



## DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION

*REPORT: Request for Variance, Residence at 170 Branford Street  
for consideration October 6, 2020*

### STAFF REPORT

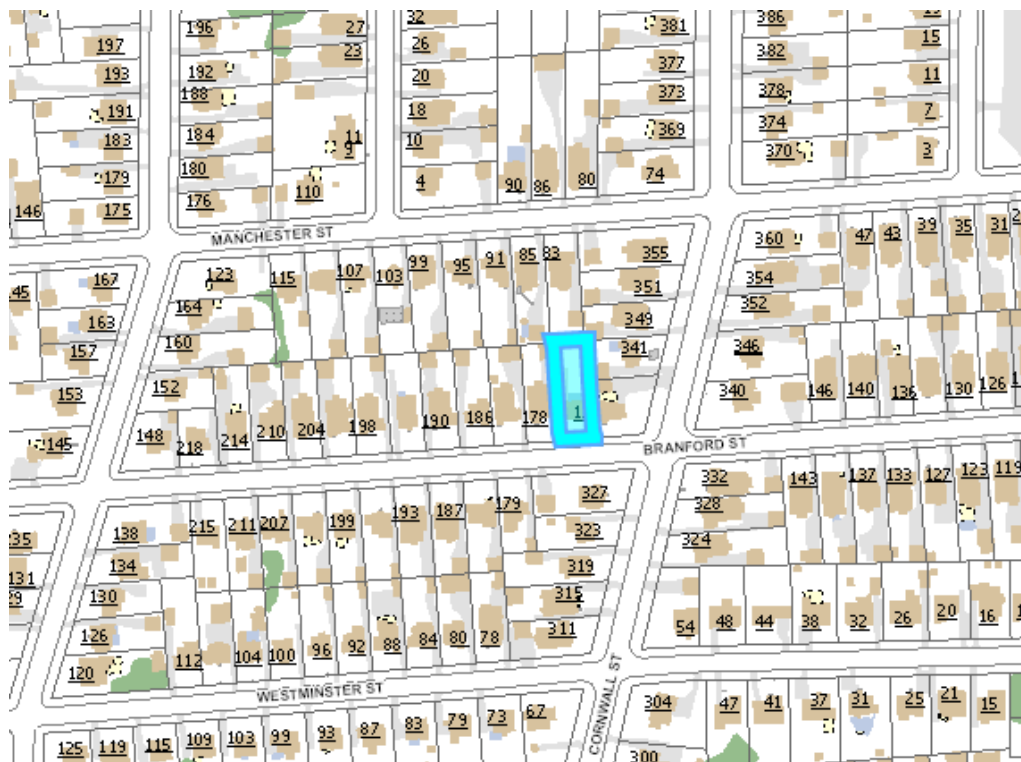
**TO:** Zoning Board of Appeals (ZBA)  
**PREPARED BY:** Kate Montgomery, Consultant  
oneplan@hartford.gov

**PROJECT:** 170 Branford Street  
**PARCEL ID:** 171-052-011  
**ENERGOV ID:** COMM-2020-0245

**ZONE:** N-2-2 Neighborhood District

**TYPE:** Request for Variance from Section 4.18.1.D(1)(b), per Section 1.3.6 of  
Hartford Zoning Regulations, Last Amended June 5, 2020

**APPLICANT:** Nadine Huntley  
**OWNER:** Nadine Huntley



Location Map

## **BACKGROUND INFORMATION**

The current property owner and applicant would like to replace the existing steps up to the front door of the property with a porch entrance. The applicant is requesting a variance from Section 4.18.1.D(1)(b) to allow the new porch to extend beyond the veranda line.

170 Branford Street previously had a small porch with entry door perpendicular to the street per street view images captured in 2011. The small entrance porch was enclosed and the front door relocated to be parallel to the street, a part of the front facade of the home, where it is today.

