

# CITY OF TORRINGTON



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To: Torrington Zoning Board of Appeals  
From: Nate Nardi-Cyrus, Assistant City Planner *UNC*  
Date: December 9, 2022  
RE: Proposed Variance Application, 85 Pulaski Street, Assessor's Map 108 Block 016 Lot 001. Vary the required 30-foot side yard setback to allow a setback of 3.8 feet for a future change of use to a multi-family dwelling.

In preparation for this meeting, I have reviewed the variance application and associated maps submitted by Bram Berg and memo provided by Jeremy Leifert, City Planner, AICP, dated 12/1/2022.

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

1. There is no additional construction proposed on the property – only the reuse of the existing building.
2. There have been uses on the property historically more intense than a typical residential lot on this property. The proposed multi-family use is substantially similar to that of the former church/school use.
3. The requested change is an allowed use by special exception in the R6 zone, is a reasonable use of the property, and is in harmony with the previous historic uses on the property.
4. There is a need for additional multi family dwelling units near the Downtown and Commercial areas of the City, as demonstrated by the goals and recommendations of the recently adopted Housing Affordability Plan for the City.

Conclusion:

Based on the above reasoning, I recommend that the request to vary the side yard setback to allow conversion from Church – Sanctuary (Chapel) to a multi-family dwelling be granted.

Cc: Bram Berg, Applicant  
Jeremy Leifert, City Planner