



CITY OF TORRINGTON
 Zoning Board of Appeals
VARIANCE APPLICATION

Fee: \$210.00 Paid: cash (Includes \$60 State tax)
 Updated 10/1/09

Property Location: 85 Pulaski Street, Torrington CT, 06790
 Zone: R6 Assessor's Map: 108 Block: 016 Lot: 001
 Size of Property: 1.5 Sf/Acre

Applicant's Name: Braham Berg
 Applicant's Address: 234 10th Ave PO #20178, NY, NY 10011
 Day Phone Number: 917.749.0176 Fax: _____ E-mail: bb@odada.us

Owner's Name: OV 147 Market LLC
 Owner's Address: 234 10th Ave PO #20178, NY, NY 10011
 Day Phone Number: 917.749.0176 Fax: _____ E-mail: bb@odada.us
 Date Property was Purchased: September 30, 2022

Is this property within 500 feet of another municipality? Yes _____ No X
 If 'Yes', list the town(s): _____

Does any portion of this property contain a conservation or preservation land restriction on it?
 Yes X No _____

If the property subject to approval has a conservation or preservation restriction on the land, the holder of the restriction is required to be noticed of the application. The applicant must notify the holder of the land restriction regarding the application by certified mail, return receipt requested, no later than 60 days prior to the filing of the application. In lieu of such notice the applicant may submit a letter from the holder of such restriction (or their agent) verifying that the application is in compliance with the terms of the restriction.

This variance request is for: (Check all that apply)

- | | | |
|------------------------------|---|----------------------|
| Principal Use of Lot | Sign(s) | Average Lot Width |
| No. of Dwelling Units | <input checked="" type="checkbox"/> <u>Front Yard Setback</u> | Building Coverage |
| Accessory Structures | <input checked="" type="checkbox"/> <u>Side Yard Setback</u> | Lot Size |
| No. of <u>Parking Spaces</u> | Rear Yard Setback | Impervious Surface % |
| Landscaping | Building Height | Other _____ |

Section(s) of the Zoning Regulations from which the variance(s) is being requested: _____
4.10.2 ; Section 6.8

Describe the exact variance(s) being requested: Front and Side Yard Setback variance to accomodate existing structure

Describe in detail the exceptional difficulty or unusual hardship (other than financial or personal) which would result if the variance is not granted: The property is an existing structure that closed as a school, and has been vacant from its primary use for years. Further, the existing structure was placed and built prior to the updated zoning regulations on the edges of the property prior to subdivision at what was a strategic location and its location and use limits set back ability. Further, existing parking abuts the property setback and will be used as handicap parking.

If the variance is granted, explain what will be done to prevent any adverse impacts to the surrounding properties:

We will not alter the exterior of the structure (except for potential signage & lighting), and maintain the parking that will allow visitors / tenants / users of the space to park towards the back of the premise. There are no adverse impacts to the surrounding properties of granting this variance for the existing structure. The neighboring properties are set back & not in the way.

If the requested variance is a use variance, answer each of the following questions:

1. Do the Zoning Regulations allow for *any* reasonable use of the property in question?
N/A
2. Is the proposed use the minimum variance necessary in order to allow reasonable use of the property? Explain. N/A
3. Will the proposed use adversely impact the surrounding properties? Explain.

No. The property and existing structures are within a residentially zoned district, and the neighboring lot occupies the far end of the block

I, the undersigned applicant, understand that this application for Variance will be reviewed based on information submitted by me and that falsification by misrepresentation, omission or failure to comply with the conditions of the variance shall constitute a violation of the Zoning Regulations and render any approvals null and void. I further authorize the City's agent to enter the property for the purpose of inspection with regard to this application.

Applicant's Signature: Braham JB Beng Date: 11/15/2022
 Owner's Signature: Braham JB Beng Date: 11/15/2022

FOR OFFICE USE ONLY

Is this property within 500 feet of another municipality? Yes _____ No _____

If 'Yes', list the town(s): _____

Dates Towns were notified of Public Hearing: _____

Departmental Comments:

If this application meets your approval, please sign and date. If it does not, please attach a separate sheet with your comments.

Traffic Department: _____ Date: _____
 Fire Chief: _____ Date: _____
 City Planner: _____ Date: _____
 Building Official: _____ Date: _____
 City Engineer: _____ Date: _____

VARIANCE APPLICATION

IMPORTANT INFORMATION FOR THE APPLICANT

1. The applicant must submit eight (8) copies of this application.
2. The applicant must submit along with the application eight (8) copies of an A-2 survey prepared by a surveyor licensed by the State of Connecticut. The survey must show, at a minimum, the following:
 - A. Property boundaries (existing and proposed) and their dimensions and bearings;
 - B. Locations of all structures including signs (existing and proposed) with labels;
 - C. Dimensions and locations of all required setbacks;
 - D. Locations of all streets, driveways and parking areas (existing and proposed);
 - E. Location and dimensions of all easements, right-of-ways etc.;
 - F. A vicinity map showing the property's location; and
 - G. Other information necessary to determine the exceptional difficulty or unusual hardship claimed by the applicant (i.e.: wetlands, ravines, significant trees etc.)
3. Public Notice Sign - The applicant shall obtain from the Planning & Zoning Department a sign notifying the public of the Public Hearing. A ~~\$175.00 refundable~~ deposit shall be made by the applicant to cover the cost of the sign. The sign posting shall conform to the following requirements:
 - A. The applicant shall post the sign in the most conspicuous location on the property affected by the application;
 - B. The sign shall give the reason for the public hearing (e.g. variance), and the time, date and location of the hearing;
 - C. The sign shall be clearly visible from the street;
 - D. The sign shall be posted at least ten consecutive days before the date of the public hearing; and
 - E. The sign shall not be removed until after the close of the public hearing.
 - F. Failure to post and maintain this sign shall be grounds for the denial of the application.
4. Letter to Surrounding Property Owners

At least 10 days prior to the public hearing, the applicant shall send a notice of the public hearing to persons who own land that is adjacent to the land that is subject of the hearing. The proof of mailing shall be evidenced by a certificate of mailing and the person who owns land shall be the owner indicated on the property tax map or on the last completed grand list as of the date such notice is mailed. This information is available in the Torrington Tax Assessor's Office. The notice shall indicate the reason for the hearing, hearing date, time and location of the hearing. Evidence of mailing shall be presented to the Zoning Board of Appeals at or before the public hearing.
5. Questions regarding this application can be directed to the Land Use Office at 489-2220 or 489-2221.