

## CITY OF NEW BRITAIN

# ZONING BOARD OF APPEALS CHAIRMAN MATTHEW MALINOWSKI

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REGULAR MEETING AND PUBLIC HEARING
ROOM 201 – CITY HALL
NEW BRITAIN, CONNECTICUT
THURSDAY, MAY 21, 2020
6:00 p.m.

## **AGENDA**

- CALL TO ORDER
- 2. ROLL CALL
- 3. APPROVAL OF MINUTES: March 19, 2020 Regular Meeting
- 4. OLD BUSINESS
  - A. PUBLIC HEARING AND DISCUSSION:

#4873: David Frank/DealPoint Merrill, LLC – 1055 West Main Street

- 5. NEW BUSINESS
  - A. PUBLIC HEARING AND DISCUSSION:

**#4880:** Atty. Michael A. Carrier for The Jerome Home – 975 Corbin Avenue **#4881:** Atty. Michael A. Carrier for The Jerome Home – 975 Corbin Avenue **#4882:** Timothy T. Stewart for Karol Kurkowski – 20 Belmont Street

- OTHER NEW BUSINESS
- ADJOURNMENT

Next Meeting: Thursday, July 16, 2020 @ 6:00 p.m.

## ZONING BOARD OF APPEALS

City Hall – Room 201 New Britain, CT 06051

> MINUTES - Regular Meeting March 19, 2020 Page One

#### **Members Present:**

Matthew Malinowski, Chairman Kathy Olandt Jerrell Hargraves Roman Nowak Paul Catanzaro Marion Fischbein Nicole Pac, Alternate

#### Staff Present:

John Diakun, City Attorney Steven P. Schiller, Planner II Danielle Rosado, Secretary

#### 1. CALL TO ORDER:

Chairman Matthew Malinowski called the meeting to order at 6:00 p.m.

#### 2. ROLL CALL:

A quorum of seven (7) members was present upon roll call. Commissioner Kathy Olandt, Commissioner Marion Fischbein and Vice-Chairman Jerrell Hargraves were present via teleconference.

#### 3. APPROVAL OF MINUTES: JANUARY 16, 2020, REGULAR MEETING

**ACTION**: A motion to approve the minutes of the January 16, 2020 Regular Meeting was made by Commissioner Nowak and seconded by Commissioner Catanzaro. The motion passed by a 6 to 0 vote with 1 abstention. [Commissioner Olandt abstained].

## 4. OLD BUSINESS

A. PUBLIC HEARING AND DISCUSSION:

#4867: Ali-Abdulharim Noman - 236 Main Street

## NEW BUSINESS

## A. PUBLIC HEARING AND DISCUSSION:

#4873: David Frank/DealPoint Merrill, LLC - 1055 West Main Street

#4874: DATTCO, Inc. - 315 South Street

#4875: Aurelio Ramirez – 663-665 Stanley Street

#4876: Beata & Jerzy Krawczyk - 21 Queen Street

#4877: Hamza Lehnoud/Meriden Makeovers, LLC – 195 East Street

#4878: Brian Conaci – 994 West Main Street

#4879: Earl Dubree - 189 Newington Avenue

# City of New Britain ZONING BOARD OF APPEALS

City Hall – Room 201 New Britain, CT 06051

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#### 6. OTHER NEW BUSINESS

There was no other new business.

## 7. ADJOURNMENT

There being no further business to come before the Zoning Board of Appeals, the meeting was adjourned on a motion by Commissioner Hargraves, seconded by Commissioner Pac, and unanimously approved, the time being 7:00 p.m.

Respectfully submitted,

Danielle Rosado, Secretary

Jamelie Efose

## ZONING BOARD OF APPEALS

City Hall – Room 201 New Britain, CT 06051

> No. 4867 March 19, 2020

Ali Abdulharim-Noman is requesting a special exception approval pursuant to Section 170-20-70, in order to allow a grocery beer permit at a small convenience store known as The Main Street Food Store at 236 Main Street. Zone: CBD

#### **Members Present:**

Matthew Malinowski, Chairman Kathy Olandt Jerrell Hargraves Roman Nowak Paul Catanzaro Marion Fischbein Nicole Pac, Alternate

Mr. Schiller noted he has not heard from the applicant, the notice sign was not posted as required, and the applicants were not present. He recommended the matter be dismissed without prejudice.

<u>ACTION</u>: A motion to dismiss Application #4867 without prejudice was made by Commissioner Catanzaro and seconded by Commissioner Nowak and passed by unanimous vote.

APPLICATION #4867 WAS DISMISSED WITHOUT PREJUDICE BY UNANIMOUS VOTE.

ZONING BOARD OF APPEALS Matthew Malinowski, Chairman

## ZONING BOARD OF APPEALS

City Hall – Room 201 New Britain, CT 06051

> No. 4873 March 19, 2020

David Frank for DealPoint Merrill, LLC is requesting a modification to an existing variance 150-10, for permitted uses and variances to Sections 150-40-70.01, required front yard and 150-40-70.02, required side yard toward a side street, in order to construct additional storage building unit buildings on the Cube Smart property at 1055 West Main Street. Zone: B-2

#### **Members Present:**

Matthew Malinowski, Chairman Kathy Olandt Jerrell Hargraves Roman Nowak Paul Catanzaro Marion Fischbein Nicole Pac, Alternate

Mr. Schiller noted for the record that he received an email from David Frank, CEO for DealPoint Merrill, LLC that due to the current national emergency and travel ban he is requesting that his application be postponed without prejudice.

