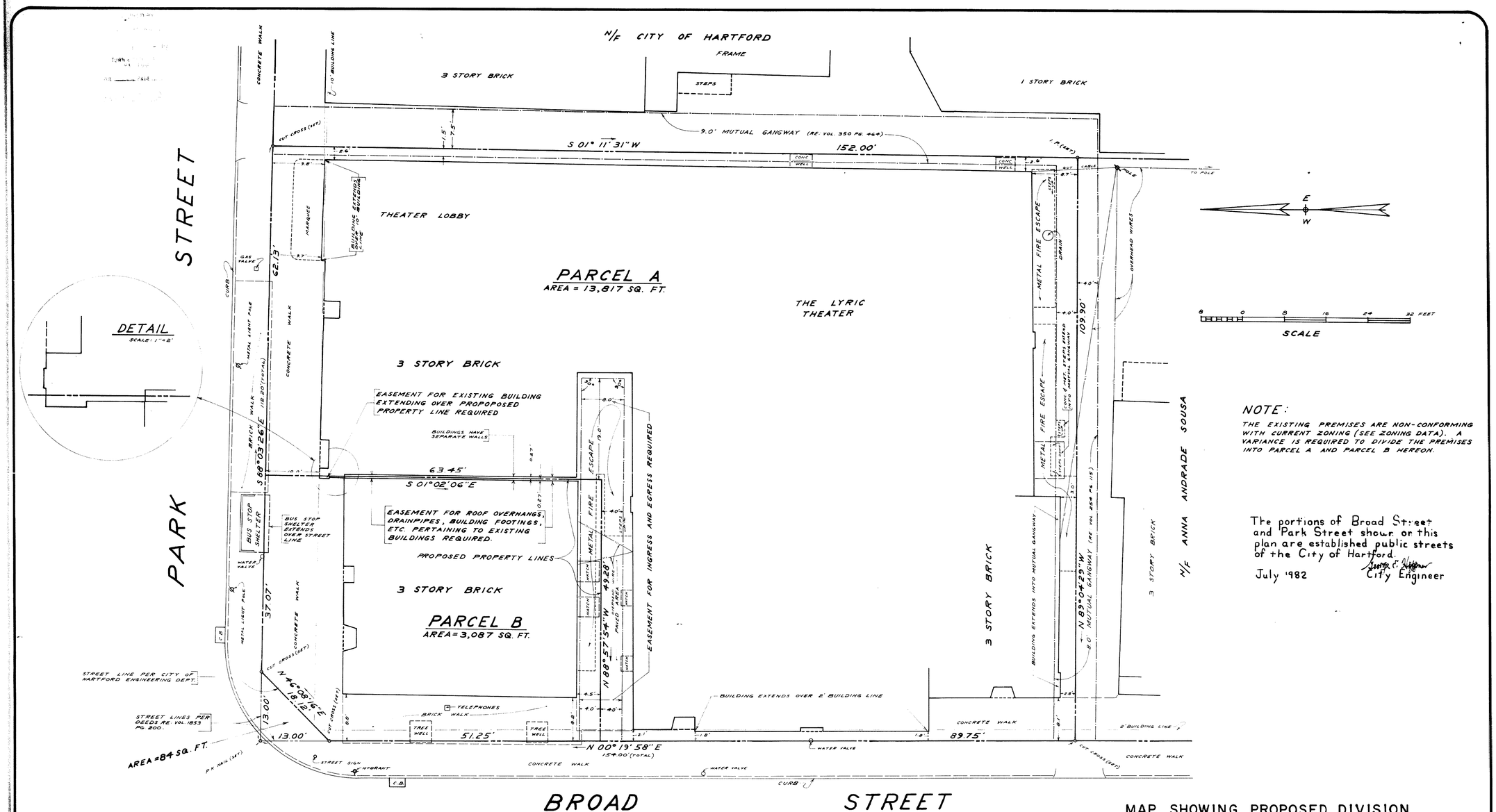

NOTE:

THE EXISTING PREMISES ARE NON-CONFORMING WITH CURRENT ZONING (SEE ZONING DATA). A VARIANCE IS REQUIRED TO DIVIDE THE PREMISES INTO PARCEL A AND PARCEL B HEREON.

The portions of Broad Street and Park Street shown on this plan are established public streets of the City of Hartford.

July 1982 — City Engineer

ZONING DATA (ZONE B-3 NON-RES)

	PER ZONING REGULATIONS	EXISTING PARCEL A & B TOTAL	PROPOSED PARCEL A	PROPOSED PARCEL B
LOT AREA	MIN = 6,000 SQ. FT.	16,904 SQ. FT.	13,817 SQ. FT.	3,087 SQ. FT.
LOT OCCUPANCY	MAX = 50%	81.7%	82.1%	58.4%
PARK STREET FRONT YARD	B.L. = 10'	9.7'	9.7'	14.6'
BROAD STREET FRONT YARD	B.L. = 2'	1.8'	1.8'	8.2'
SIDE YARD	MIN. = 0' OR 8'	2.6'	0' AND 0.27'	0' AND 0.27'
REAR YARD	MIN = 20'	2.8'	2.8'	4.5'
LOT WIDTH	MIN = 50'	111.0'	62.1'	49.6'

I HEREBY CERTIFY THAT THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED DECEMBER 10, 1975 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

Reese G. Roberts SEAL

REESE G. ROBERTS, L.S.

MAP SHOWING PROPOSED DIVISION

PROPERTY OF GASPAR ALEMANY

585-603 PARK STREET &
856-868 BROAD STREET
HARTFORD, CONNECTICUT

SCALE: 1"=8' DATE: DECEMBER 10, 1981

PREPARED BY: REESE G. ROBERTS
REGISTERED LAND SURVEYOR
WINDSOR, CONNECTICUT

1220

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