



*City of Bristol
Zoning Board of Appeals*

*REGULAR MEETING - TUESDAY, SEPTEMBER 3, 2024
CITY HALL COUNCIL CHAMBERS
111 NORTH MAIN STREET
7:00 P.M.*

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING

Zoom Meeting link:

[https://bristolct-
gov.zoom.us/j/84443834558?pwd=4dp819yJi7oR6mjbyptSgfJaaavbBd.
1](https://bristolct-gov.zoom.us/j/84443834558?pwd=4dp819yJi7oR6mjbyptSgfJaaavbBd.1)

Meeting ID:

844 4383 4558

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Pledge of Allegiance
2. Call to Order
3. Public Hearings
 - a. Application #3807 – Variance request for minimum side yard required for a smoking area overhang at 192 Pine Street; Assessor's Map 3, Lot 17; BN (Neighborhood Business) zone; Marc LeBoeuf, applicant (Public Hearing continued from July 2, 2024 meeting).
 - b. Application #3809 – Variance requests for 1) maximum height for a fence of 4.5 feet and 50% open within the front yard and 2) fences located no closer than 3 feet from a front lot line or closer than 6 inches from any other lot line at 31 Poitras Road; Assessor's Map 1, Lot 30; R-15 (single-family residential) zone; Joshua Allen, applicant.
 - c. Application #3810 – Variance requests for 1) maximum height for a fence of 4.5 feet and 50% open within the front yard and 2) fences located no closer than 3 feet from a front lot line or closer than 6 inches from any other lot line at 70 Valmore Road;

Assessor's Map 53, Lot 44; R-15 (single-family residential) zone; Klaudia Olechowska, applicant.

- d. Application #3811– Variance requests for 1) minimum rear yard and 2) minimum side yard at 300 Broad Street; Assessor's Map 43, Lot 100; I (Industrial) zone; 300 Broad Street Property LLC, applicant.
- e. Application #3812– Variance request for minimum parking spaces required per off-street parking requirements at 300 Broad Street; Assessor's Map 43, Lot 100; I (Industrial) zone; 300 Broad Street Property LLC, applicant.

4. Meeting Minutes

- a. Regular Meeting - July 2, 2024

5. Communications

- a. City Council Appointment - Miles Jennings
- b. City Council Appointment - Richard Raymond
- c. New ZBA Regular Meeting Start Time - 6:00 PM

6. Adjournment

REMINDER: The next Regular Meeting of the Zoning Board of Appeals is: Tuesday, October 1, 2024

For Office Use Only
APPLICATION NO. <u>3807</u>
DATE FILED: <u>05-17-2024</u>
DECISION DATE: _____
DECISION: _____

**ZONING BOARD OF APPEALS
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR VARIANCE**

The undersigned Applicant hereby applies to the Bristol Zoning Board of Appeals for a variance of the Bristol Zoning Regulations.

Address or Location of the Property: 192 Pine Street Bristol CT 06010

Assessor's Map No.: 3 Assessor's Lot No.(s): 17 Zone of the Property: BN

Indicate the type of variance requested (e.g., lot area, side yard) and the Section of the Zoning Regulations being varied.
If more than one variance, list each separately.

Type of Variance	Section of the Zoning Regulations
Side yard set back	8.1H

Briefly state the purpose of the proposed variance (e.g., "to build a two-car garage"): to comply with CT Dept of consumer protection, Liquor Control Commission Regulations and CT Gen Statutes the designated smoking area overhang for protection from the weather

Briefly state the specific hardship which causes the need for the proposed variance: 1. The 3772 expansion by eminent domain of the entire front of the property including 6 parking spots, irreparable creation/loss of revenue and business creation need to create an environment case destination instead a drop in. 2. Lot is approximately 6320 sq ft while most in this zone are 15,000 sq ft. The lot is undersized by approximately 1/3. 3. Pandemic creation need and demand for outdoor space for cleaner and social distancing and vehicles needed to prepare for any future pandemics

If any variances for this Property have previously been requested, indicate the application number, the date of ZBA

action and the action taken: N/A

Other comments: the lot is undersized by 2/3 in existing reg. Although grandfathered in

APPLICANT (If more than one, list on Page 2)

