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JAMIE BRÄTT
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ZONING BOARD OF APPEALS
Tuesday, February 7, 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. **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. Owner: Ramon and Norma Vargas. Applicant: Devaughn Ward, Esq.
- b. **717 Garden St** – Variance request from the City of Hartford Zoning Regulation Section 4.11.2(A)(6): Side Yard Set Back for an Apartment Building in the Neighborhood Mix Zone (NX-2) to install an ADA ramp to have access to building. Owner: Northeast Hartford Affordable Housing. Applicant: Brian Ploof
- c. **272 Garden St** – Variance request from the City of Hartford Zoning Regulation Section 3.3.8(C)(4)(B)(ii): Minimum setback for a roof edge in the Neighborhood Mix Zone (NX-1) to install a cell antenna 7.5 feet from the roofs edge when 10 feet is required. Owner: Corporation Crysalis Center Real Estate. Applicant: Aaron Parsons
- d. **556 Zion St** – Variance request from the City of Hartford Zoning Regulation Section 3.2 A -Table of Principle Uses: To allow a Neighborhood Service Use in the Neighborhood Mix (NX-2) zone, where Neighborhood Service Use is not allowed, and Section 3.3.5 A (2)(C) to allow a service use in an NX district to exceed the maximum of 25% of ground floor area in the entrance. Owner: Indus Properties. Applicant: Muhammad Zubairi & Faisal Ijaz
- e. **(To be Tabled to the next meeting) 30 Woodland St** – Variance request from the City of Hartford Zoning Regulation Section 6.13.2(B): Maximum Fence Height in a Multi-Use Zone (MX-2). Applicant is asking to install an 8-foot security fence in the rear of the property for security reasons. Applicant: Regency Towers

III. Regular Meeting

- a. Approval of Meeting Minutes from July 2016 to January 2017

IV. Adjournment