



**EDDIE A. PEREZ**  
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** **January 6, 2009 7:00 P.M.** **550 MAIN STREET- FUNCTION ROOM** **AGENDA**

#### **I. Minutes – December 16, 2008**

#### **II. Public Hearing**

- a. 17-19 Squire Street, 20 Wolcott Street- Requesting variances from the following sections: 1. Section 954 Parking which would allow seven (7) parking spaces instead of 18 spaces, 2. Section 541 Side setback which would allow a seven (7) foot side yard and an eight (8) foot side yard instead of the required ten (10) foot side yard on each side. 3. 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. 4. Section 912(6) which would waive the requirement for staffing required during all hours of operation. 5. 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.
- 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 December 16, 2008 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. (To be opened and continued to January 20, 2009)
- b. Appeal of a Cease and Desist order by Farmington Imlay Associates, LLC
  1. 331-002-008, 8 Imlay Street
  2. 331-002-009, 12-14 Imlay Street
  3. 331-002-010, 16 Imlay Street
  4. 331-001-005, 21 Imlay Street
  5. 331-002-011, 20-22 Imlay Street
  6. 331-002-012, 24-26 Imlay Street
  7. 331-002-015, 36-38 Imlay Street
  8. 331-002-016, 42-44 Imlay Street
  9. 332-004-011, 45-47 Imlay Street
  10. 332-003-008, 56 Imlay Street
  11. 332-003-007, 52-54 Imlay Street
  12. 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