Name: Marc LeBoeuf
Address: 192 Pine Street Bristol City: Bristol State: CT Zip: 06010
Telephone No.: 860 336 8204 E-Mail: marcleboeuf1964@yahoo.com
Signature: _____ Signature – (Printed/Typed) Marc LeBoeuf

CHECK ONE: ☒ owner [] other (specify): _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: _____
Address: _____ City: _____ State: _____ Zip: _____
Telephone No.: _____ E-Mail: _____
Signature: Marc LeBoeuf Signature – (Printed/Typed) _____

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. **3807**

Address or location of property: 192 Pine Street Bristol CT 06010

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

Once Pine Street became 72, my business has suffered greatly due to the lack of parking, loss of onstreet parking in front of the building and the faster moving street traffic. The pandemic and related closures took a huge toll on my business as well. People are not going out anywhere near as much as they had been pre-pandemic. However, when people do go out they will often want to be outside. I have an outdoor covered patio in the back and want to connect the roof covering all the way down the side of the building to help create more outside space to help my struggling business. The covering down the side of the building goes no further than the existing fence running along the side of the building.

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: ☐ owner ☐ other: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Sarah Ann Cohen

Address: 580 Broad Street City: Bristol State: CT Zip: 06010

Telephone No.: 8605845625 E-Mail: saranncohen@hotmail.com

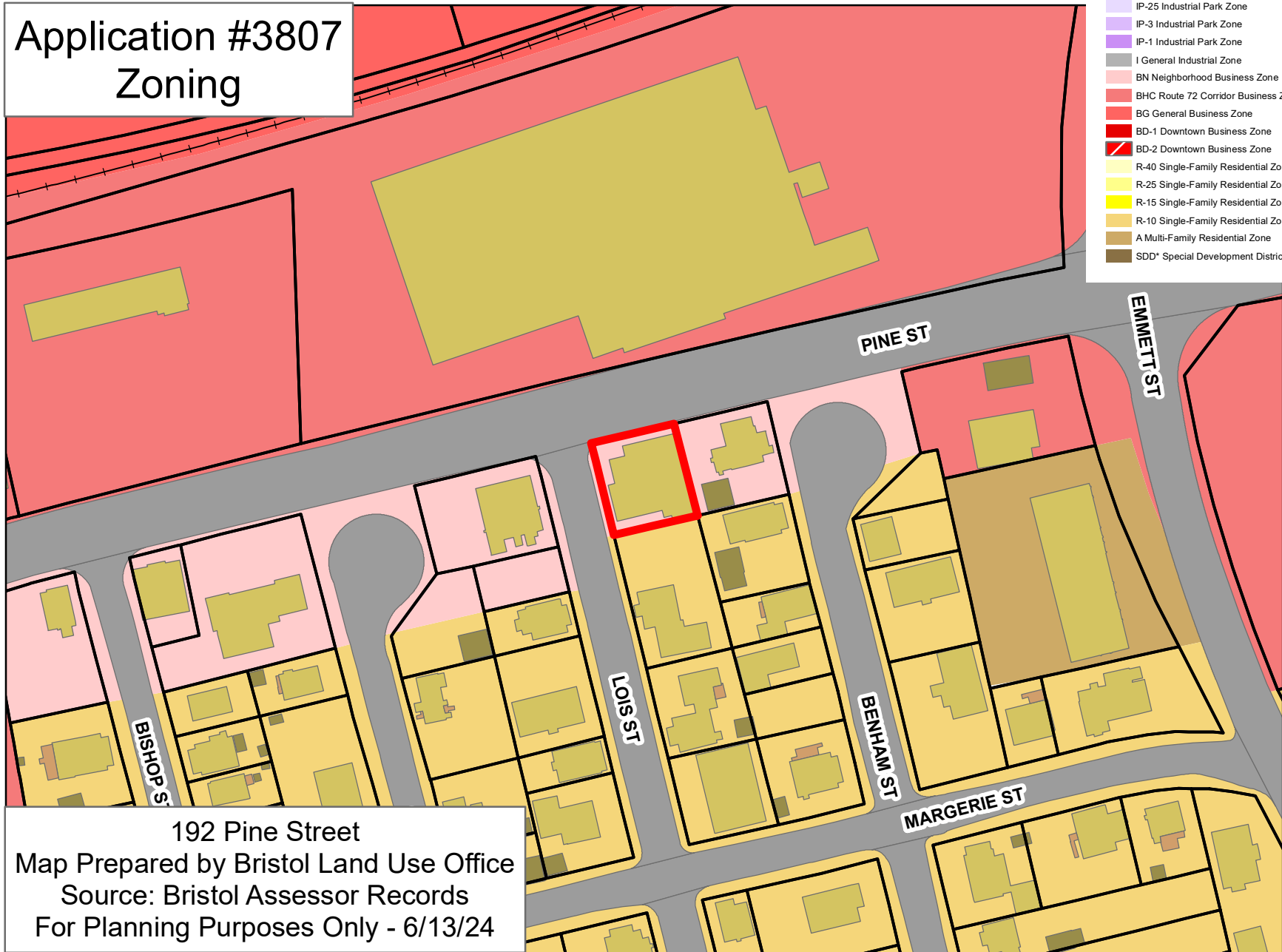
