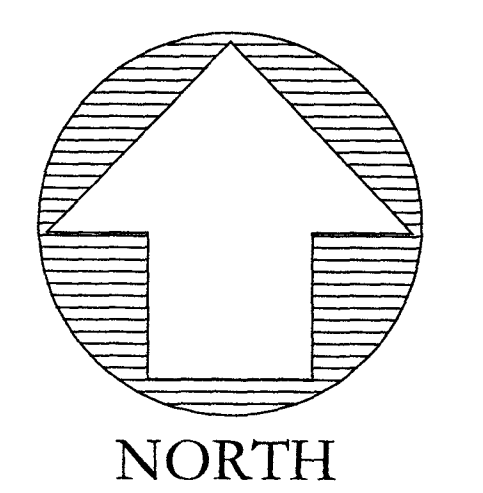
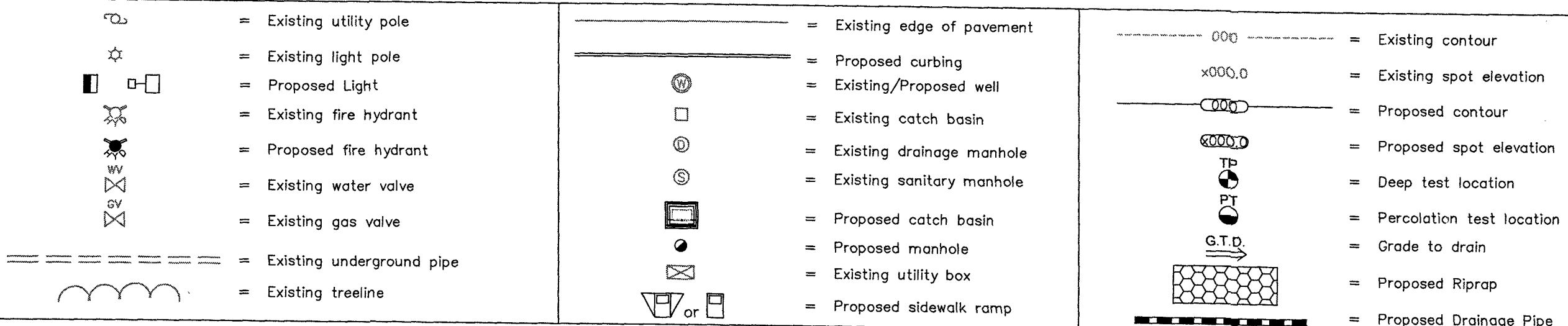
*VARIANCE REQUIRED

ZONING INFORMATION		
ITEM	REQUIRED	PROVIDED
CURRENT ZONE	WSB	WSB
PROPOSED ZONE	WSB	WSB
PROPOSED USE	Residential	Residential/Business (Mixed Use) Section 4-20.10
LOT AREA	2.5 Acres	33,417 Sq. Ft. (0.77 Acres) (Existing Legal Non-Conforming)
LOT WIDTH	400'	139.23' (Existing Condition)
FRONT YARD SETBACK	75'	44.8' (Existing) 58.3' (Proposed)
SIDE YARD SETBACK	25'	12.8' (Existing) 13.2' (Proposed)
REAR YARD SETBACK	50' (Abuts Residential Zone)	101.5'
MAX. BUILDING HEIGHT	30' / 2 stories	<30'
MAX. BUILDING COVERAGE	40%	10%