<u>ACTION</u>: A motion to postpone Application #4873 was made by Commissioner Catanzaro and seconded by Commissioner Olandt. The motion passed by unanimous vote.

APPLICATION #4873 WAS POSTPONED WITHOUT PREJUDICE BY UNANIMOUS VOTE.

ZONING BOARD OF APPEALS Matthew Malinowski, Chairman

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## ZONING BOARD OF APPEALS

City Hall – Room 201 New Britain, CT 06051

> No. 4874 March 19, 2020

DATTCO, Inc. is requesting the granting of a special exception under Sections 200-20-100, 200-20-110, 200-20-120 and 200-20-130, in order to allow issuance of a DMV license for motor vehicle sales, repairs, leasing and vehicle washing at an existing DATTCO bus facility at 315 South Street. Zone: I-2

#### **Members Present:**

Matthew Malinowski, Chairman Kathy Olandt Jerrell Hargraves Roman Nowak Paul Catanzaro Marion Fischbein Nicole Pac, Alternate

Chairman Malinowski opened the public hearing and Attorney John Diakun determined that the signed affidavit was in order.

Mr. Schiller summarized the favorable staff report stating the City Plan Commission is of the opinion that this particular location is appropriately zoned to allow a licensing for sales, repair and lease of buses and that it would have virtually no effect on the character of the property or on any adjoining neighbor. The City Plan Commission has no objections provided that the property and business operations are kept in compliance with all applicable provisions of the zoning ordinances, particularly as they related to the buffer zone and screening along the residential property lines and that no parts or wrecked vehicles be kept unscreened from the street or from any adjoining property. Presuming this is approved by the Zoning Board of Appeals, a formal application with signed A-2 survey plans will be needed to be submitted for formal location approval by the Common Council, acting in its capacity as the city's Zoning Authority.

The Engineering Department had no comment on this application.

There was no Building Commission report for this application.

Speaking in favor: Donald DeVivo, DATTCO, Inc., 583 South Street, New Britain, CT

**ACTION:** A motion to approve Application #4874 was made by Commissioner Catanzaro and seconded by Commissioner Nowak. The motion passed by unanimous vote.

APPLICATION #4874 WAS GRANTED BY UNANIMOUS VOTE.

ZONING BOARD OF APPEALS Matthew Malinowski, Chairman

Janelle E Koorp

## ZONING BOARD OF APPEALS

City Hall – Room 201 New Britain, CT 06051

> No. 4875 March 19, 2020

Aurelio Ramirez is requesting a variance to Sections 90-40-20, lot area per dwelling unit and 240-2 required off-street parking, in order to allow the conversion of a former funeral home space into a second residential apartment unit at 663-665 Stanley Street. Zone: T

#### **Members Present:**

Matthew Malinowski, Chairman Kathy Olandt Jerrell Hargraves Roman Nowak Paul Catanzaro Marion Fischbein Nicole Pac, Alternate

Chairman Malinowski opened the public hearing and Attorney John Diakun determined that the signed affidavit was in order.

Mr. Schiller summarized the staff report stating that the Commission has no objections to the granting of this variance, provided that all necessary Building Department permits are taken out for the conversion and the building inspected to ensure compliance with all applicable fire and building codes.

The Engineering Department had the following comments on this application:

- 1. The following should be identified in the application:
  - a) Number of conforming parking spaces available on the site.
  - b) The number of parking spaces required for the existing use.
  - c) The number of parking spaces required for the proposed use.
  - d) The number of parking spaces requested in this variance.
- 2. Where will tenants park if conforming parking is not provided?
- 3. Cars already appear to be illegally parking on this site.

There was no Building Commission report for this application.

Speaking in favor:

Aurelio Ramirez, 19 Clune Court, East Hartford, CT

06108

**ACTION:** A motion to approve Application #4875 was made by Commissioner Nowak and seconded by Commissioner Pac and passed by 5 to 2 vote. [Commissioner Fiscbein and Commissioner Olandt voted against].

APPLICATION #4875 WAS GRANTED BY 5 TO 2 VOTE.

ZONING BOARD OF APPEALS Matthew Malinowski, Chairman

Danielle Rosado, Secretary

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## ZONING BOARD OF APPEALS

City Hall – Room 201 New Britain, CT 06051

> No. 4876 March 19, 2020

Beata and Jerzy Krawczyk are requesting variances to Sections 70-40-10, minimum lot area and 70-40-50, minimum lot width, in order to split a 100 foot wide 13,500 square foot parcel into two 50 foot wide, 6,750 square foot building lots at 21 Queen Street. Zone: S-2

#### **Members Present:**

Matthew Malinowski, Chairman Kathy Olandt Jerrell Hargraves Roman Nowak Paul Catanzaro Marion Fischbein Nicole Pac, Alternate

Chairman Malinowski opened the public hearing and Attorney John Diakun determined that the signed affidavit was in order.