## **KEY APPLICATION TIMELINES**

- Application Submission Date: August 24, 2020
- Date Application Accepted as Complete: August 24, 2020
- Application Date of Receipt: October 6, 2020 (sooner of either: date of next regularly scheduled meeting, or 35 days after acceptance of complete application)
- Public Hearing is scheduled to open on Tuesday, October 6, 2020; Open Hearing Deadline: Thursday, December 10, 2020
- Close Hearing Deadline (if opens October 6, 2020): Tuesday November 10, 2020
- CT General Statutes Sec.8-7D allow that the applicant may consent to one or more extensions of time, provided the total extension of all time periods shall not be for longer than 65 days\*.
- On March 10, 2020, State of Connecticut Governor Ned Lamont declared a public health and civil preparedness emergency (“state of emergency”) as a result of coronavirus disease 2019 (COVID-19) outbreak and pandemic.
- On March 14, 2020, Governor Lamont issued Executive Order No. 7B, which contains relief and directives for conducting public meetings to protect public health and safety during the state of emergency, effective immediately and to remain in effect for the duration of the state of emergency, unless earlier modified or terminated.
- On March 21, 2020, Governor Lamont issued Executive Order No. 7I, which contains directives related to public noticing requirements and extensions of time limits during the state of emergency, effective immediately and to remain in effect for the duration of the state of emergency, unless earlier modified or terminated.
- Notice of Hearing requirements of Zoning Regulations Sections 1.3.1.D and 1.3.6.C are suspended and modified as follows during the state of emergency:
  - In lieu of published notice in a newspaper, a municipality single notice published electronically on a municipality’s website at least 10 days in advance of the scheduled public hearing (Executive Order No. 7I, Section 19, Subpart (c)).
  - In lieu of mailed notice to nearby property owners, either:
    - 1) Electronic mail notification, if electronic mailing addresses are known; or
    - 2) Post a physical, weatherproof sign of at least two feet by three feet in area, in a prominent location on the subject property (containing necessary information); or
    - 3) Mail letters via regular U.S. mail to addresses provided by the municipality or agency.

\*Time periods that may pass or expire during the state of emergency may be further extended by no more than an additional 90 days, for a total of 155 extension days available, which may be applied towards all time periods, as needed

## **LEGAL STANDARD**

The ZBA shall have the power under Chapter 124 of the Connecticut General Statutes to vary the application of the zoning laws, ordinances, or regulations when the conditions affecting a particular parcel but not the general district cause exceptional difficulty or unusual hardship to that substantial justice will be done and the public safety and welfare secured, provided that the Zoning Regulations may specify the extent to which uses shall not be permitted by variance in districts in which such uses are not otherwise allowed. The board must take into consideration conserving the public health, safety, convenience, welfare, and property value solely with respect to the affected parcel. (City of Hartford Zoning Board of Appeals Bylaws, Article II, Sec. 3)

## **STANDARD SPECIFIC TO THE USE**

### **Zoning Regulations, Section 4.18.1.D (1) Encroachments.**

(b) "A porch or stoop may project into the front yard for a distance not less than 6\* feet and not exceeding 10 feet, or the established veranda line, whichever is more restrictive. This shall be interpreted to include porches which may be enclosed by removable windows or fixed canopies."

### **Zoning Regulations, Section 4.19.1.E. Porch Entrance Type.**

(2) **"Porch Size.** The porch shall be a minimum of 5 feet deep and 8 feet wide."

\*NOTE: this section was modified in a recent round of edits so as not to contradict 4.19.1.E but the change is not reflected

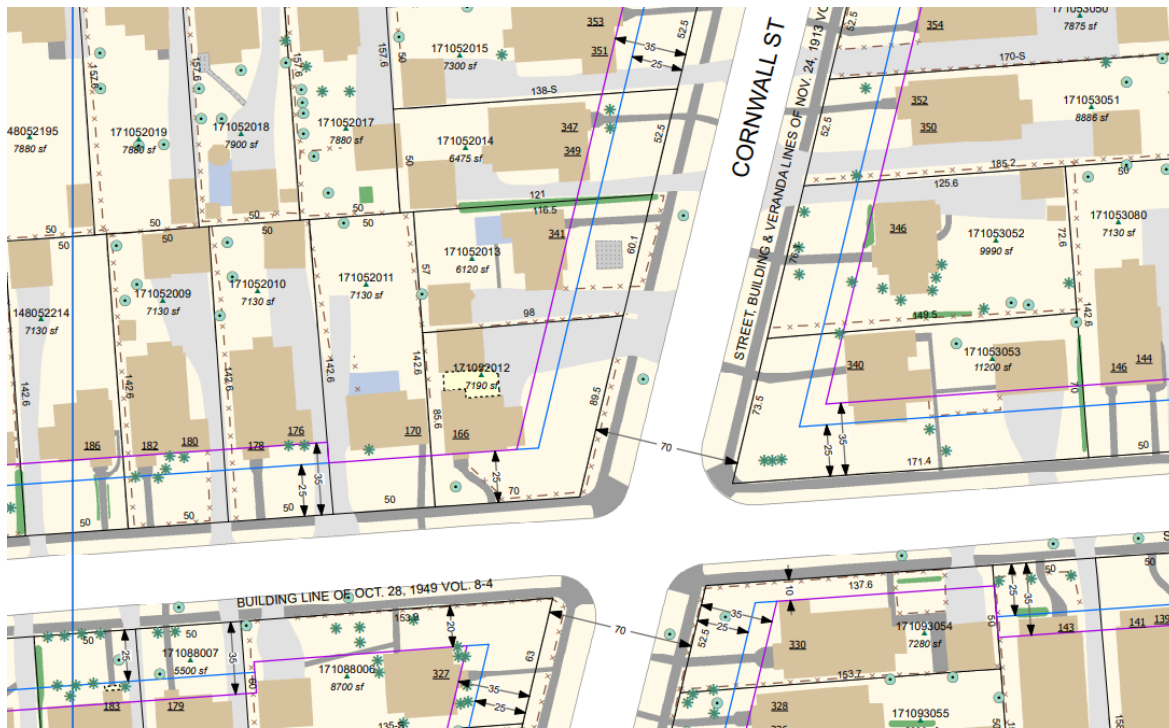
## **APPLICANT'S STATEMENT OF HARDSHIP**