08/17 - LUO

Application #3807
Location



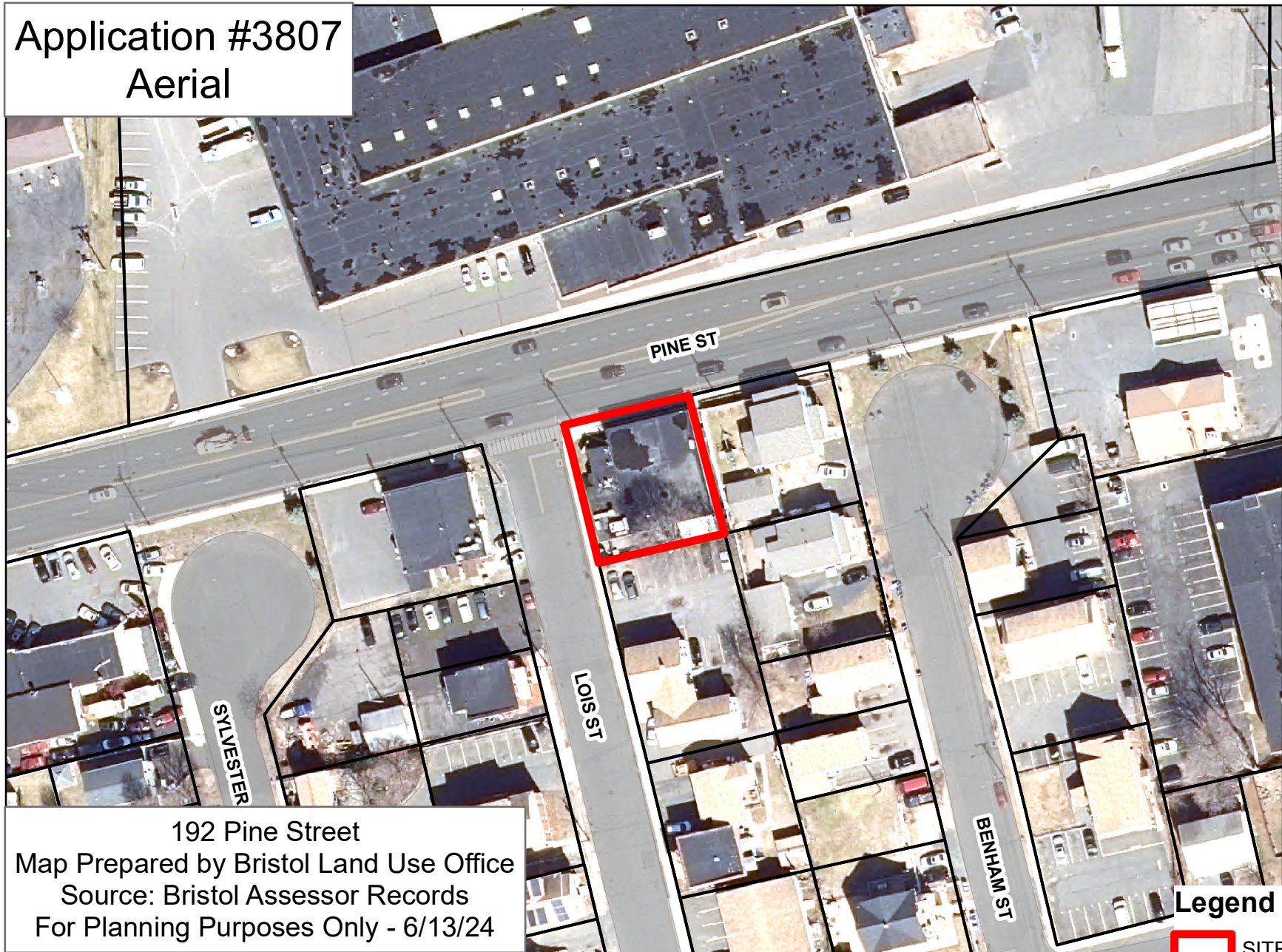
Application #3807 Zoning

- Legend**
-  SITE
 -  IP-25 Industrial Park Zone
 -  IP-3 Industrial Park Zone
 -  IP-1 Industrial Park Zone
 -  I General Industrial Zone
 -  BN Neighborhood Business Zone
 -  BHC Route 72 Corridor Business Zone
 -  BG General Business Zone
 -  BD-1 Downtown Business Zone
 -  BD-2 Downtown Business Zone
 -  R-40 Single-Family Residential Zone
 -  R-25 Single-Family Residential Zone
 -  R-15 Single-Family Residential Zone
 -  R-10 Single-Family Residential Zone
 -  A Multi-Family Residential Zone
 -  SDD* Special Development District



192 Pine Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 6/13/24

Application #3807
Aerial



Application #3807
Aerial #2



Briefly state the purpose of the proposed variance (e.g., "to build a two-car garage"): To comply with CT Department of consumer protection, Liquor Control Commission regulations and CT general statutes the designated smoking area's overhang for protection from the weather

Briefly state the specific hardship which causes the need for the proposed variance: 1. The Route 72 expansion by eminent domain of the entire front of the property including at least six parking spots, dead-end roads and increased traffic and speed of traffic meant the clientele are there for the environment and stay longer rather than the drop in customers used to have. 2. Per current regulations lot size is 15,000 square feet. My property is 6320 Square Feet. Although grandfathered in, the lot is an undersized lot by 2/3 based upon current regulations. 3. The Pandemic created need and desire for social distancing, fresh air and outdoor spaces. The weather in Connecticut is not conducive to this especially without protection from the elements especially overhangs and coverings.



