



**LUKE BRONIN**  
MAYOR

# CITY OF HARTFORD

DEPARTMENT OF DEVELOPMENT SERVICES  
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**JAMIE BRÄTT**  
DIRECTOR

ZONING BOARD OF APPEALS  
Tuesday, January 3, 2017, at 6:30 P.M.  
260 Constitution Plaza, Hartford, CT 06103  
Plaza Level Conference Room

## AGENDA

### I. Roll Call

### II. Public Hearings

*Each of the following items will be heard and decided upon prior to moving to the next public hearing item.*

- a. **10 Love Lane** - Variance request from the City of Hartford Zoning Regulations Section 4.8.2(C) (18) General Building Type Regulations, to allow a Service Use on the upper story of an Historic building, where none are permitted; Section 3.4.2(A) Table of Accessory Uses - to allow a dwelling unit on the 2<sup>nd</sup> floor in a Commercial-Industrial District, where none are permitted. Applicant – Swift Factory LLC
- b. **11 West Morningside Street** – Variance request from the City of Hartford Zoning Regulations Section 4.15.2 (A) (6) Minimum Side Yard Setback: to allow a 5.5-foot setback when 7.5 feet is required for the addition of a second story. Applicant is requesting a 2-foot relief from the setback. Applicant Phillip London
- c. **524 Wethersfield Avenue** - Variance request from the City of Hartford Zoning Regulations Section 3.3.4 (G)- Outdoor Sales Lot - With all cars parked behind the building line.; Section 3.3.5.(E) – Automobile Service: In the form of Tire Sales and Mounting in the NX-2 Zone where none are permitted; Section 3.3.5. (D) – Limited Repair Service: In the form of a 2-bay maximum vehicle service to consist of minor repairs to get vehicles ready for sale. Applicant: Devaughn Ward, Esq.

### III. Regular Meeting

- a. Approval of Meeting Minutes

### IV. Adjournment