



CITY OF HARTFORD
Zoning Board of Appeals
260 Constitution Plaza – Hartford, CT

MINUTES

October 4, 2016
(Subject to Approval)

The Zoning Board of Appeals held a Public Hearing at **7:00 p.m. on Tuesday, October 4, 2016, 2016**, at the Plaza Level Conference Room of 260 Constitution Plaza, Hartford, CT 06103.

CALL TO ORDER

Chair Zartman called the meeting to order at 7:06 p.m..

In Attendance: Phyllis Airey, Justin Zartman, Amy Bergquist and Stephanie Johnson

Absent: Milagros Saldana Cruz, Gail Billet and Laneka Walker

Staff Present: Lynda Crespo and Frederick Peck

PUBLIC HEARINGS

- a. **151 Walnut Street**– Variance request from the City of Hartford Zoning Regulations Section 3.3.2-A(3)(c) Minimum Lot Area, to allow an area of 1.13 acres where 3 acres is the minimum acreage required for a Neighborhood Assembly in the CX-1 Commercial-Industrial Mix District. Applicant- Pastor Mutiu Babatunde

The Commission felt that the proposed use would not change the make-up of the neighborhood.

A motion to approve the following resolution was made by Commissioner Zartman, and seconded by Commissioner Bergquist:

Whereas, The City of Hartford Zoning Board of Appeals has reviewed the request to vary Section 3.3.2.A (3)(c) Neighborhood Assembly with 1.13 acres where 3 acres are required for a building less than 10,000 sq feet in a Commercial Industrial Mix Zone (CX-1); and

- Whereas, The property currently meets setbacks; and
- Whereas, The property meets lot coverage for the zone; and
- Whereas, The proposed building is bigger than their current location; and
- Whereas, The new parking lot creates a safe area for the loading and unloading of the congregation; and
- Whereas, A hardship exists that supports the need to allow the use upon the property;
- Resolved, That the City of Hartford Zoning Board of Appeals hereby approves the request to vary Section 3.3.2.A (3)(c) Neighborhood Assembly with 1.13 acres where 3 acres are required for a building less than 10,000 sq feet in a Commercial Industrial Mix Zone (CX-1), with the following conditions:
1. Create a loading and unloading zone at the rear of the building for members.

Now Be IT Further

Resolved, This Forth day of October, 2016.

The following Commissioners voted in favor: Airey, Zartman, Bergquist and Johnson.

- b. 34 Sequassen Street** - Variance request from the City of Hartford Zoning Regulations Section 3.3.2(E)(1) School-Pre-Kindergarten, Elementary, Intermediate -Minimum Lot Area, to allow an area of 1.26 acres where 5 acres is the minimum acreage required for pre-kindergarten and elementary schools; Section 4.10.2(B)(15) Civic Building Type - Height, to allow the upper story floor-to-floor height of 19 feet to exceed the maximum height requirement of 14 feet in the CX-1 Commercial-Industrial Mix District. Applicant – Capitol Region Education Council (CREC)

The applicant requested that their hearing be tabled to the next meeting, when at least five full members of the Commission be present. The Commission voted unanimously to table the public hearing to the next regular meeting.

- c. 15 Van Dyke Avenue** - Variance request from the City of Hartford Zoning Regulations Sections 4.10.2(A)(11) Civic Building Type – Permitted Vehicular Access, to allow two driveways where one driveway per street frontage is the maximum required; Section 4.10.2(B)(15) Civic Building Type – Height, to allow the upper story floor-to-floor height of 27.6 feet to exceed the maximum height requirement of 14 feet; Section 4.10.2(C)(18) Civic Building Type – Uses, Entrance to Parking/Loading within Building, to allow parking entrance in the front where parking entry is restricted to the rear or side; Section 4.10.2(B)(19)

Civic Building Type – Uses, Required Occupied Space, to allow parking spaces on the full floor of the front street facade where a minimum of 30 feet deep of occupied space is required in the CX-1 Commercial Industrial Mix Zone.
Applicant: Capitol Region Education Council (CREC)

The applicant requested that their hearing be tabled to the next meeting, when at least five full members of the Commission be present. The Commission voted unanimously to table the public hearing to the next regular meeting.

MINUTES

The meeting minutes were not addressed.

ADJOURMENT

The meeting was adjourned.

Respectfully Submitted by:

Lynda Crespo, Administrative Assistant