



October 17, 2016

Town Plan & Zoning Commission  
c/o Mr. Todd N. Dumais, Town Planner  
Town of West Hartford  
Department of Community Services  
Planning & Zoning Division  
50 South Main Street  
West Hartford, CT 06107

RE: Lot Split Application #100  
2022 Albany Avenue  
West Hartford, CT

Dear Mr. Dumais,

On behalf of Investment Developers, LLC, we are requesting approval by the Town Plan & Zoning Commission of 30-foot building and veranda lines for the two (2) existing lots located at 2022 Albany Avenue and 315 North Steele Road for the frontage along the west side of North Steele Road. This request is being made pursuant to condition of approval #2 in a letter to Mr. Reinhard von Hollander from the Department of Community Services, dated March 20, 2015 for Lot Split Application #100.

Based on the Town of West Hartford Building Line binder, neither building nor veranda lines were originally established for the west side of North Steele Road "from Albany Avenue north for 200 feet". The proposed 30-foot building and veranda line matches the requirements listed for the east side of North Steele Road, directly across from the subject lots and will allow for residential lot developments similar to the surrounding community.

Enclosed please find a plan entitled "Proposed Building & Veranda Line Plan" prepared for Investment Developers, LLC dated 10/17/16 depicting existing surveyed conditions and the proposed building and veranda lines along the west side of North Steele Road.

Should you have any questions or need additional information, please don't hesitate to contact me at (860) 367-7264 or via email [bhandfield@yanticroverconsultants.com](mailto:bhandfield@yanticroverconsultants.com).

Sincerely,

A handwritten signature in blue ink that reads "BRANDON".

Brandon Handfield, PE  
Civil Engineer

Enc.

Cc: Investment Developers, LLC (1 copy)