The following statement is from the application:

*I need to add a porch to my front entrance  
and it happen to be right where the property line is  
unfortunately my door is right at the property line.*

## **FINDING OF FACTS**

- The subject property is in the N-2-2 zoning district and is a single unit residential home built in 1928.
- The parcel is +/- 7,130 SF.
- The parcel is not located within a historic district.
- On 170 Branford Street, the building and veranda line is coincident and 25 feet from the property line. The proposed 9'-9" x 8' porch entrance is 21 feet from the property line with 3 stairs protruding beyond the porch.
- Most homes in the area are located at the building line, 35 feet from the property line and have a veranda line 25 feet from the property line. This provides 10' to construct a porch in the front of the house.
- The subject property is a House C building type.







Porch entrance at 176 Branford, 170 Branford shown in the middle with original porch entrance, & 166 Branford in the background, Google Street View June 2011



166 Branford in the foreground, constructed at the building and veranda line and 170 Branford shown with stoop entrance, view from Cornwall Street, Google Street View June 2019



Current entrance, Image provided by applicant.



Google Street View, June 2019

#### **COMMENTS RECEIVED (DEPARTMENTS, AGENCIES, NRZs, PUBLIC)**

No comments from the NRZ were received as of September 22, 2020.

#### **ANALYSIS**

The existing front of the building at 170 Branford is located approximately 4' feet from the coincident building and veranda line. The proposed 8 foot (depth) porch would violate section 4.18.1.D(1)(b) of the Zoning Regulations, requiring a porch to be constructed behind the veranda line. A porch designed to meet the restrictions of the veranda line would not meet the minimum depth of 5 feet required by section 4.19.1.E.(2) of the Zoning Regulations.

A stoop and porch type entrance are both acceptable entrances for House C building types. The proposed porch is typical of porch entrances on the homes in this neighborhood. The primary difference is that other homes were constructed at the building line, 35 feet from the property line and have a 10 foot clearance to the veranda line, allowing adequate space for a porch in the front yard. The building siting for 170 Branford is forward of most other properties along the block, but the veranda line is also set forward in comparison to surrounding properties as well.

It is worth noting that while homes to the west align to the 35 foot building line, the home to the east, 166 Branford, is constructed at the coincident 25 foot building and veranda line and has an enclosed porch entrance protruding beyond the veranda line. Therefore, the construction of a porch entrance with the minimum depth (5') in east side of the front yard of 170 Branford Street, may have minimal impact on the street wall. With this, no negative impact to the right of way or sidewalk is anticipated, however, the home is situated on the property line. Therefore, addition of the porch entrance would constitute an expansion of a nonconforming structure. The application is for only one variance and staff were unable to reach the applicant to make modifications to the request in advance of the meeting.

**STAFF RECOMMENDATION**

Staff recommends tabling the public hearing for this application so the applicant may make modifications to the request.

**A draft resolution follows.**

**ATTACHMENTS**

1. Application
2. Plans and elevations titled *170 Branford St, Htfd CT*, pages 1 and 2
3. Image provided by applicant
4. Unofficial Property Record Card
5. Sketch of setbacks for the proposed porch.

**REVIEWED AND EDITED BY,**

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Aimee Chambers, Director



**CITY OF HARTFORD  
ZONING BOARD OF APPEALS  
DRAFT VARIANCE APPROVAL RESOLUTION  
170 Branford Street**

- Whereas,** The City of Hartford Zoning Board of Appeals (the “ZBA”) has reviewed the requested variance from the Zoning Regulations Section 4.18.1.D(1)(b) to allow for a porch and stairs to be construction beyond the veranda line.
- Whereas,** The property is located at 170 Branford Street, near the corner of Branford and Cornwall Streets in the N-2-2 neighborhood zoning district; and
- Whereas,** The existing structure was built in 1928 and is a single unit residential, House C building type, with a stoop entrance on a +/- 7,130 SF parcel; and
- Whereas,** The applicant proposes to replace the stoop entrance on the front of the house with a porch entrance type; and
- Whereas,** A stoop and porch type entrance are permitted by the zoning regulations for house building types; and
- Whereas,** “The porch shall be a minimum of 5 feet deep and 8 feet wide” per section 4.19.1.E.(2) of the Zoning Regulations; and
- Whereas,** The proposed porch meets the minimum size requirements, measuring 9’-9” wide by 8’ deep with three steps to the front of the home; and
- Whereas,** The proposed porch will extend 4 feet beyond the 25 foot building and veranda line; and
- Whereas,** Regarding encroachments in the front or primary street build-to zone, section 4.18.1.D(1)(b) of the Zoning Regulations states, “a porch or stoop may project into the front yard for a distance not less than 6 feet and not exceeding 10 feet, or the established veranda line, whichever is more restrictive.” and
- Whereas,** The location of the veranda line in relation to the location of the house at 170 Branford Street, place unique restrictions on the parcel that do not allow for the addition of a porch entrance that would otherwise be permitted; and