Marc LeBoeuf



MAP REFERENCE:

1. MAP ENTITLED, "PROSPECT PARK, BRISTOL CT. BY LEAVITT WOODWORTH & SWEATT 30 COURT ST., BOSTON. SURVEYED JUNE 20, 1906 BY JOHN M. McCLINTOCK A.M.C.E. SCALE 1 IN.=40 FT."
2. MAP ENTITLED, "RIGHT OF WAY SURVEY TOWN OF BRISTOL MAP SHOWING EASEMENT ACQUIRED FROM WEN CAI YANG ET AL BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RELOCATION OF ROUTE 72 APRIL 2010 A.M.C.E. SCALE 1 IN.=40 FT."
3. MAP ENTITLED, "PLOT PLAN SHOWING PROPOSED IMPROVEMENTS PREPARED FOR MEHAK MEHAK LOTS #14 & #15 #204 PINE STREET BRISTOL, CONNECTICUT SCALE: 1"=10' JAN. 21, 2016." KENNETH R. CYR L.S.

REGULATIONS FOR BN ZONE			
ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	15,000 S.F.	6,320.0 S.F.*	6,320.0 S.F.*
MIN. FRONTAGE	100'	80.0' *	80.0' *
MIN.BLDG.LINE- PINE	20'	3.8' *	3.8' *
MIN.BLDG.LINE-LOIS	20'	4.5' *	4.5' *
MIN. SIDE YARD	15'	5.3' *	5.3' *
MIN. REAR YARD	25'	12.3' *	12.3' *
MAX. BLDG. HEIGHT	35'	13.4'	13.4'
MAX. BLDG. COVERAGE	35%	65% *	65% *
MIN. ACCESSORY SETBACK	5'	N.A.	N.A.

*PRE-EXISTING NON-CONFORMING CONDITION PRE-DATING ZONING.

CERTIFICATION:

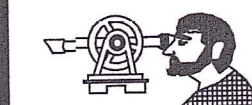
- 1). THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, AND THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE OCTOBER 26, 2018 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH THESE STANDARDS:
THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF A ZONING LOCATION SURVEY.

