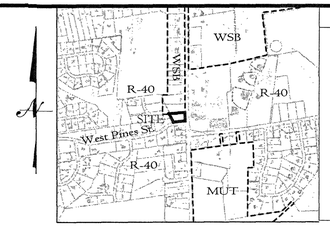
DRAWING NAME: P:\Land Projects\2162-Massicott, Jeffrey 1506 West Street, Southington CT\Dwg\2162 - Variance Map.dwg LAYOUT: C1 PLOT DATE: Jun 24, 2021 - 10:32am CHRISTOPHER Irwin

Expansion of Non-Conforming Lots (Section 11-10.1)	
ITEM	HOUSE FOOTPRINTS
Existing House (Entire)	1,487 Sq. Ft.
Max Expansion (+25%)	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

5

ZONING INFORMATION		
ITEM	REQUIRED	PROVIDED
CURRENT ZONE	WSB	WSB
PROPOSED ZONE	WSB	WSB
PROPOSED USE	Residential	Residential/Business (Mixed Use) Section 4-00.10
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'	12.6' (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%



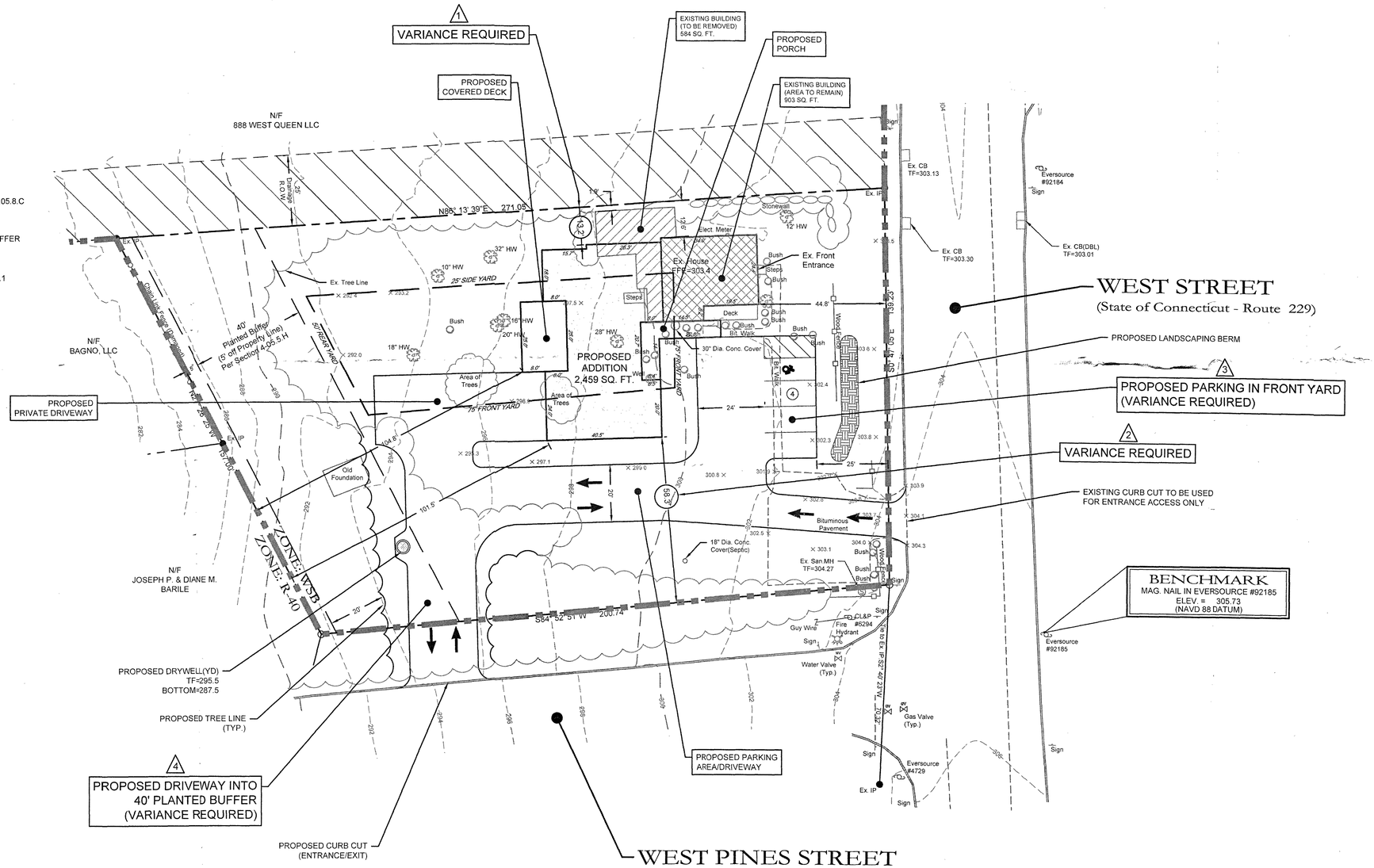
KEY MAP
SCALE: 1"=±1,000'

LEGEND

- = Existing utility pole
- = Existing light pole
- = Proposed Light
- = Existing fire hydrant
- = Proposed fire hydrant
- WV = Existing water valve
- GV = Existing gas valve
- = Existing underground pipe
- = Existing treeline
- = Existing edge of pavement
- = Proposed curbing
- = Existing/Proposed well
- = Existing catch basin
- = Existing drainage manhole
- = Existing sanitary manhole
- = Proposed catch basin
- = Proposed manhole
- = Existing utility box
- = Proposed sidewalk ramp
- 000 = Existing contour
- x000.0 = Existing spot elevation
- 000 = Proposed contour
- x000.0 = Proposed spot elevation
- TP = Deep test location
- PT = Percolation test location
- G.T.D. = Grade to drain
- = Proposed Riprap
- = Proposed Drainage Pipe

SUMMARY OF VARIANCES:

1. VARIANCE FOR FRONT SETBACK - SECTION 4.05.5.C
   REQUIRED - 75'
   PROPOSED - 58.3'
2. VARIANCE FOR SIDE SETBACK - SECTION 4.05.5.E
   REQUIRED - 25'
   PROPOSED - 13.2'
3. VARIANCE FOR PARKING IN FRONT SETBACK - SECTION 4.05.8.C
   REQUIRED - MAX 25% OF PARKING
   PROPOSED - 4 PARKING SPACES
4. VARIANCE FOR PROPOSED DRIVEWAY IN 40' PLANTED BUFFER SECTION 4.05.5.H
5. VARIANCE FOR EXPANSION OF BUILDING - SECTION 11-10.1
   MAX. EXPANSION - 1,858 SQ. FT.
   PROP. EXPANSION - 3,362 SQ. FT.



811 Know what's below. Call before you dig.

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PROJECT NAME:

Proposed Addition

1506 West Street
Southington, CT

PREPARED FOR:

Jeffrey N. Massicott

Sheet Description:

VARIANCE PLAN

Scale: 20' 10' 0 10' 20'
1"=20'

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

Revisions:

Date:	Descriptions:
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Sheet #:

C1

ZBA #6526A