**Whereas,** The construction of a smaller porch may allow the applicant use and enjoyment of the property while minimizing interruption of the street wall; and

**Whereas,** The new construction of a porch will constitute an expansion of a nonconforming structure due to the building siting;

Now therefore Be It

**Resolved,** The City of Hartford Zoning Board of Appeals hereby tables the request so the applicant can work with staff to make modifications.

Be It Further,

**Resolved,** This 6th day of October 2020.

**City of Hartford**  
**Department of Development Services**  
**Planning Division**

Return Form to the Planning Desk at the  
 Licenses & Inspections Division Counter  
 860-757-9239  
 260 Constitution Plaza  
 Hartford, Connecticut 06103-1822



For Assistance Contact Planning Division  
 860-757-9040  
 250 Constitution Plaza, 4<sup>th</sup> Floor  
 Hartford, Connecticut 06103-1822  
<http://planning.hartford.gov>

# PLANNING AND ZONING APPLICATION

**PLEASE CHECK THE ACTION(S) YOU ARE APPLYING FOR:**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Zoning Appeal                           | <input type="checkbox"/> Approval of Location | <input type="checkbox"/> Historic Review |
| <input type="checkbox"/> Zoning Permit:<br>Signage/Use/Accessory | <input type="checkbox"/> Zoning Variance      | <input type="checkbox"/> Lot Combination |
| <input type="checkbox"/> Site Plan                               | <input type="checkbox"/> Zoning Map Change    | <input type="checkbox"/> Liquor Permit   |
| <input type="checkbox"/> Subdivision/Lot Line Revision           |   | <input type="checkbox"/> Special Permit  |

**Receiving Federal Funds:**

- ☐ Yes ☐ No
- ☐ Demo ☐ Add. ☐ Repair

## 1. PROPERTY INFORMATION

Property Address: 170 Branford St City: Hartford State: CT Zip Code: 06112  
 Zoning District: (<http://assessor1.hartford.gov/default.asp>) Parcel ID: \_\_\_\_\_  
 Property Owner: Madeleine Henfley  
 Property Owner's Address: 170 Branford St City: Hartford State: CT Zip Code: 06112  
 Phone: 860 552 7814 Email: Madeleine@yehoo.com

## 2. APPLICANT

☒ Please check if "Applicant" is the same as "Property Owner"

Name of Applicant: \_\_\_\_\_ File Date: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_

## 3. PRIMARY POINT OF CONTACT:

Name: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_

**4. PROJECT NARRATIVE**

Describe your application action(s) and provide as much detail as possible. Attach additional pages if necessary:

Building a porch on the front of the house

8 by 8

Post 8 ft

**\*\* Please complete the following sections as they pertain to the actions you are applying for. \*\***  
Be sure to sign the application in Section 5 on the last page.

**A. COMPLETE IF APPLYING FOR ZONING MAP CHANGE:**

Proposed Zone: \_\_\_\_\_

Describe the existing use of land and buildings in the zone change area:

\_\_\_\_\_  
\_\_\_\_\_

Describe the proposed use of land and buildings in the zone change area:

\_\_\_\_\_  
\_\_\_\_\_

Reason for this request: \_\_\_\_\_

**B. COMPLETE IF APPLYING FOR ZONING APPEAL:**

Are you an aggrieved party? (Check one): ☐ Yes ☐ No

Permit or Violation number: \_\_\_\_\_

State your reason for appealing the decision of the administrator or enforcement officer :

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**C. COMPLETE IF APPLYING FOR ZONING VARIANCE:**

State the particular hardship\* or unnecessary difficulty that prompts this application :

I need to add a porch to my front entrance  
and it happen to be right where the property line is  
unfortunately my door is right at the property line.