PROPERTY LINES, AS THEY ARE DEPICTED HEREON, PRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO A "DEPENDENT RESURVEY". THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS A-2 SURVEY.

- 2). THIS MAP AND SURVEY WERE PREPARED FOR LeBOEUF REALTY LLC TO BE USED IN MATTERS THAT RELATE TO ZBA VARIANCE REQUEST. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.
- 3). NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

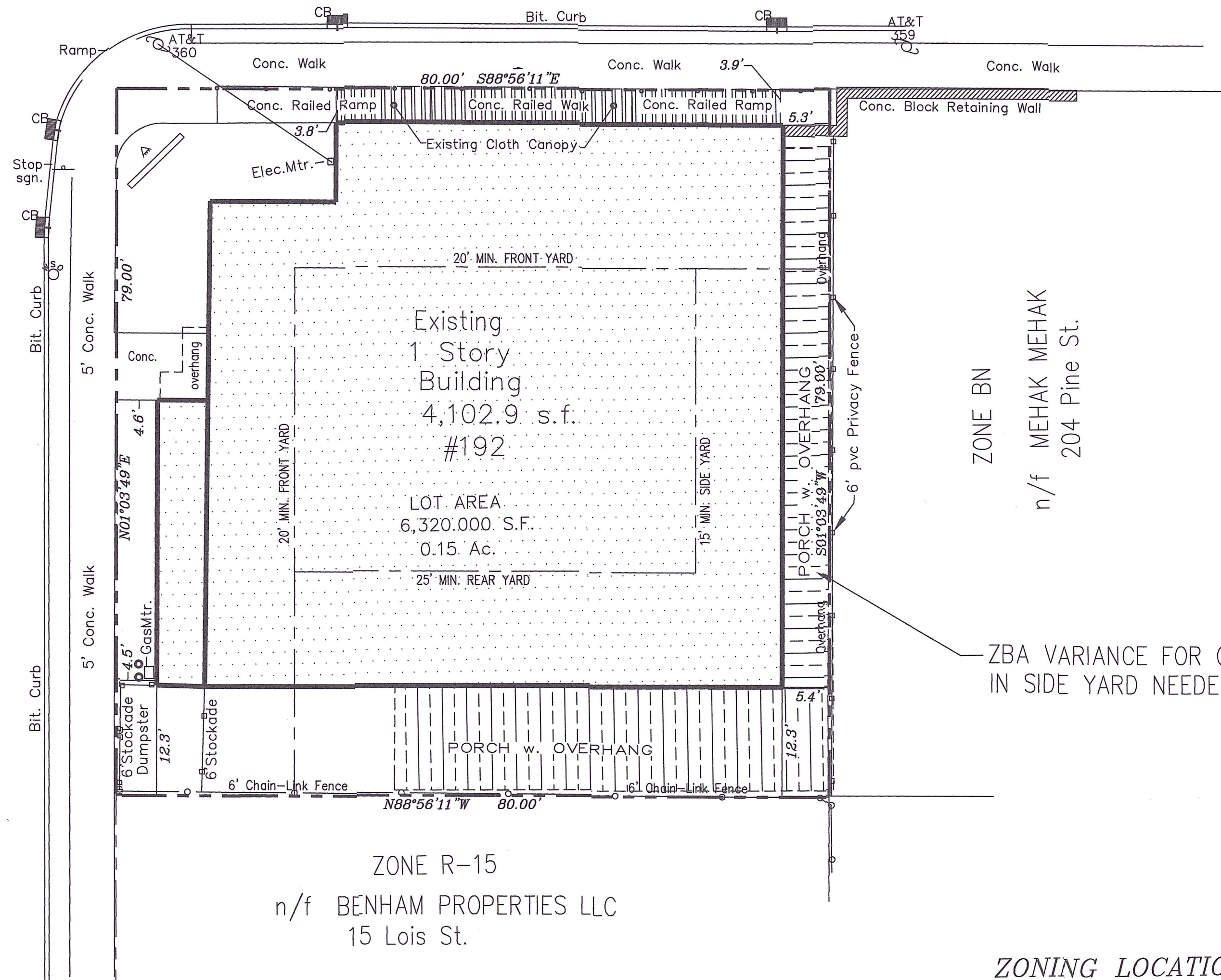
Kenneth R. Cyr 7-01-24
PETER D. FLYNN CT.L.L.S. #8792 DATE
KENNETH R. CYR CT.L.L.S. #70116
NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED.