Mr. Schiller summarized the favorable staff report that states the City Plan Commission has no objections to the granting of these variances, provided that, as a condition of approval, it is agreed that the property will be utilized only for the construction of a single-family house.

The Engineering Department had the following comment on this application:

1. The application should state the specific area and frontage reductions being requested.

There was no Building Commission report for this application.

Speaking in favor: Jerzy Krawczyk, 55 Erik Court, New Britain, CT 06053

**ACTION:** A motion to approve Application #4876 was made by Commissioner Nowak and seconded by Commissioner Catanzaro. The motion passed by unanimous vote.

APPLICATION #4876 WAS GRANTED BY UNANIMOUS VOTE.

ZONING BOARD OF APPEALS Matthew Malinowski, Chairman

## ZONING BOARD OF APPEALS

City Hall – Room 201 New Britain, CT 06051

> No. 4877 March 19, 2020

Hamza Lehnoud for Meriden Makeovers, LLC is requesting variances to Sections 140-40-70.01, required front yard and 140-70.02 required side yard, in order to allow the expansion and conversion of a former gasoline/repair garage into a convenience store at 195 East Street. Zone: B-1

#### **Members Present:**

Matthew Malinowski, Chairman Kathy Olandt Jerrell Hargraves Roman Nowak Paul Catanzaro Marion Fischbein Nicole Pac, Alternate

Chairman Malinowski opened the public hearing and Attorney John Diakun determined that the signed affidavit was in order.

Mr. Schiller summarized the favorable staff report that stated the City Plan Commission supports the restoration of this building as a neighborhood convenience store and has no objections to the granting of the requested variances, provided that as a condition of approval there is a full-site plan review and approval through the City engineering, building department and planning staff and that driveway sidewalk and landscaping improvements are made to the site.

The Engineering Department had the following comment on this application:

 A site plan conforming to City of New Britain standards will be required when building permits are applied for. No review of the plan submitted with the variance application was done.

There was no Building Commission report for this application.

Speaking in favor:

Hamza Lehnoud for Meriden Makeovers, LLC, 167 Cobblestone Lane,

Meriden, CT

<u>ACTION</u>: A motion to approve Application #4877 was made by Commissioner Catanzaro and seconded by Commissioner Olandt. The motion passed by unanimous vote.

APPLICATION #4877 WAS GRANTED BY UNANIMOUS VOTE.

ZONING BOARD OF APPEALS Matthew Malinowski, Chairman

## ZONING BOARD OF APPEALS

City Hall – Room 201 New Britain, CT 06051

> No. 4878 March 19, 2020

Brian Conaci is requesting a special exception approval pursuant to Section 160-20-90, in order to allow a restaurant beer and wine license in conjunction with the Brian's Fare Restaurant, which recently opened in this new location, at 994 West Main Street. Zone: B-3

#### **Members Present:**

Matthew Malinowski, Chairman Kathy Olandt Jerrell Hargraves Roman Nowak Paul Catanzaro Marion Fischbein Nicole Pac, Alternate

Chairman Malinowski opened the public hearing and Attorney John Diakun determined that the signed affidavit was in order.

Mr. Schiller summarized the favorable staff report that stated the City Plan Commission has no objections to the granting of this special exception for a restaurant beer and wine permit, with the provision that there is no bar seating and the service is limited to beer and wine served in conjunction with meals.

The Engineering Department had no comment on this application.

There was no Building Commission report for this application.

Speaking in favor:

Brian Conaci, 16 S 3rd Street, Meriden, CT

Mohin Kapaduala, 68 Hyde Avenue, Vernon, CT

<u>ACTION</u>: A motion to approve Application #4878 was made by Commissioner Nowak and seconded by Commissioner Catanzaro. The motion passed by unanimous vote.

APPLICATION #4878 WAS GRANTED BY UNANIMOUS VOTE.

ZONING BOARD OF APPEALS Matthew Malinowski, Chairman

Danielle Rosado, Secretary

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## ZONING BOARD OF APPEALS

City Hall – Room 201 New Britain, CT 06051

> No. 4879 March 19, 2020

Earl Dubree is requesting a variance to Section 230-100-10, schedule of permitted fences, in order to install a 6-foot chain link fence around his property located on the southwest corner of Newington Avenue and Wildwood Street at 189 Newington Avenue. Zone: T

#### **Members Present:**

Matthew Malinowski, Chairman Kathy Olandt Jerrell Hargraves Roman Nowak Paul Catanzaro Marion Fischbein Nicole Pac, Alternate

Chairman Malinowski opened the public hearing and Attorney John Diakun determined that the signed affidavit was in order.

Mr. Schiller summarized the favorable staff report that stated the City Plan Commission has no objections to the granting of this variance to allow a front yard fence 6-feet in height, with the stipulation that the fence be painted black, wherever it borders Newington Avenue and Wildwood Street.

The Engineering Department had the following comment on this application:

 The proposed fence may interfere with existing site lines exiting Wildwood Street onto Newington Avenue as well as the applicant's and adjacent driveways. The applicant's engineer should identify where the fence needs to be placed in order to maintain minimum site lines.

