



DUTTON ASSOCIATES, LLC
LAND SURVEYORS AND CIVIL ENGINEERS
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**ZONING LOCATION SURVEY
PROPOSED BUILDING ADDITION
30 SOUTH MAIN STREET
PREPARED FOR
DENYS SHORTHOUSE**
EAST HAMPTON, CONNECTICUT

RECEIVED
AUG 23 2021
TIME

[Handwritten signature]

ZONING TABLE -- R-2 ZONE			
ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA	40,000 S.F.*	63,314 S.F.	63,314 S.F.
LOT WIDTH	150 FT.	144.12 FT.**	144.12 FT.**
LOT DEPTH	175 FT.	530.82 FT. MIN.	530.82 FT. MIN.
LOT FRONTAGE	100 FT.	152.45 FT.	152.45 FT.
LOT COVERAGE	10 %	1,930 S.F. (3.05 %)	2,532 S.F. (4.00 %)
FRONT YARD	50 FT.	20.54 FT.	5.80 FT.**
SIDE YARD	25 FT.	51.8 / 20.0 FT.	38.4 / 20.0 FT. FT.
REAR YARD	50 FT.	499.2 FT.	488.9 FT.
BLDG. HEIGHT	30 FT.	> 30 FT.	> 30 FT.

* WITH SANITARY SEWERS
** NON CONFORMING, PRE-DATES CURRENT REQUIREMENTS

REFERENCE IS MADE TO MAPS TITLED:
"BOUNDARY SURVEY PREPARED FOR RAYMOND W. ROUSSEL, 32 SOUTH MAIN STREET
COLCHESTER, CONNECTICUT SCALE: 1"=40' DATED: DECEMBER 12, 1969 PREPARED BY DUTTON
& ASSOCIATES CIVIL ENGINEERS & LAND SURVEYORS 79 NORWICH AVENUE, COLCHESTER,
CONN. JOB NO. 89-206."
"OVERALL SITE PLAN SOUTH MAIN ESTATES A RESIDENTIAL SUBDIVISION SOUTH MAIN STREET
EAST HAMPTON, CONNECTICUT SCALE: 1"=100' DATE: 11/30/00 SHEET SP-1 PREPARED BY
JESS & WOMAN LLS P.O. BOX 15 COLCHESTER, CT."
"MAP PREPARED FOR ARNO H. & MADELINE PFALTZ SOUTH MAIN STREET EAST HAMPTON
PREPARED BY A. BOWEN DAVIES & CO LAND SURVEYORS 96 RIDGEWOOD ROAD, GLASTONBURY,
CONN. 06033 SCALE: 1"=100' DATE: 8-27-78 PROJ. NO. 841-102 REV. 8-27-78."
THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE
AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "MINIMUM STANDARDS FOR
SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT
ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
THE TYPE OF SURVEY PERFORMED IS A LIMITED PROPERTY/BOUNDARY, ZONING LOCATION
SURVEY.
THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY.
THIS SURVEY CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
THIS SURVEY CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-2.
THIS MAP WAS PREPARED FOR THE PURPOSE OF ZONING COMPLIANCE DETERMINATION AND
SITE DESIGN.
NO ZONING VIOLATIONS EXIST WITH REGARD TO THE EXISTING HOUSE LOCATION OR SIZE. THE
EXISTING HOUSE DOES NOT COMPLY WITH CURRENT ZONING REGULATIONS WITH REGARD TO
THE FRONT AND SIDE YARD SETBACKS, THE STRUCTURE PRE-DATES THE CURRENT
REQUIREMENTS.
A FRONT YARD VARIANCE IS REQUIRED TO CONSTRUCT THE PROPOSED
ADDITION.
TOPOGRAPHIC INFORMATION SHOWN PER FIELD SURVEY.
"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON"
THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE
UNDERSIGNED SURVEYOR.

REVISIONS:

DATE: 05-21-2021
SCALE: 1" = 20'
SHEET 1 of 1
A-19-021-S
FILE: 19021.DWG