FLYNN & CYR LAND SURVEYING, LLC
1204 FARMINGTON AVE. 860-828-7886
BERLIN, CONNECTICUT 06037



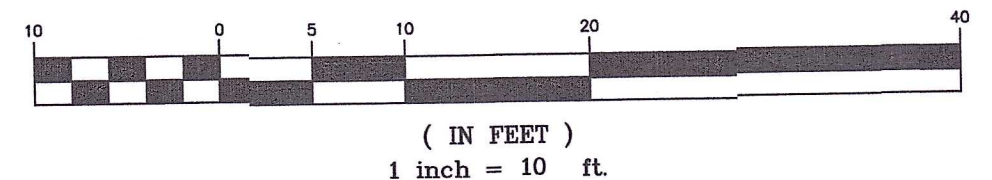
LOIS STREET



ZONING LOCATION SURVEY
SHOWING PORCH OVERHANGS
& ZBA VARIANCE REQUEST
PREPARED FOR
LeBOEUF REALTY LLC
#192 PINE STREET
BRISTOL, CONNECTICUT
SCALE 1"=10' APR. 16, 2024

GRAPHIC SCALE

Rev.: 5-9-24,
7-1-24



INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE ALL UTILITIES MARKED.

THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CANNOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS, WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

For Office Use Only
APPLICATION NO. 3809
DATE FILED: 08-14-24
DECISION DATE: _____
DECISION: _____

**ZONING BOARD OF APPEALS
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR VARIANCE**

The undersigned Applicant hereby applies to the Bristol Zoning Board of Appeals for a variance of the Bristol Zoning Regulations.

Address or Location of the Property: 31 Poitras Road, Bristol, CT 06010

Assessor's Map No.: 1 Assessor's Lot No.(s): 30 Zone of the Property: R-15

*Indicate the type of variance requested (e.g., lot area, side yard) and the Section of the Zoning Regulations being varied.
If more than one variance, list each separately.*

<u>Type of Variance</u>	<u>Section of the Zoning Regulations</u>
<u>Fence installed in Front yard shall have a maximum height of 4.5 ft and</u>	<u>Article III Section 11.3.1 (A)</u>
<u>50% open. No fence shall be located closer than three feet fro the front lot line</u>	<u>Article III Section 11.3.6 (B)</u>
<u>or closer than six inches from any other lot line.</u>	<u></u>

Briefly state the purpose of the proposed variance (e.g., "to build a two-car garage"): Install a 6ft vinyl fence on the south property line and along the west property line.

Briefly state the specific hardship which causes the need for the proposed variance: Exisging stone wall and several mature trees.

If any variances for this Property have previously been requested, indicate the application number, the date of ZBA action and the action taken: To install a 6ft vinyl fence on the south property line and along the west property line.

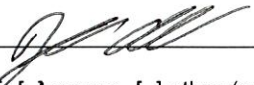
Other comments: _____

APPLICANT (If more than one, list on Page 2)

Name: Joshua Allen

Address: 31 Poitras Road City: Bristol State: CT Zip: 06010

Telephone No.: 860-989-3425 E-Mail: Joshua.Allen81@comcast.net

Signature:  Signature – (Printed/Typed) Joshua Allen

CHECK ONE: ☒ owner ☐ other (specify): _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. _____

Address or location of property: _____ 31 Poitras Road, Bristol, CT 06010

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

Southside property has an existing stone wall 2 inches from the property line and several mature trees. We find that complying with the ordinance would present a practical difficulty because it would require an additional masonry work and removal of many mature trees from the property.

Westside property is a front yard lot for Evelyn road. The existing residential structure is built 21 ft from the west property line and contains a cement walk way to Evelyn Road from the rear exit of the structure with a cement steps adjacent to the west property line. A pool structure is located in this property. We find that complying with the ordinance would present a practical difficulty because it would prevent privacy and safety from local wild life activity (bear and coyote) and from the property. In compliance with the front yard variance regarding not installing a chain link fence, a 6ft vinyl fence will be installed on the south and west side.