*\*A "hardship" as defined by the Connecticut State Statutes Section 8-6 whereby "with respect to a parcel of land where, owing to conditions especially affecting such parcel but not affecting generally the district in which it is situated, a literal enforcement of such bylaws, ordinances or regulations would result in exceptional difficulty or unusual hardship." Note that "mere financial loss does not constitute hardship warranting granting of variance [unless] loss is so great as to amount to confiscation of applicant's property, [a] variance might be justified."*

**D. COMPLETE IF APPLYING FOR SUBDIVISION, LOT LINE REVISION, OR LOT COMBINATION****Lot Subdivision/Lot Line Revision:**

Number of new lots to be created: \_\_\_\_\_ Area of each of the new lots in square feet \_\_\_\_\_

Street frontage of each of the new lots in feet \_\_\_\_\_

**Lot Combination:**

Address of lots to be combined \_\_\_\_\_

Map/Block/Lot for each property to be combined: Map \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Map \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Map \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

(Map/Block/Lot and address information can be found at <http://gis.hartford.gov/parcelviewer/index.html>)

**E. COMPLETE IF APPLYING FOR HISTORIC REVIEW**

**IMPORTANT:** HISTORIC COMMISSION APPROVAL MUST FIRST BE OBTAINED BEFORE ANY BUILDING OR DEMOLITION PERMIT WILL BE ISSUED FOR WORK ON HISTORIC PROPERTIES. NO WORK MAY BEGIN UNTIL A BUILDING PERMIT IS ISSUED

☐ Please check if photographs are included with application (required for certain projects)

Proposed work includes:  
(Check all that apply)

☐ Repairs

☐ Addition

☐ New  
construction

☐ Demolition

☐ Other  
(specify)

If proposing demolition, provide reason (attach additional pages if necessary):

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Current materials being repaired/replaced: \_\_\_\_\_

Materials/products being used in work: \_\_\_\_\_



**F. COMPLETE IF APPLYING FOR A SIGN PERMIT**

1. Is this sign proposed outside of the Buildingline? ☐ Yes ☐ No

Maximum extension from the Buildingline: \_\_\_\_\_ ft. \_\_\_\_\_ in.

2. Is this sign proposed outside of the Streetline? ☐ Yes ☐ No

Maximum extension from the Streetline: \_\_\_\_\_ ft. \_\_\_\_\_ in.

3. Is this sign illuminated? ☐ Yes ☐ No

4. Engineer Name (if any): \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

5. Minimum distance from lowest point of sign to sidewalk: \_\_\_\_\_ ft. \_\_\_\_\_ in.

6. Maximum height of sign from lowest established grade: \_\_\_\_\_ ft. \_\_\_\_\_ in.

7. Distance from the nearest outdoor sign: \_\_\_\_\_ ft. \_\_\_\_\_ in.

8. Square feet of surface for one face of the sign: \_\_\_\_\_ ft. \_\_\_\_\_ in.

9. Wording on the sign (include all words): \_\_\_\_\_

Description of work (attach additional pages if necessary):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NOTE: Please submit two copies of all drawings drawn to scale. Sign drawings should include the dimension of the sign. Elevation of building should include the location of proposed and existing signs. Site plans should include the location of proposed and existing signs and their distance from Buildinglines and Property lines.

**5. SIGNATURE(S)**

*By signing below, I certify that all work will be done in strict accordance with the LOCAL, STATE AND FEDERAL CODES. Further, all work covered by this application has been authorized by the owner of this property. No work shall commence until all determinations have been made and the proper permits have been obtained.*

Signature of Applicant: \_\_\_\_\_

Date: 08/21/2020

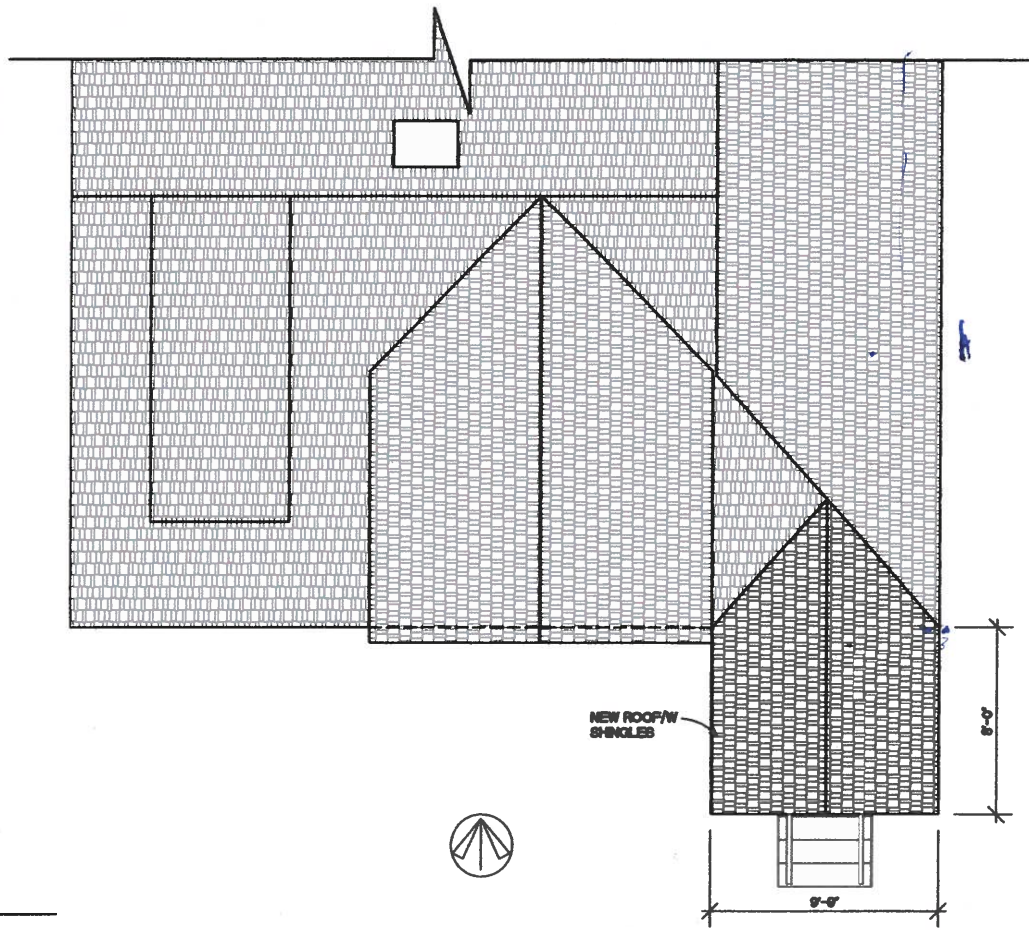
Printed Name of Applicant: Nadine Huntley

