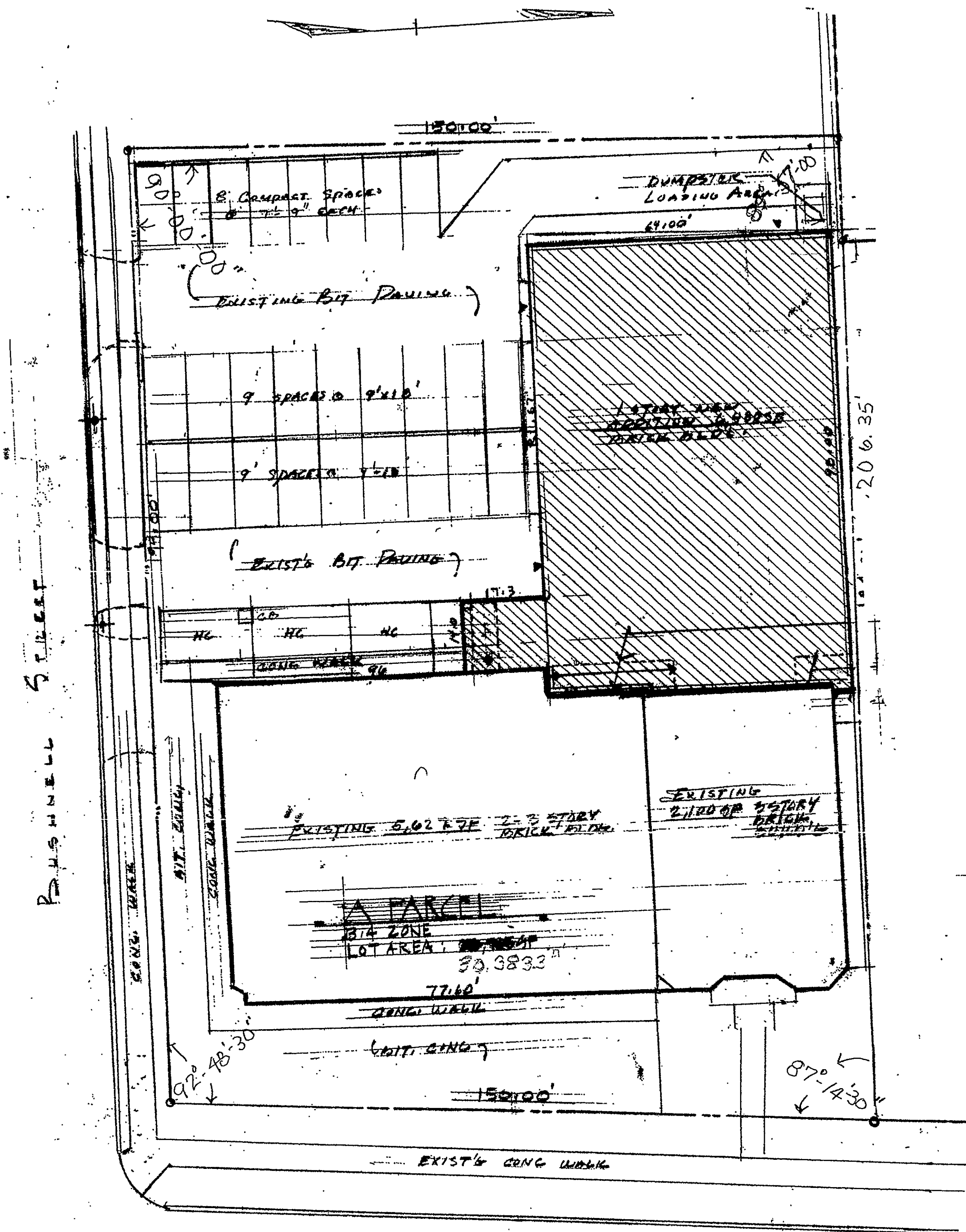


ZONING INFORMATION		
ZONE	REQUIRED	PROPOSED
USE	EXISTING	NEW
BUILDING AREA (FOOTPRINT)	7,910 ⁰ SF	TOTAL 12,672 ⁰ SF
LOT AREA	6,000 ⁰ SF	30,383 ⁰ SF
RESIDENTIAL DENSITY	22 ⁰ U/A	N/A
F.A.R.	2 ⁰	N/A
LOT OCCUPANCY	50%	41.7%
LOT WIDTH	50' FT	150'
FRONT YARD	20' PL	20' PL
SIDE YARD	N.R. 0' OR 8'	0' + 8' FT.
REAR YARD	20' PL	20' PL
HEIGHT	N.R.	N.R.
USABLE OPEN SPACE	50' + 50' PL	58.3%
PARKING SPACES	20 EA	28 EA

*DENOTES NON-CONFORMING



The portion of the street shown on this map, or a portion thereof, is a public street of the City of Hartford.

Surveyed 10/18/01
C. H. Jaeger
Surveyor

NOTES

- 1) THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONN. ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
- 2) THE BOUNDARY DETERMINATION CATEGORY IS A LOCATION IMPROVEMENT SURVEY BASED UPON THE REFERENCES NOTED HEREON.
- 3) THIS PROPERTY SURVEY CONFORMS TO CLASS "A-2" HORIZONTAL ACCURACY.

TO MY KNOWLEDGE AND BELIEF, THIS SURVEY IS SUBSTANTIALLY CORRECT AS NOTED HEREON

C. H. Jaeger
CARL H. JAEGER PLS 7763

(THIS PLAN SHOULD NOT BE CONSIDERED VALID WITHOUT MY LIVE SIGNATURE AND EMBOSSED SEAL)



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☐ Vastrel ☒ Fixed-line photo
Joseph Merritt & Company

PROPERTY OF
Luigi & Gisella Mozzacato
325-335 Franklin Avenue
TOWN OF Hartford CT

I HEREBY CERTIFY

ALCA SURVEY ASSOCIATES

CARL H. JAEGER L.S. 7763
WETHERSFIELD, CONN.

SCALE: 1"=20' SHEET
DATE 10/3/01 1 OF 1

0 INCHES 1 2 3 4

plan size 18 x 24
#2498