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CITY OF HARTFORD

DEPARTMENT OF DEVELOPMENT SERVICES

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DAVID B. PANAGORE
Director of Development Services

ROGER J. O'BRIEN, PhD, AICP
Director, Planning Division

REGULAR MEETING OF THE ZONING BOARD OF APPEALS **January 20, 2009 7:00 P.M.** **550 MAIN STREET- FUNCTION ROOM** **AGENDA**

I. Minutes – January 6, 2009

II. Public Hearing

- a. 17-19 Squire Street, 20 Wolcott Street- Requesting variances from the following sections: 1. Section 954 Parking which would allow nine (9) parking spaces instead of 18 spaces, 2. Section 536(a) which would allow a lot occupancy of twenty-eight (28%) instead of twenty-five (25%). 3. Section 542 which would allow a rear yard setback of five (5) feet instead of thirty (30) feet. 4. Section 912(5) Number of dwelling units which would allow more than twenty percent (20%) of the units for persons in need of social rehabilitation. 5. Section 912(6) which would waive the requirement for staffing required during all hours of operation. 6. Section 912 Rehabilitation Home which would allow this rehabilitation home to be within 1,000 feet of another facility. Applicant- Broad Park Development Corp, Inc. R-2 district.
- b. 505 Wethersfield Avenue and 509 Wethersfield Avenue- Requesting a variance from Section 854C of the Commercial, Business and Industrial Permitted Use Table which would allow a animal services in a B-4 district. Applicant – Connecticut Veterinary Center, Inc. **(To be postponed until February 3, 2009)**
- c. 729 Windsor Street- Requesting a variance from section 878(a)(1)(a) conditions of use to allow the sale of liquor within a fifteen hundred foot (1,500 foot) radius within another establishment serving alcoholic liquor. Applicant- Blanca Troche. C-1 district.

III. Public Hearing Items from the January 6, 2009 meeting

- a. Appeal of a Cease and Desist order by Charter Oak Properties, LLC
 - i. All properties along Saybrook Street and Ambrose Street, west of the Connecticut River. I-2 district.
- b. Appeal of a Cease and Desist order by Farmington Imlay Associates, LLC
 1. 331-002-015, 36-38 Imlay Street
 2. 331-002-016, 42-44 Imlay Street
 3. 332-004-011, 45-47 Imlay Street
 4. 332-003-008, 56 Imlay Street
 5. 332-003-007, 52-54 Imlay Street
 6. 332-004-008, 57 Imlay Street

IV. Regular Meeting

- a. Consideration of Public Hearing Items
- b. Update of Rules, Regulations and Procedures

V. Adjournment

Attest: Roger J. O'Brien, Director/Secretary