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I CHARLES MATHEWS
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ZONING BOARD OF APPEALS

Tuesday, October 6, 2020 at 6:30 P.M.

<https://tinyurl.com/ddsZBA100620>

Meeting number (access code): 173 780 2966 | Meeting password: ddsZBA100620

OR Join by Phone: 1-408-418-9388, 1737802966 ##

AGENDA

I. Roll Call

II. Public Hearings

- a. **86 Oakland Terr.** - Request for Variances from Section 3.2.1 Table of Principal Uses to allow for a multi-unit dwelling in a N-2-3 Neighborhood District.
Property Owner & Applicant: Bakari Stepherson.
- b. **170 Branford St.** – Request for Variances from Section 4.18.1.D(1)(b) of the Zoning Regulations to allow for to allow for a porch and stairs to be construction beyond the veranda line in a N-2-2 Neighborhood District.
Property Owner & Applicant: Nadine Huntley.
- c. **214 Prospect Ave.** – Request for Variances from the following sections of the Zoning Regulations related to the razing and reconstruction of the existing McDonald’s restaurant in a MS-3 Main Street Zoning District:
 - **Section 4.7.2** to allow for the Building to be located 21.3 feet from the building line.
 - **Section 6.9.2** to allow for a 2.3-foot buffer on the north side and a 0-foot buffer on the south side of the property.
 - **Section 6.7.3(D)** to allow for no trees to be planted on the street frontage.
 - **Section 8.3** to allow for 3 wall signs on the property.
 - **Section 1.5.5.E** to allow for the above referenced wall signage while a nonconforming sign remains on the property.
 - **Section 4.7.2** to allow for a portion of the building height to be 21.6 feet.Property Owner: McDonald’s USA, LLC; Applicant: Hinckley Allen & Snyder, c/o Leah Rubega, Esq.
- d. **330 New Park Ave.** – Request for Variances from the following sections of the Zoning Regulations to allow for the construction of a Multi-Use development, consisting of three lots, each with one new building (hereinafter referred to as Property 1, Property 2, and Property 3):
 1. **Parcel 1 and 3** relates to proposed construction of a Downtown General Building type in a DT-3 Downtown District:
 - **Section 4.3.2.A (9)** to allow less than the required 90% Building Coverage for the proposed Downtown Storefront buildings.
 - **4.3.2.C (16)** to allow Residential use within the Primary Street Ground Story of the proposed Downtown Storefront buildings.
 2. **Parcel 2** relates to proposed construction of an Apartment Building Type in a MX-2

Multi-Use Mix District:

- **Section 4.11.2.C (15)** to allow Commercial use on the Ground Story of the proposed Apartment building.

Property Owner: DP 103, LLC; Applicant: Dakota Partners, Inc. c/o Mark Pilotte.

- e. **580 Farmington Ave.** – Request for Variances from Section 3.2.1 of the Zoning Regulations to allow for a Drinking Place in an MX-1 Multi-Use Mix District.

Property Owner: Ron's Properties, LLC; Applicant: Ron's Properties, LLC c/o Marina Sasonov.

- f. **150 Kenyon St.** - Request for Variance from Section 4.20.3C3 of the Zoning Regulations to allow for the construction of a 8'x12'shed as an additional Out Building located in a N-2-1 Neighborhood Zoning District.

Property Owner & Applicant: Grant Ehrlich.

- g. **1200-1264 Park St.** - Request for Variances from the following sections of the Zoning Regulations related to installation of new signs on property in the MS-3 Main Street zoning district:

- **Section 1.5.5.E.** to allow replacement of existing signs on a lot while nonconforming signs remain.

Property Owner: Carlos Mouta c/o 1200 Park Street, LLC; Applicant: Jeffrey Perez.

III. Minutes – September 1, 2020

IV. Executive Session – Corporation Counsel Report

V. Adjournment

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