

CITY OF TORRINGTON



Land Use Office
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City of Torrington website: www.torringtonct.org

To: Torrington Zoning Board of Appeals
From: Nate Nardi-Cyrus, Assistant City Planner *NJC*
Date: September 30, 2022
RE: Proposed Variance Application, 421 Litchfield Street, Assessor's Map 111 Block 010 Lot 012. Vary front yard setback and lot width to allow conversion from office and residential to a two-family dwelling.

In preparation for this meeting, I have reviewed the variance application and associated maps submitted by Debra Stewart and memo provided by Jeremy Leifert, City Planner, AICP, dated 9/28/2022.

According to this memo, Mr. Leifert supports the requested variances because:

1. The use change eliminates a special exception use and changes the property to an as-of-right use as a two-family, bringing the property more in line with the preferred use in the zone.
2. Connecticut courts have held in several cases that a reduction of a non-conformity or proposed changes to a "less offensive" use are grounds, in addition to a zoning hardship, for the legitimate granting of variances. Zoning hardship need not be the grounds for granting of variances in these cases.
3. There are no physical changes proposed to the property or the existing structures.
4. The request is reasonable use of the property and in harmony with similar uses in the immediate neighborhood

Conclusion:

Based on the above reasoning, I recommend that the request to vary the front yard setback and lot width to allow conversion from office and residential to a two-family dwelling be granted.

Cc: Debra A. Stewart, Property Owner
Jeremy Leifert, City Planner

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To: Torrington Zoning Board of Appeals
From: Jeremy Leifert, AICP, City Planner *JL*
Date: September 28, 2022
RE: Proposed Variance Application, 421 Litchfield Street, Assessor's Map 111 Block 010 Lot 012. Vary front yard setback and lot width to allow conversion from office and residential to a two-family dwelling.

I have reviewed the information and plans contained in the above referenced application package, and support the granting of the variances as requested to allow the change of use from a mixed use office and residence to a two-family dwelling. This property, located in the R6 residential zone, requires a minimum of 75 feet of frontage and a 25-foot front yard setback for a two-family use. The existing home on the property does not meet these requirements, which necessitates the variance request. I support the granting of these variances for the following reasons:

1. The use change eliminates a special exception use and changes the property to an as-of-right use as a two-family, bringing the property more in line with the preferred use in the zone.
2. Connecticut courts have held in several cases that a reduction of a non-conformity or proposed changes to a "less offensive" use are grounds, in addition to a zoning hardship, for the legitimate granting of variances. Zoning hardship need not be the grounds for granting of variances in these cases.
3. There are no physical changes proposed to the property or the existing structures.
4. The request is reasonable use of the property and in harmony with similar uses in the immediate neighborhood

Cc: Debra A. Stewart, Property Owner
Nate Nardi-Cyrus, Assistant Planner