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ZONING BOARD OF APPEALS

Tuesday, May 3, 2022 at 6:30 P.M

Virtual Access: <https://tinyurl.com/ddsZBA2022>

Meeting number (access code): 2335 188 4345 | Meeting password: ddsZBA

OR Join by Phone: 408-418-9388, 2335 188 4345##

AGENDA

- I. Roll Call
- II. Approval of
 - a. Agenda for May 3, 2022
 - b. Minutes from March 1, 2022
- III. Applications Received

*Indicates the official Date of Receipt for an application and start of the Public Hearing Timeline.
Preliminary Application Documents are available at: <https://www.meetinginfo.org/groups/28>.

 - a. **923 Maple Ave** – Request for Variance from Section 4.20.4.F – Fuel Pumps & Canopies, to allow for four new fuel pumps in the front yard. Owner: A Broad Street, LLC; Applicant: John B. Kennelly. Anticipated Public Hearing Date: May 3, 2022.
 - b. **246 Barbour St** – Request for a Use Variance from Figure 3.2-A of the Zoning Regulations to allow an Automobile Repair/Car Wash use, as defined in Section 3.3.5.E, in the MS-2 Main Street district. Owner: BP General Services, LLC. Applicant: Sandra Palmer, on behalf of BP General Services, LLC. Anticipated Public Hearing Date: May 3, 2022.
 - c. **40 Coventry St** – Request for Variances from Section 4.8.2.B.12 to allow a 1 story building where 2 stories are required and Section 1.5.4.E to expand a nonconforming structure. Owner: City of Hartford; Applicant: InterCommunity Health Care c/o Fraser Walsh. Anticipated Public Hearing Date: June 7, 2022.
- IV. Applications Carried Forward

*Indicates that an application was received in a prior meeting and that the public hearing timeline is open.
Preliminary Application Documents are available on meetinginfo.org in the meeting associated with the "Application Received Date" below.
- V. Public Hearings
 - a. **246 Barbour St** – Request for a Use Variance from Figure 3.2-A of the Zoning Regulations to allow an Automobile Repair/Car Wash use, as defined in Section 3.3.5.E, in the MS-2 Main Street district. Owner: BP General Services, LLC. Applicant: Sandra Palmer, on behalf of BP General Services, LLC.

- b. **675 Wethersfield Ave** – Request for Variances from Section 4.20.4.F – Fuel Pumps & Canopies, to allow for three new fuel pumps in the front yard, and from Section 6.7.3 – Street Trees, to allow smaller shrubs where street trees are required. Owner: K Brothers, LLC; Applicant: Alfred Benesch & Company c/o John Oliveto.
- c. **145 New Britain Ave** – Request for Variances from Section 4.20.4.F – Fuel Pumps & Canopies, to allow for three new fuel pumps in the front yard, and from Section 6.7.3 – Street Trees, to allow for four (4) street trees and smaller shrubs where eight (8) street trees are required. Owner: K Brothers, LLC; Applicant: Alfred Benesch & Company c/o John Oliveto.
- d. **923 Maple Ave** – Request for Variance from Section 4.20.4.F – Fuel Pumps & Canopies, to allow for four new fuel pumps in the front yard. Owner: A Broad Street, LLC; Applicant: John B. Kennelly.

VI. New Business

VII. Adjournment

** Documents are available at <https://www.meetinginfo.org/groups/28>

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