There was no Building Commission report for this application.

Speaking in favor: Earl Dubree, 4 Pebble Lane, Newington, CT

**ACTION:** A motion to approve Application #4879 was made by Commissioner Catanzaro and seconded by Commissioner Pac. The motion passed by unanimous vote.

APPLICATION #4879 WAS GRANTED BY UNANIMOUS VOTE.

ZONING BOARD OF APPEALS Matthew Malinowski, Chairman



# ZONING BOARD OF APPEALS

City Plan Commission Report ZBA Hearing Date: May 21, 2020

## **Old Business**

Application #4873
1055 West Main Street

## **New Business**

Application #4880 975 Corbin Avenue

Application #4881 975 Corbin Avenue

Application #4882 20 Belmont Street

City of New Britain
Zoning Board of
Appeals
Meeting Room 201
6:00 p.m.

## **OLD BUSINESS:**

APPLICATION:

#4873

APPLICANT:

David Frank for DealPoint Merrill, LLC

ADDRESS: ZONE:

1055 West Main Street B-2, Shopping Centers

**BACKGROUND:** The applicant is requesting a modification to an existing variance 150-10, for permitted uses and variances to Sections 150-40-70.01, required front yard and 150-40-70.02, required side yard toward a side street, in order to construct additional storage building unit buildings on the Cube Smart property on West Main Street. The property is zoned B-2, shopping centers, and the current storage facility was formerly a Shaw's supermarket, which was permitted to be converted to self-storage operations, under variance application #4707 in July 2015. The original variance was granted with specific conditions restricting the storage use to the existing building footprint and prohibiting any outdoor storage. A subsequent variance request, essentially identical to this current application was denied by the Zoning Board of Appeals, application #4829 in January 2019.

**FINDINGS**: The applicant's submitted plan depicts the 7.6 acre property with the former Shaw's supermarket building and the 312 space parking lot. The applicant would like to add 63 individual storage units on the site. These would be situated near the southeastern corner of the property, behind the Dunkin Donuts restaurant. The plans show a lower height, garage-style building design with a total of forty 10-by-20 foot units and another twenty-three 10-by-10 foot units, all with individual roll-up access doors.

Where the property has a required 70-foot yard setback towards Stanwood Drive, a corner of one of the new proposed buildings would encroach approximately 34.5 feet into the required setback. The property has a 25-foot required side yard setback along the rear lot line of the Dunkin Donuts property. One of the proposed buildings would extend to within 10 feet of the lot line there. The two areas are proposed to be heavily landscaped with evergreen plantings to screen the new unit from the road. The rest of the site would remain unchanged, including the potential development pad situated on the southwestern corner of the property near North Mountain Road.

The applicant claims that the modification of the original variance to add these individually accessible units is warranted because the site is not currently being utilized efficiently that this type of storage is needed to effectively compete with a nearby

storage facility that recently opened, nearby in Plainville. The applicant also indicates that the encroachment into the required yard setbacks is justified by the fact that the oversized parking area is encumbered by a storm culvert traversing the eastern quadrant and that there is a hardship with the site having three street frontages all requiring a 70- foot yard setback. The submitted plan also shows heavy landscaping proposed along the southern and eastern edges of the new storage units and the applicant has indicated that owners will be prohibited from washing, repairing or working on vehicles on-site and that access restricted to normal work day hours.

**CONCLUSION:** At the time of the original approval, the City Plan Commission had serious concerns regarding conducting self-storage operations on the property, particularly that noise and traffic generation might impact nearby residential neighbors on Stanwood Drive. The Zoning Board of Appeals issued a conditional approval, subject to all storage operations being located within the former supermarket building. Addition of these individually accessible units would potentially alter the character of the operations on the property, both in increasing traffic and in creating the likelihood of more automobile storage on the site, rather than the more commercial business products and typical furniture and household goods presently stored within the building.

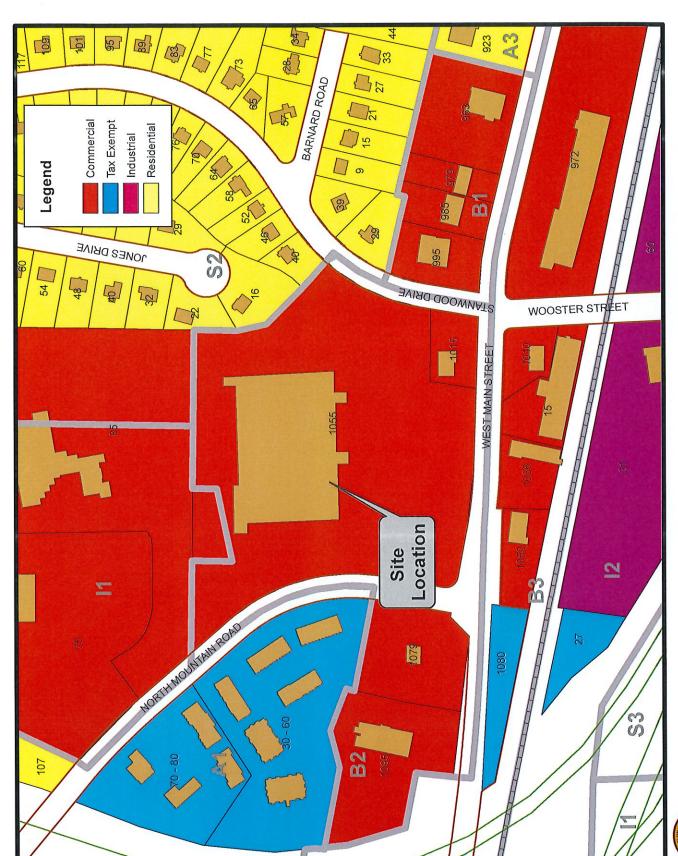
**RECOMMENDATION:** The City Plan Commission is of the opinion that the original 2015 variance allowing the initial change in use to self-storage sufficiently addressed the hardship of the existing supermarket building and site characteristics and market conditions not lending itself to any feasible, conforming B-2 business use. The addition of these new units would result in a substantive change to the appearance and character of the operations on the site, potentially to the detriment of neighborhood. The Commission is, therefore, opposed to the approval of these variances.