Signature of Property Owner: \_\_\_\_\_

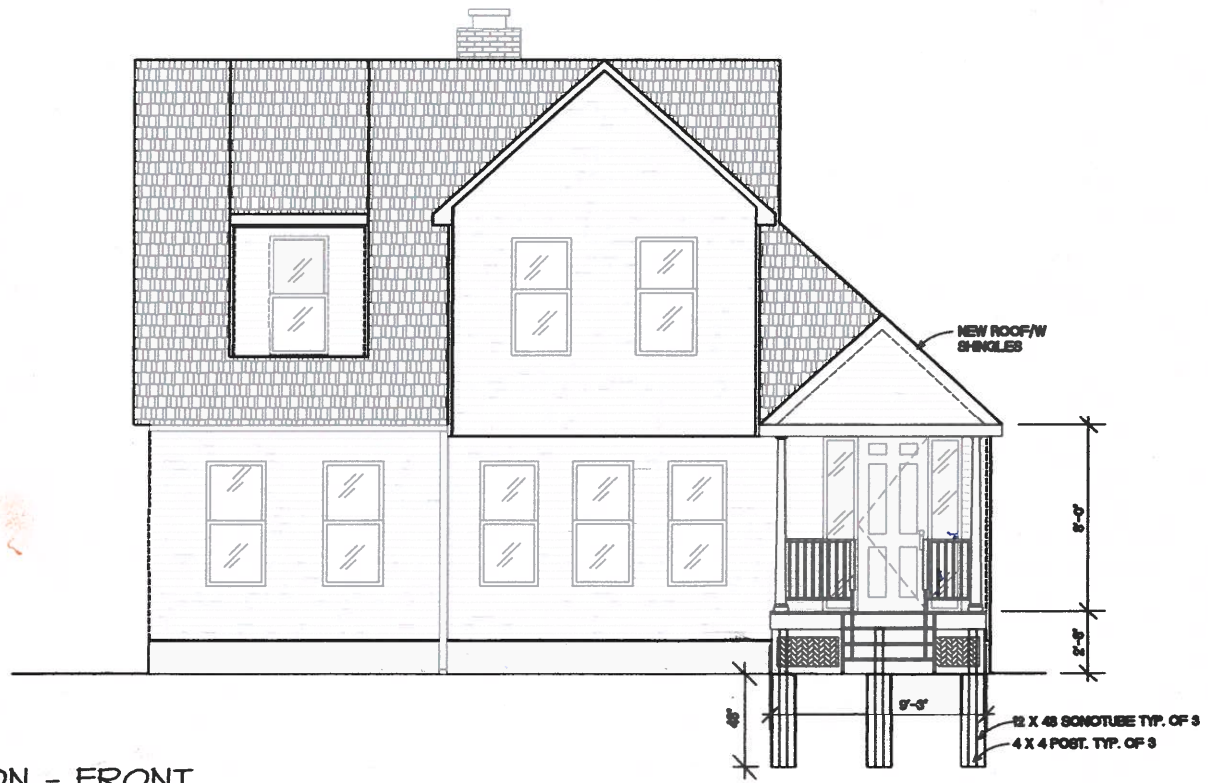
Date: 08/21/2020

Printed Name of Property Owner: Nadine Huntley

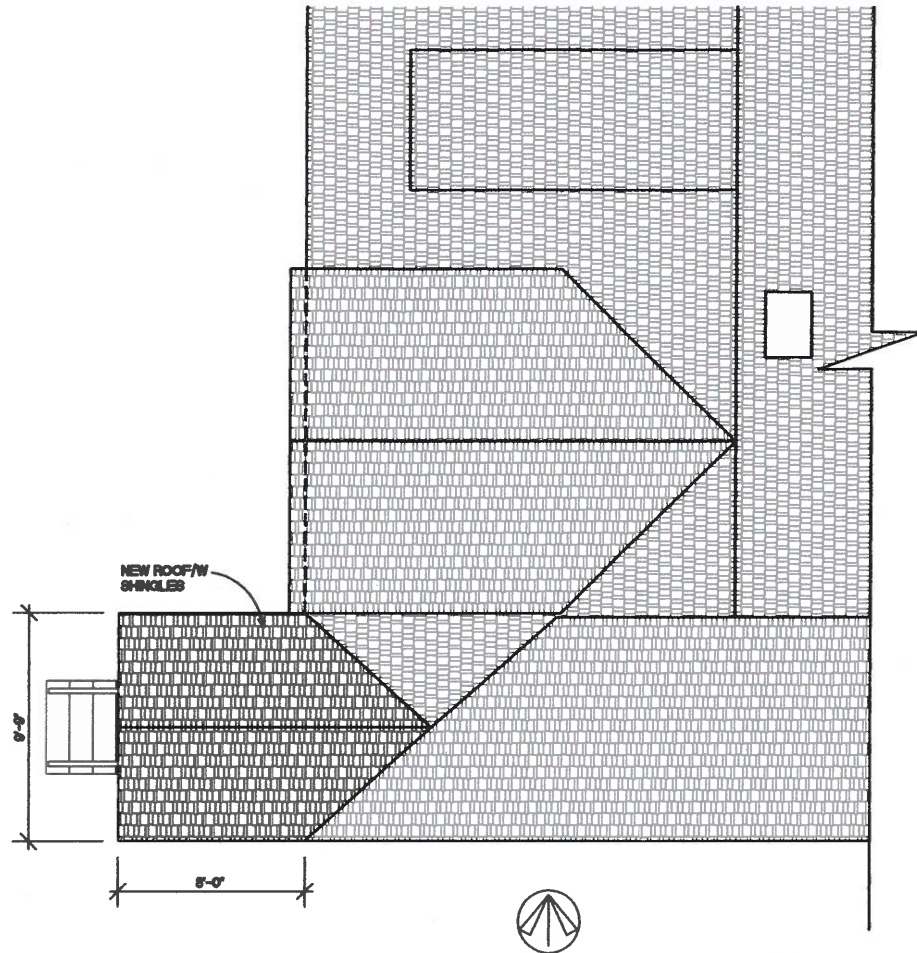
(860)  
997-7814



**ROOF PLAN**  
SCALE: 1/8" = 1'-0"

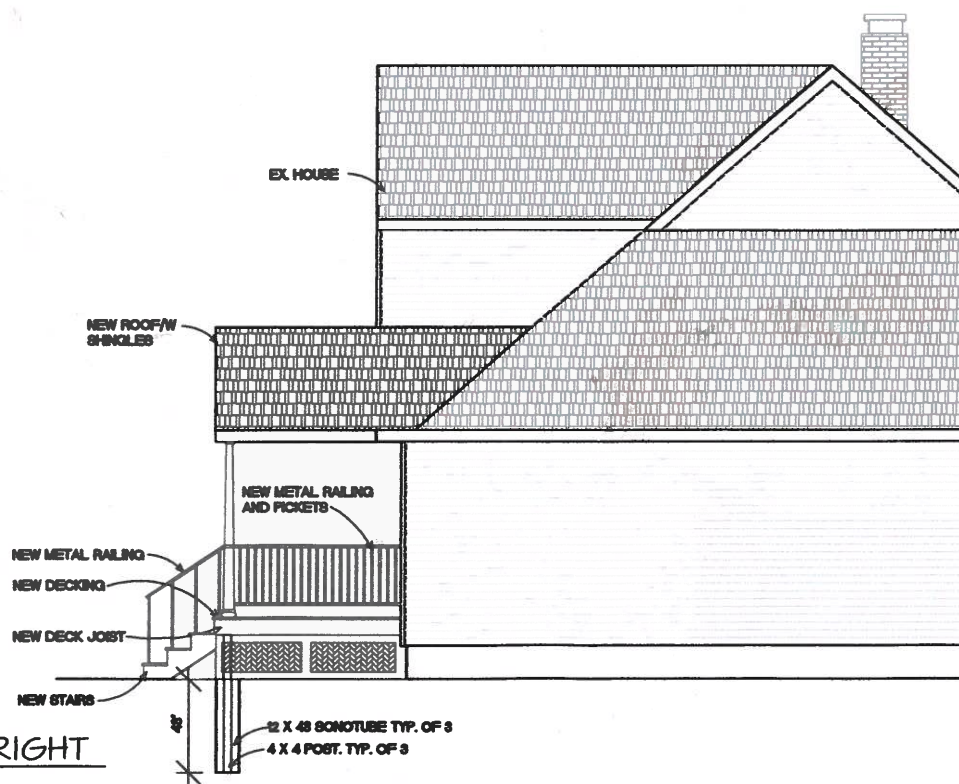


**ELEVATION - FRONT**  
SCALE: 1/8" = 1'-0"



## ROOF PLAN

SCALE: 1/8" = 1'-0"



## ELEVATION - RIGHT

SCALE: 1/8" = 1'-0"







## Unofficial Property Record Card - Hartford, CT

### General Property Data

Parcel ID <b>171-052-011</b>	Account Number
Prior Parcel ID	Property Location <b>170 BRANFORD ST</b>
Property Owner <b>HUNTLEY NADINE</b>	Property Use <b>ONE FAMILY</b>
Mailing Address <b>170 BRANFORD ST</b>	Most Recent Sale Date <b>10/1/2009</b>