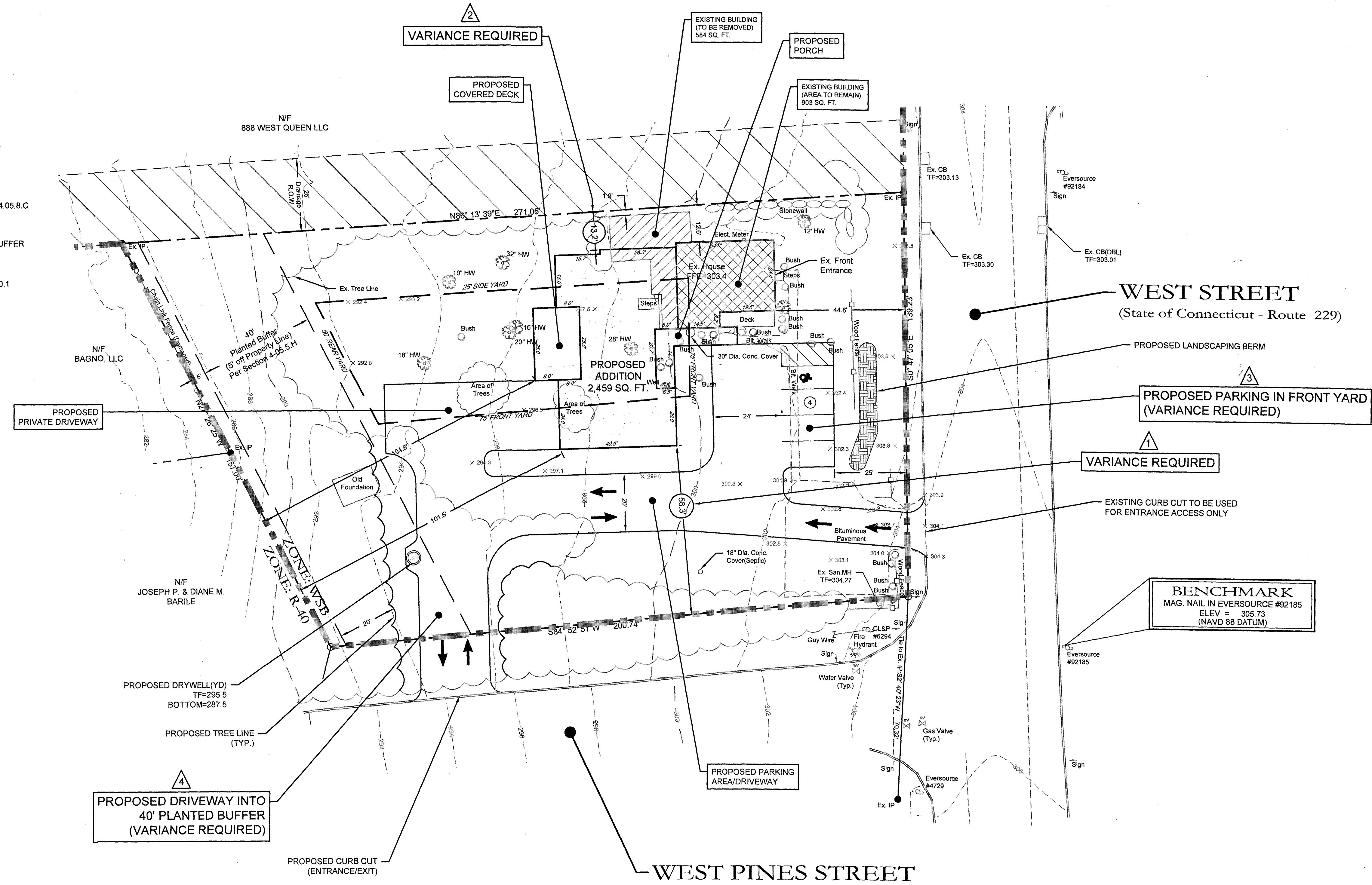
KEY MAP
SCALE: 1"=1,000'

LEGEND



SUMMARY OF VARIANCES:

- ▲ VARIANCE FOR FRONT SETBACK - SECTION 4.05.5.C
REQUIRED - 75'
PROPOSED - 58.3'
- ▲ VARIANCE FOR SIDE SETBACK - SECTION 4.05.5.E
REQUIRED - 25'
PROPOSED - 13.2'
- ▲ VARIANCE FOR PARKING IN FRONT SETBACK - SECTION 4.05.8.C
REQUIRED - MAX 25% OF PARKING
PROPOSED - 4 PARKING SPACES
- ▲ VARIANCE FOR PROPOSED DRIVEWAY IN 40' PLANTED BUFFER SECTION 4.05.5.H
- ▲ VARIANCE FOR EXPANSION OF BUILDING - SECTION 11-10.1
MAX. EXPANSION - 1,859 SQ. FT.
PROP. EXPANSION - 3,362 SQ. FT.



cole
HARRY E. COLE & SON
engineering, surveying, planning.

876 South Main Street
P.O. Box 44
Plantsville, CT 06479 - 0044

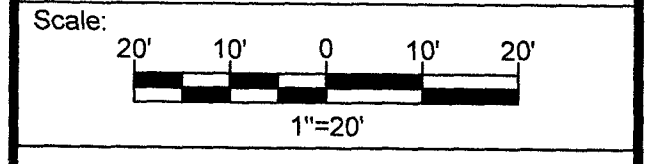
Tel: (860) 628-4484
Fax: (860) 620-0196
www.hecole.com

PROJECT NAME:
Proposed Addition

1506 West Street
Southington, CT

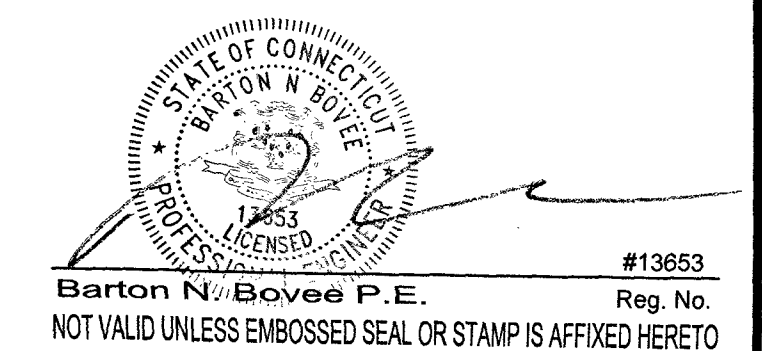
PREPARED FOR:
Jeffrey N. Massicott

Sheet Description:
VARIANCE PLAN



Date: June 24, 2021	F.B. #:
Project #: 2162	Approved By: BNB
Drawn By: JML	
Revisions:	
Date:	Descriptions:

Sheet #:
C1



ZBA #6526A 7/12/21