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1055 West Main St Application # 4873

City of New Britain

Department of Public Works Director - Mark E. Moriarty P.E.

Date: February 26, 2020 Drawn By: CTL Checked By: SPS/DR

# Application #4873 1055 West Main Street

1036 West Main Street	#3954	CERTIFICATE OF LOCATION APPROVAL  To allow a used car dealership and limited auto repair.  GRANTED: January 2002
1079 West Main Street	#3969	VARIANCE To allow an automobile dealership. DENIED: May 2002
1079 West Main Street	#3970	VARIANCE To allow subdivision of property. GRANTED: May 2002
1079 West Main Street	#3988	VARIANCE To waive requirement for 50' transitional yard for a property abutting a residential district. DENIED: August 2002
1079 West Main Street	#4007	SPECIAL EXCEPTION  To allow a gasoline station and convenience store.  GRANTED: November 2002
1079 West Main Street	#4008	VARIANCE To allow 3 building-mounted signs and a 72 square foot pole-mounted sign. GRANTED: November 2002
15 Wooster Street	#4095	VARIANCE To allow a church. GRANTED: June 2004
75 North Mountain Road	#4419	VARIANCE To allow the splitting of an industrial park. GRANTED: August 2008
1010 West Main Street	#4703	SPECIAL EXCEPTION  To allow a used motor vehicle dealers & general repair license.  GRANTED: October 2015

1055 West Main Street	#4707	VARIANCE To convert an existing supermarket to a climate-controlled, self-storage facility. GRANTED w/CONDITIONS: July 2015
1055 West Main Street	#4829	VARIANCE In order to construct additional storage units on the Cube Smart property. DENIED: January 2019

## **NEW BUSINESS:**

APPLICATION: #4880 and #4881

APPLICANT: Atty. Michael Carrier for The Jerome Home

ADDRESS: 975 Corbin Avenue

ZONE: T, Two-Family

BACKGROUND: The applicant is requesting a modification to variance #4857 regarding front yard parking and to special exception #4858 allowing Jerome Home's planned expansion for assisted memory care units. Following these approvals in October of 2019, more detailed design work was done and discovered that a fairly substantive change to the planned layout was necessary. In making their rulings, the Zoning Board of Appeals relies heavily upon the plans presented to them at their hearings to judge the consistency of the proposed development with the intent of the zoning ordinances and its compatibility with the surrounding neighborhood. Accordingly, any time there is a significant change made to the plans presented to the board, staff will refer the revised plans back to the board to ensure that the board is satisfied that development, as modified, still meets their criteria for approval.

The Jerome Home property is zoned T, Two-Family. It is 7.62 acres in area located at 975 Corbin Avenue and encompassing approximately 120,000 square feet in the facilities of the Jerome Home and Arbor Rose facilities. The subject site also encompasses the former residential properties at 18, 22, 28, 30, 38 and 42 Hamilton Street; and 117, 123, 129 and 133 Black Rock Avenue which have now been merged into a single parcel at 975 Corbin Avenue.

**FINDINGS:** On October 17, 2019, the Zoning Board of Appeals granted special exception #4858 to allow a 19,000 square foot expansion of the Jerome Home and, simultaneously variance #4857 permitting several of the new parking spaces to extend into the required front yard setback on Hamilton Street. Subsequent to the approval and following more detailed engineering design and storm drainage analysis, it was determined that cost prohibitive to install an underground storm water detention system, as originally planned.

The site plan was redrawn to reconfigure the new parking area at the corner of Black Rock Avenue and Hamilton Street, removing the underground storage system and replacing it with a 20 foot wide by 220 foot long landscaped detention basin. The modification also reduces the number of parking spaces that would have otherwise been added to the site. Our standard off-street parking requirement for a convalescent or rest home is off-street parking be provided at the rate of one (1) space

per every two (2) beds, plus one (1) space per every two (2) employees on the largest shift. The total off-street parking required for the entire facility, including the proposed 20 unit memory care addition, would be 186 spaces. The previous plan exceeded the requirement with a total of 206 spaces. The current proposed plan shows 187 spaces, compliant with the parking requirement, but 19 spaces fewer than shown in the previous plan.