City <b>HARTFORD</b>	Legal Reference <b>06267-0191</b>
Mailing State <b>CT</b> Zip <b>06112</b>	Grantor <b>MITCHELL LOUISE</b>
Parcel Zoning <b>N2-2</b>	Sale Price <b>90,000</b>
	Land Area <b>7,130.000 acres</b>

### Current Property Assessment

Card 1 Value	Building Value <b>34,020</b>	Xtra Features Value <b>175</b>	Land Value <b>7,420</b>	Total Value <b>41,615</b>
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### Building Description

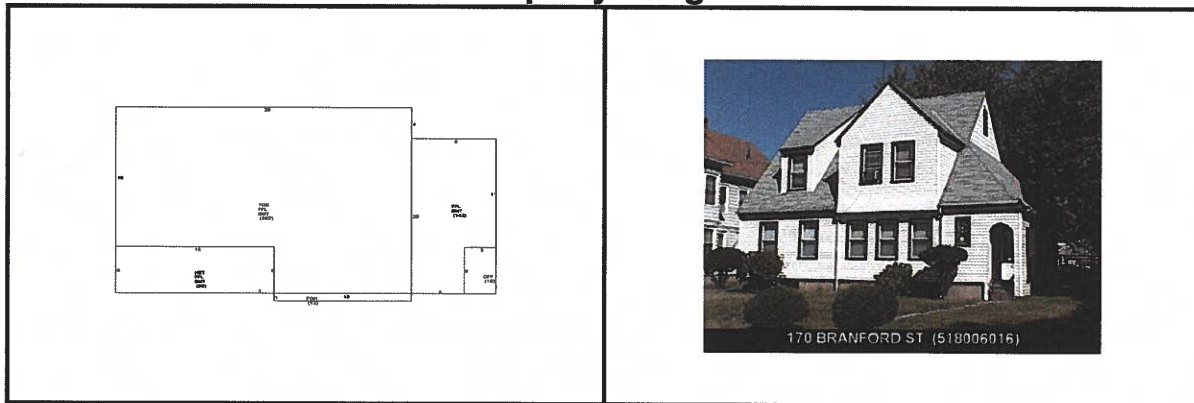
Building Style <b>Cape Cod</b>	Foundation Type <b>Concrete</b>	Flooring Type <b>COMBINATION</b>
# of Living Units <b>1</b>	Frame Type <b>Wood Frame</b>	Basement Floor <b>CONCRETE</b>
Year Built <b>1928</b>	Roof Structure <b>GABLE/HIP</b>	Heating Type <b>Hot Water</b>
Building Grade <b>Average</b>	Roof Cover <b>Asphalt</b>	Heating Fuel <b>Gas</b>
Building Condition <b>N/A</b>	Siding <b>Alu/Vinyl</b>	Air Conditioning <b>0%</b>
Finished Area (SF) <b>1308.5</b>	Interior Walls <b>PLASTER</b>	# of Bsmt Garages <b>0</b>
Number Rooms <b>6</b>	# of Bedrooms <b>3</b>	# of Full Baths <b>1</b>
# of 3/4 Baths <b>0</b>	# of 1/2 Baths <b>0</b>	# of Other Fixtures <b>0</b>

### Legal Description

### Narrative Description of Property

This property contains 7,130.000 acres of land mainly classified as ONE FAMILY with a(n) Cape Cod style building, built about 1928 , having Alu/Vinyl exterior and Asphalt roof cover, with 0 commercial unit(s) and 1 residential unit(s), 6 room(s), 3 bedroom(s), 1 bath(s), 0 half bath(s).

### Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

