

2928

ZONING INFORMATION		
ZONE R-6	REQUIRED	PROPOSED
USE	RES	RES.
BUILDING AREA	1281 SF	910 SF
LOT AREA	6000 SF	5125 SF*
RES. DENSITY	7.3 FPA	8.5 FPA*
F.A.R.	N.A	N.A
LOT OCCUPANCY	25%	17.8%
LOT WIDTH	50'	45'
FRONT YARD	20'	21'
SIDE YARD	30' ± 6	41' ± 7.5
REAR YARD	30'	57'
HEIGHT	3.5 STY.	2 STY
USABLE OPEN SPACE	N.A	N.A
PARKING	1	2

* DENOTES NON-CONFORMING

LOTS WERE CREATED PRIOR TO THE ADOPTION OF THE PRESENT ZONING REGULATIONS.

NOTE
REFERENCE IS HEREBY MADE TO A MAP OR PLAN ENTITLED
"MAP OF BLUE HILLS PARK OWNED BY FREDRICK A. BURNHAM
AND ELIJAH A. KENYON, HARTFORD, CONN., SCALE 1" = 100'
AUGUST 31, 1901, C.B. VORCE ENGINEER"

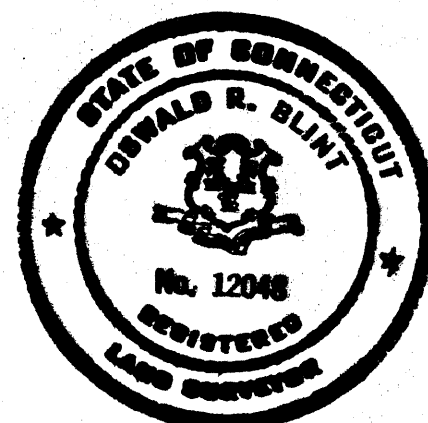
LOT "A" WAS CREATED 50 FEET WIDE BUT WAS REDUCED TO 45 FEET
WHEN PALM STREET WAS WIDENED IN 1918.

MAP NOTES

1. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE JUNE 21, 1996, PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., PURSUANT TO AND AS SET FORTH IN THESE STANDARDS. THE TYPE OF SURVEY IS A "ZONING LOCATION SURVEY". THE STREET LINES AS THEY ARE DEPICTED HEREON, REPRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO A BOUNDARY DETERMINATION CATEGORY OF "DEPENDENT RESURVEY". THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS A-2 SURVEY.
2. THIS MAP AND SURVEY WERE PREPARED FOR GORDON WILLIS IN MATTERS RELATING TO THE ZONING REGULATIONS. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT VALID.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED HEREON.

OSWALD BLINT L.S.



ORIGINAL INK DRAWING
ON FILM
OZZIE BLINT, SURVEYOR

N/F
126 HAROLD ST. ASSOCIATES, LLC
VOL. 4869 PG. 146

N/F
WINNIE DELEON
VOL. 4542 PG. 54

DATE:
AUGUST 13, 2007
SCALE:
1"=20'

ZONING LOCATION SURVEY
OF
123 BURNHAM STREET
HARTFORD, CONNECTICUT
PREPARED FOR GORDON WILLIS

O
SWALD
B
LINT
S
URVEYING

95 GIDDINGS AVENUE
WINDSOR, CONNECTICUT
860.833.6850