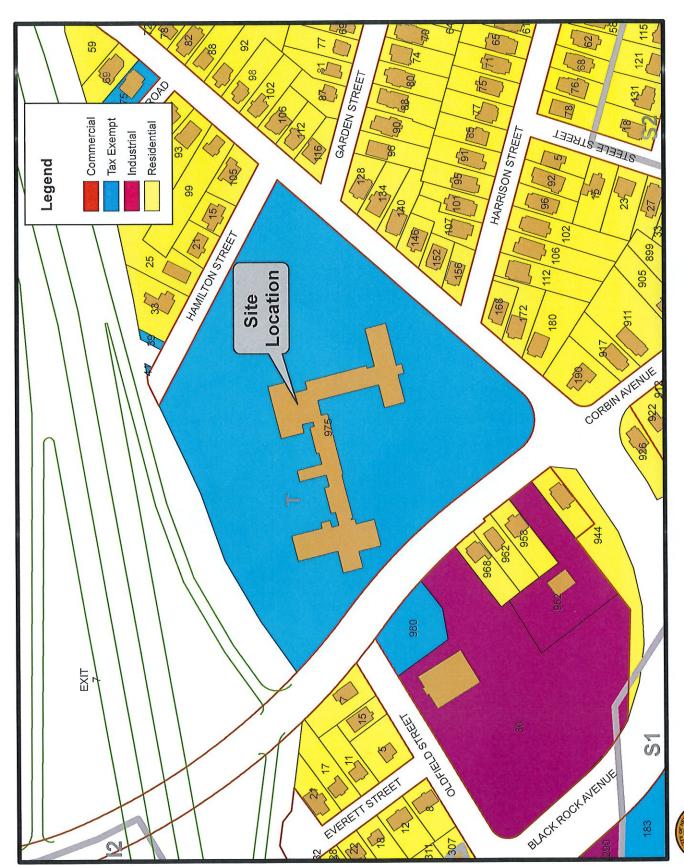
**CONCLUSION:** Even with the proposed changes the facilities would remain in compliance with applicable standards for a special exception convalescent home in the T zoning district. As discussed above, the increase in the number of units and the small staff increase would be accommodated even with the reduction in proposed parking spaces. The parking lot changes made to allow the detention pond move the parked vehicles further back from Black Rock Avenue and the revised landscaping plan, especially plantings in and around the detention basin would improve the appearance of the property relative to the previous plan and benefit the surrounding neighborhood.

**RECOMMENDATION:** With the prior approval, the City Plan Commission noted the need for this type of memory care accommodations in the community and felt the addition was in conformity with the applicable special exception standards. The Commission is of the opinion that these changes are relatively minor; that the parking as revised, remains in compliance with the City's standards and the added landscaping will enhance the appearance of the site. The commission therefore recommends approval of these requested for the modifications for both the special exception #4881 and variance #4880.

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Application # 4880

975 Corbin Ave

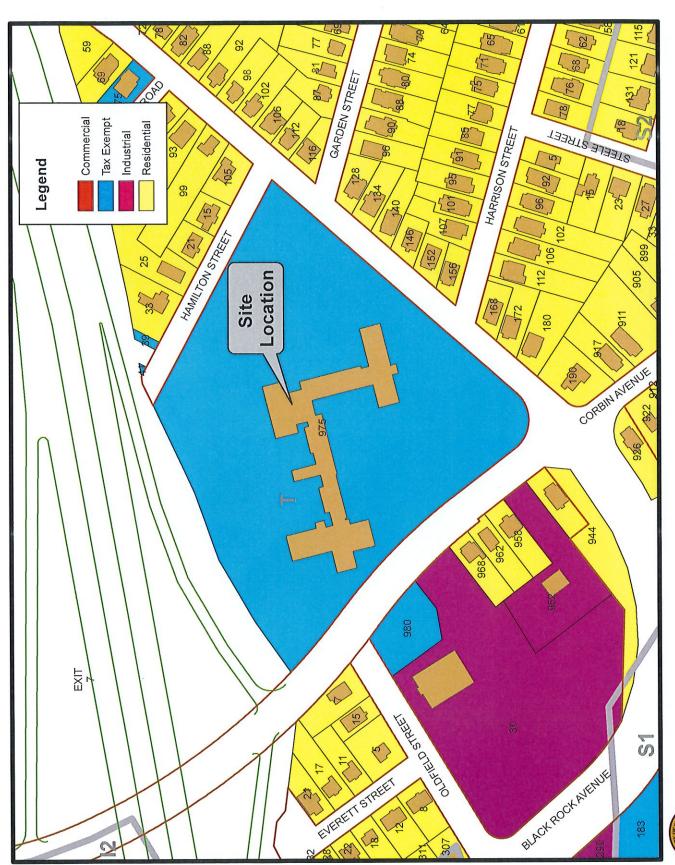
Date : April 23, 2020 Drawn By : CTL Checked By : SPS/DR

City of New Britain

Department of Public Works Director - Mark E. Moriarty P.E.

