

CITY OF TORRINGTON



Land Use Office
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To: Torrington Zoning Board of Appeals
From: Jeremy Leifert, AICP, City Planner *JL*
Date: December 1, 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.

I have reviewed the information and plans contained in the above referenced application package, and support the granting of the side yard variance as requested to allow a future change of use to a multi-family dwelling. This property, located in the R6 residential zone, requires a thirty (30) foot setback from side property lines. The existing building, which was a former church/school building, does not meet these setback requirements. I support the granting of these variances for the following reasons:

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.

Cc: Braham Berg
Nate Nardi-Cyrus, Assistant Planner