



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

MINUTES

July 5, 2016

(Subject to Approval)

The Zoning Board of Appeals held a Public Hearing at **7:00 p.m. on Tuesday, July 5, 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 7:10 p.m.

In Attendance: Phyllis Airey, Gail Billet, Justin Zartman, Amy Bergquist, Laneka Walker

Absent: Milagros Cruz-Saldana, Stephanie Johnson

Staff Present: Lisa Silvestri, Lynda Crespo, Caitlin Palmer

PUBLIC HEARINGS

- a. 75 Laurel Street – Variance request from the City of Hartford Zoning Regulations Section 6.13.2 (B) Maximum Height, to allow a 10ft tall fence in the side and rear yard where the maximum height is 6ft. Applicant-Knox Park Foundation; Owner-City of Hartford

The Applicant was seeking a Variance from Sections 6.13.2 (B)(1) and 6.13.2 (B) (2) from the City of Hartford Zoning Regulations to allow a front yard fence to be six 6 feet, where 4 feet is the maximum height allowed, and to allow maximum side and rear yard fence to be 10 feet in height, where 6 feet is the maximum height allowed. The applicant's hardship was due to safety and security of equipment stored on the lot. The subject property was surrounded by vacant lots, and was largely isolated.

After careful review of all the materials presented, and testimonies heard, the public hearing was closed for consideration by the Commission.

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

- Whereas, The City of Hartford Zoning Board of Appeals has reviewed the above referenced application to vary Section 6.13.2-B(1) Maximum Height: To allow maximum front yard fence height to be increased from 4 feet to 6 feet along the Laurel St. property line and Section 6.13.2-B(2) Maximum Height: To allow maximum side and rear yard fence to be increased from 8 feet to 10 feet as noted upon Map 1: Location of Variances.
- Whereas, The property is used for community gardens, office and related activities;
- Whereas, The applicant has been experiencing vandalism of food grown on the premises, theft of materials from and potentially harmful debris left behind by trespassers;
- Whereas, That the front yard fence will be decorative in nature and compatible with the neighborhood context;
- Whereas, The front yard fence will be installed in phases as noted upon Map 1: Location of Variances;
- Whereas, That the rear and side of the property where the 10-foot-high fence will be installed is isolated from view and difficult to monitor
- Whereas, The portion of fencing to be 10 feet high will have minimal visual impact upon the neighboring properties; Now Therefore Be It
- Resolved, That the City of Hartford Zoning Board of Appeals hereby approves the request to vary sections 6.13.2-B(1) and 6.13.2.B(2); Now Be It Further
- Resolved, This fifth day of June, 2016.

The following Commissioners voted in favor of the motion: Zartman, Airey, Billet, Bergquist, and Walker. The request was granted on a vote of 5/0.

- b. 619 Windsor Street– Variance request from the City of Hartford Zoning Regulations from Section 6.13.2 (B) Maximum Height, to allow a 8ft tall fence in the front and side yards where maximum height allowed in the front yard is 4ft and 6ft in the side yard, and Section 6.13.3 (B) Types and Material, to allow chain link fencing in the front yard where chain link is prohibited in the front yard. Applicant-Knox Park Foundation; Owner- American Legion Inc

The Applicant was seeking a Variance request from Section 6.13.2 (B)(1-2) and 6.13.3 (b) to allow an 8-foot chain link fence in the front and side yard. The maximum height allowed in the front yard was 4 feet, and 6 feet in the side and rear yard. The applicant proposed an 8-foot fence in the front and side yard. The applicant proposed chain link fencing in the front yard, where chain link fences in the front yard are prohibited in any district. The subject location abutted residential and commercial properties, and was located on a corner lot.

An abutting home owner, Gabriel Manga was opposed to the proposed fence. HE stated that the site was an eyesore, and not well maintained. He also stated that people using the community garden were creating makeshift structures for their plots.

Another abutting property owner, Lola Thomas was opposed to the proposed fence. She stated that the location has become an eyesore, and the people utilizing the community garden are leaving garbage bags and a mess on the curb.

The Commission was concerned due to an overwhelming concern from neighbors. The Commission also felt that a higher fence would not keep the premises secure.

After careful review of all the materials presented, and testimonies heard, the public hearing was closed for consideration by the Commission.

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

Whereas, The City of Hartford Zoning Board of Appeals has reviewed the above referenced application to vary Section 6.13.2-B(1) Maximum Height: To allow maximum front yard fence height to be increased from 4 feet to 6 feet along the Windsor St. property line and Section 6.13.3-B Types and Materials: To allow chain link fence for the above when chain link fence is prohibited in the front yard of any district.

Whereas, The property is used for community gardens and related activities;

Whereas, The applicant has been experiencing vandalism of food grown on the premises and materials from within the greenhouse;

Whereas, An existing four-foot-high chain link fence exists along the Windsor Street frontage, which directly abuts a commercial district and uses

Whereas, The existing four-foot fence height has proven ineffective in deterring trespassers, thus necessitating the need to vary the noted sections in order to protect the applicant's property;

- Whereas, The frontage for which the variances are requested directly abuts a commercial district and will not negatively impact the property values or character of the neighborhood; Now Therefore Be It
- Resolved, That the City of Hartford Zoning Board of Appeals hereby approves the request to vary sections 6.13.2-B(1) Maximum Height AND Section 6.13.3-B; Now Be It Further
- Resolved, This fifth day of June, 2016.

The following Commissioner voted in favor of the motion: Zartman
The following Commissioners voted against the motion: Airey, Billet, Bergquist and Walker

The Variance request was denied on a vote of ¼.

MINUTES

The meeting minutes were not addressed.

ADJOURMENT

The meeting was adjourned at 8:17 p.m.

Respectfully Submitted by:
Lynda Crespo, Administrative Assistant