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975 Corbin Ave

Application # 4881

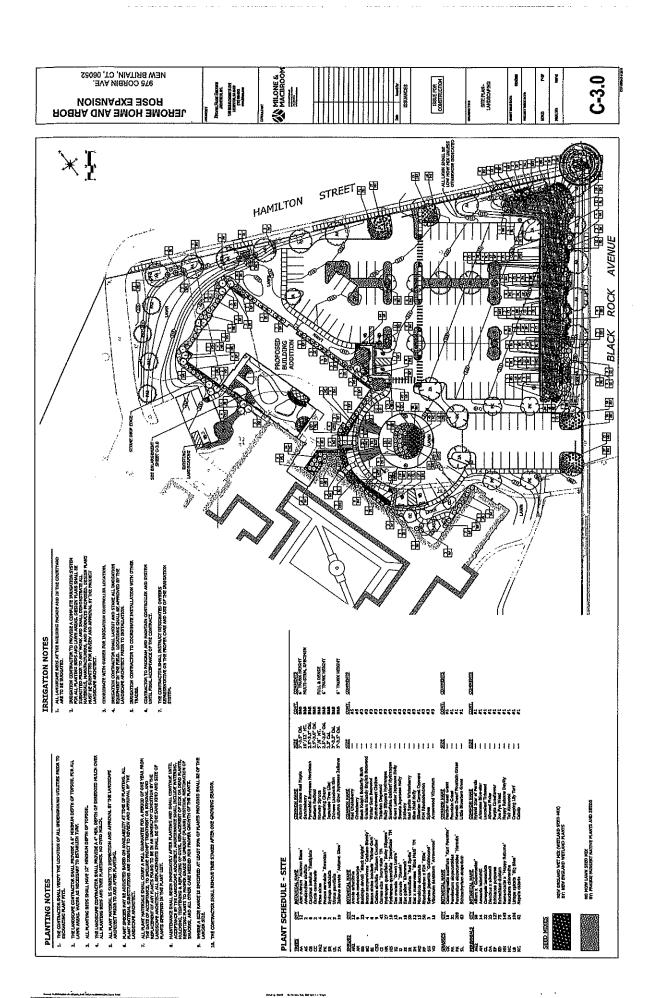
Date: April 23, 2020 Drawn By: CTL Checked By: SPS/DR

City of New Britain

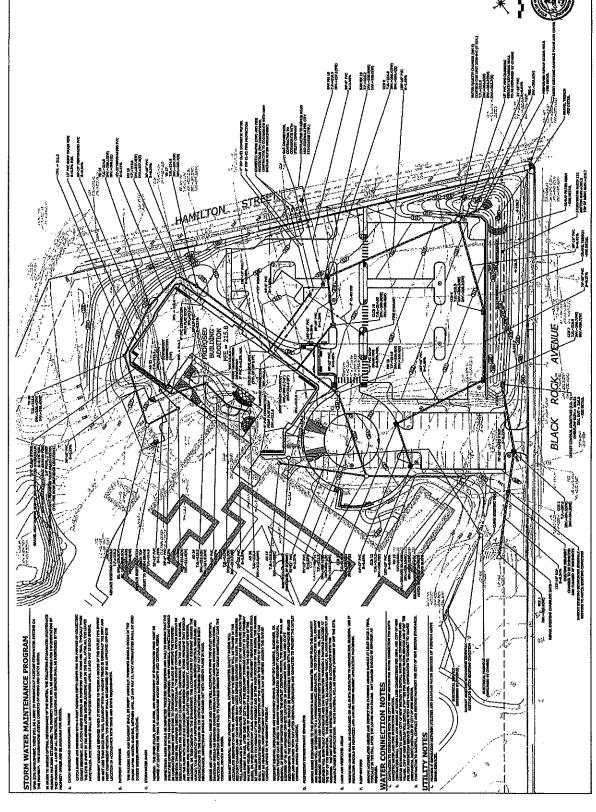
Department of Public Works Director - Mark E. Moriarty P.E.

# Application #4880 & 4881 975 Corbin Avenue

117 Black Rock Avenue	#3704	VARIANCE To transfer parcel to adjoining property. GRANTED: August 1996
975 Corbin Avenue	#4163	VARIANCE To allow an addition to an existing therapy room at the Jerome Home. GRANTED: February 2005
975 Corbin Avenue	#4245	SPECIAL EXCEPTION  To allow the expansion of an existing convalescent facility.  GRANTED: March 2005
975 Corbin Avenue	#4857	VARIANCE In order to allow a 19,000 square foot expansion of the Jerome Home. GRANTED: October 2019
975 Corbin Avenue	#4858	SPECIAL EXCEPTION In order to allow a 19,000 square foot expansion of the Jerome Home. GRANTED: October 2019



MILONE & MACBROOM 976 CORBIN OT, 06052 C-6.0 ISSUE POR CONSTRUCTION County Byone Section of the Section STEPLAN-UTLITES HOME HOME AND ARBOR SOSE EXPANSION MATERIAL STATES OF THE STATES The state of the s A CANAL OF MILTON BLACK ROCK 



APPLICATION: #4882

APPLICANT: Timothy T. Stewart for Karol Kurkowski

ADDRESS: 20 Belmont Street ZONE: S-2, Single-Family

**BACKGROUND:** The applicant is requesting variances to Sections 70-40-10, minimum lot area and 70-40-50, minimum lot width, in order to subdivide a 200 foot wide 27,000 square foot parcel into four 50 foot wide, 6,750 square foot building lots. The property is located on the southern side of Belmont Street near the corner of Corbin Avenue and is zoned S-2, Single-Family. The property currently has a single-family house situated on it, approximately 61 feet from the eastern property line. The intent of this variance would be to allow the parcel to be subdivided into four lots, one containing the existing house and two new building lots to the west of it and another lot on the east side.