We have identified neighboring properties with fences installed on front yard lots above the 4.5ft height maximum, more than 50% not open, and along the front property line. 87 Julia Road, 4 Village Street, 101 Village Street, 84 Village Street, 282 Candlewood lane, 712 Red Stone Hill Road, 781 Red Stone Hill Road, 147 Red Stone Hill Road, 159 Red Stone Hill Road.

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [] owner [] other: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

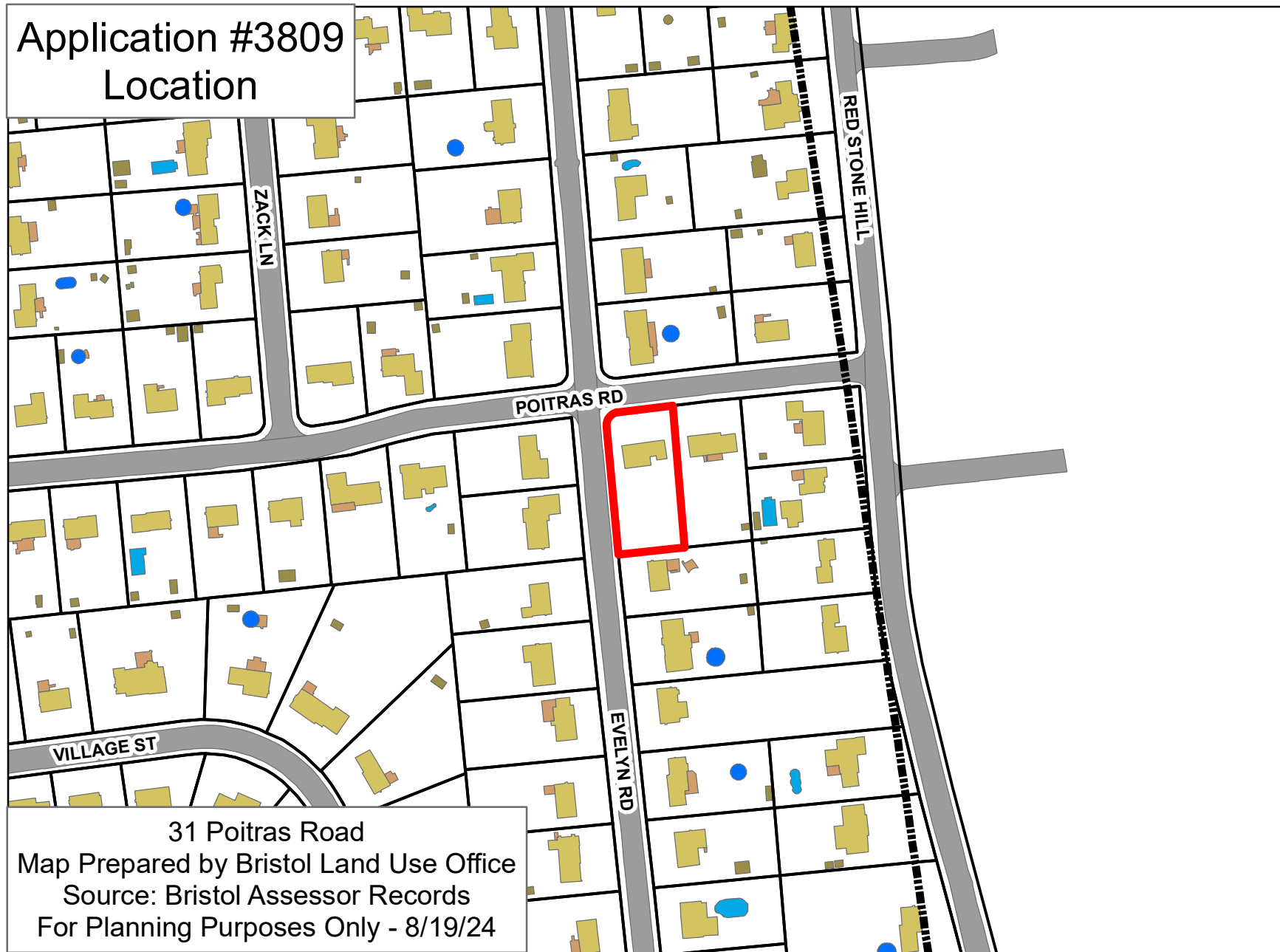
(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

