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Mayor

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 March 3, 2009 7:00 P.M. 550 MAIN STREET-FUNCTION ROOM AGENDA

I. Minutes - January 20, 2009, February 3; 2009 II.

Public Hearing

- a.] 99 Retreat A venue- Requesting variances from the following sections:]. Section 427 which would allow a rehabilitation home in a RO-I district. 2. Section 9] 2(2) Rehabilitation Home which would allow this rehabilitation home to be within],000 feet of another facility. 3. Section 9] 2(8), which would 2.4 persons per dwelling unit instead of the required 2 persons per dwelling unit. 4. Section 429 & Section 954 which would allow zero (0) parking spaces instead of the required fifteen] 5 parking spaces. 5. Section 432, which would allow a lot coverage of fifty-eight and one tenth (58.) percent lot coverage instead of the required thirty (30) percent lot coverage. 6. Section 437(b), which would allow a side set back ofthirteen (13) feet instead of the required twenty-five (25) feet with a minimum of ten (10) feet. 7. Section 435, which would allow a lot width of 54.67 feet instead of the required sixty (60) foot lot width and 8. Section 434, which would allow a lot area of7,]90 square feet instead of the required 7,500 square feet oflot coverage. Applicant - Community Solutions, Inc.
- b. 205 Retreat A venue- Requesting variances from the following sections:]. Section 427 which would allow a rehabilitation home in a RO-] district. 2. Section 912 (2), Rehabilitation Home which would allow this rehabilitation home to be within 1,000 feet of another facility. 3. Section 912 (8) which would allow more than two persons per dwelling unit up to 24 residents, instead of the required r two persons per dwelling unit. 4. Section 429 and 954 which would allow five (5) parking spaces instead of the required sixteen (16) spaces, 5. Section 432 which would allow a lot coverage of sixty four and seven tenths 64.7% percent instead of a maximum of30% lot coverage. 6. Section 437 which would allow a side setback of total of twelve (] 2) feet instead of 25 feet and minimum of 6 feet instead of] 0 feet. 7. Section 435 which would allow a lot width of 53.67 feet instead of the required 60 feet. Applicant - Community S-91utioos, Irr~
- c.] 55 Wethersfield A venue- Requesting variances from the followin'g::sectfflhs fS~ \ f::; exis~ing rehabili~ation home to incre.ase its capacity from 42 per~,~?~ to ~pers~~ g SectIOn 500, ,:",lllch would all.ow an IIlcrease from 1?0 per~ons p~ .asr~ to...B03 p~[§o.ns p~r acr~. 2. ~ectIOn ~ 12 (8), w~llch would allo,; 85 resl~ents III 34 p_n,~~, IllsCjad 'of-42. ci reSIldents III 21 UnIts. Applicant - CommUnItY SolutIOns, Inc. ;;; ~ W /~ ~

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III. Regular Meeting

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

IV. Old/New Business

- a. Appeal of a Cease and Desist order by Charter Oak Properties, LLC
All properties along Saybrook Street and Ambrose Street, west of the Connecticut River. 1-2 district. Decision to be made on or before March 17,2009.

V. Adjournment

Attest:



Roger J. O'Brien, Director of Planning

Applications are on file at the Planning Division, 250 Constitution Plaza