**FINDINGS:** The applicant indicates that this land originally comprised of four building lots formerly laid out in a subdivision dating back to around 1916. The existing house was built around 1920, but the three adjoining lots were held as vacant land and merged in deed at some point. Applying the S-2 zoning standards after the majority of the other properties on the street were developed as 50 foot wide 6,750 square foot lots is not reasonable and would give an inconsistent appearance to the street. The S-2 zoning district requires a minimum lot width of 75 feet and a minimum lot area of 8,000 square feet. Like most of the surrounding properties on the street the resulting lots would be 50 feet in width, 135 feet in depth and approximately 6,750 square feet in area.

The three proposed 50-foot wide lots are relatively flat and well-suited to development of a modest-sized, single-family house consistent with most of the surrounding neighborhood. The applicants' plans show that the new 50 foot wide building lots would meet the S-2 zone's minimum required 35 foot front yard setback, the minimum 25 foot rear setback and the minimum 7 foot and 10 foot side yard setbacks. The resulting buildable foot print area on each lot would be 33 feet wide by 75 feet in depth, which is more than adequate for a modest-sized house and generally consistent with the other neighboring homes.

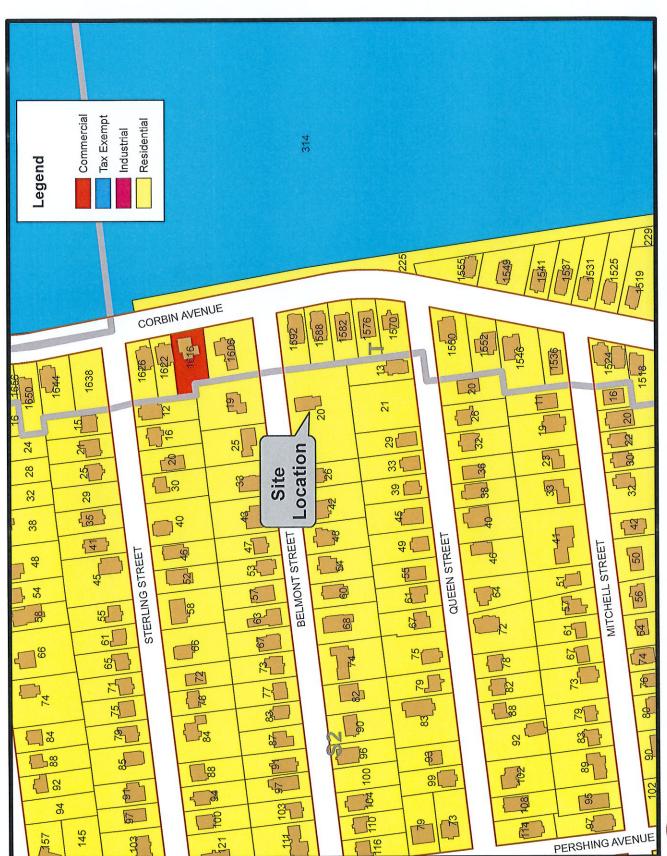
**CONCLUSION:** A majority of the developed residential properties in the surrounding neighborhood are 50 feet in width and 6,750 square feet in area. The proposed development and use of these two proposed lots parcel within the confines of the S-2 yard setback requirements would appear to be consistent in character and compatible with the rest of the neighborhood.

**RECOMMENDATION:** The City Plan Commission notes that the re-establishment of lots from old subdivisions has generally been viewed favorably, provided they are single-family houses, consistent in character with the surrounding neighborhood, and meet all current yard setback requirements. In this case, a majority of the other properties on Belmont Street are 50 feet in width and 6,750 square feet in area. The Commission, therefore, has no objections to the granting of these variances, provided that, as a condition of approval, it is agreed that the property will be utilized only for the construction of a single-family house and the applicant will proceed with the appropriate subdivision approval process through the City Plan Commission.

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20 Belmont St

Application # 4882

Date: April 23, 2020 Drawn By: CTL Checked By: SPS/DR



City of New Britain

Department of Public Works Director - Mark E. Moriarty P.E.

# Application #4882 20 Belmont Street

33 & 34 Queen Street	#2934	VARIANCE To permitted uses in the S-2 zone to allow the construction of a two family house. DENIED: July 1985
20 Belmont Street	#2865	VARIANCE To allow a 6' chain link fence at rear property line on a through lot. GRANTED: November 1999
21 Queen Street	#4876	VARIANCES In order to split a 100 foot wide 13,500 square foot parcel into two 50 foot wide, 6,750 square foot building lots. GRANTED: March 2020

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