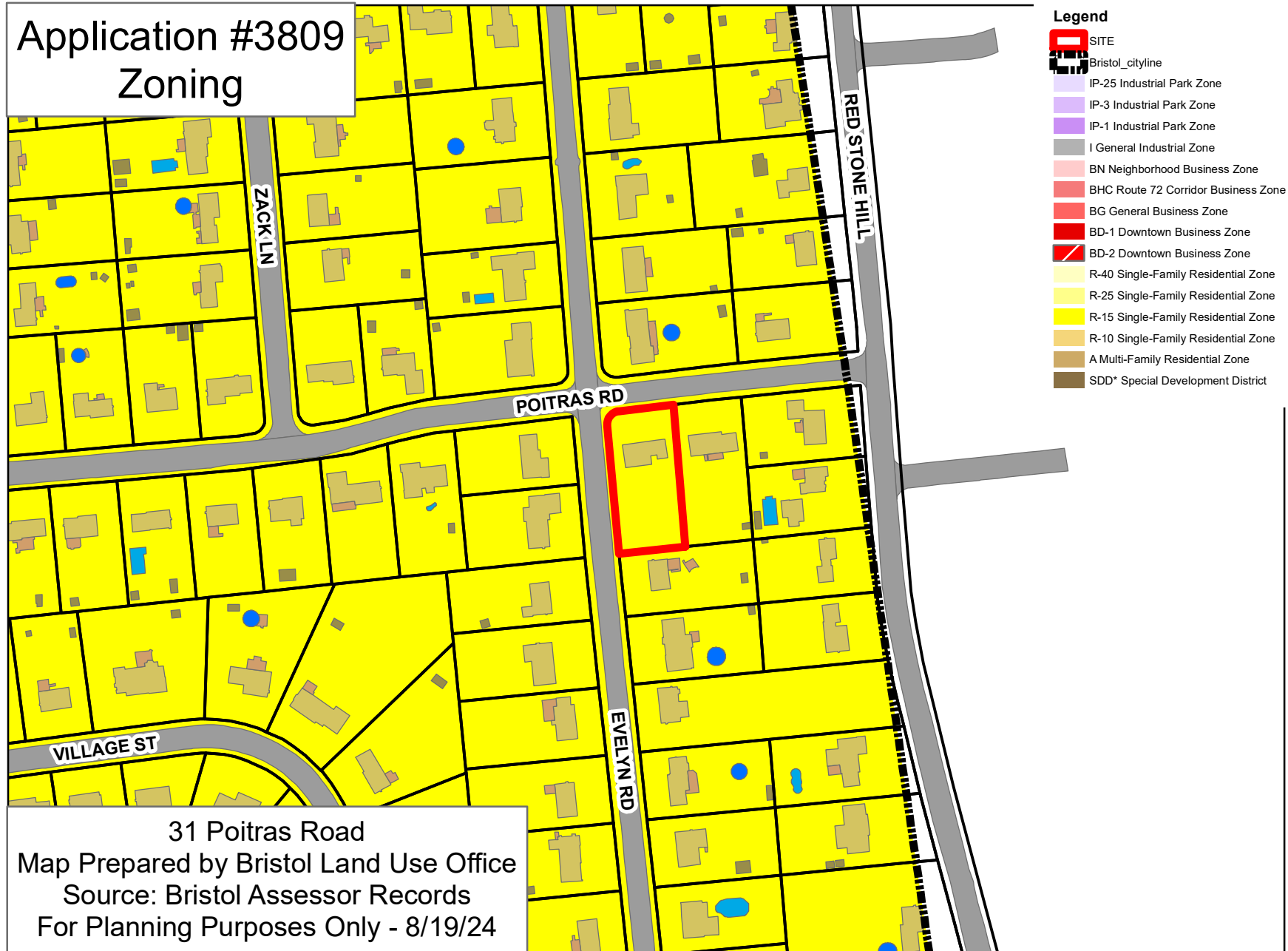
Telephone No.: _____ E-Mail: _____

Application #3809
Location



31 Poitras Road
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 8/19/24

Application #3809 Zoning



Application #3809
Aerial



31 Poitras Road
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 8/19/24

Application #3809
Aerial

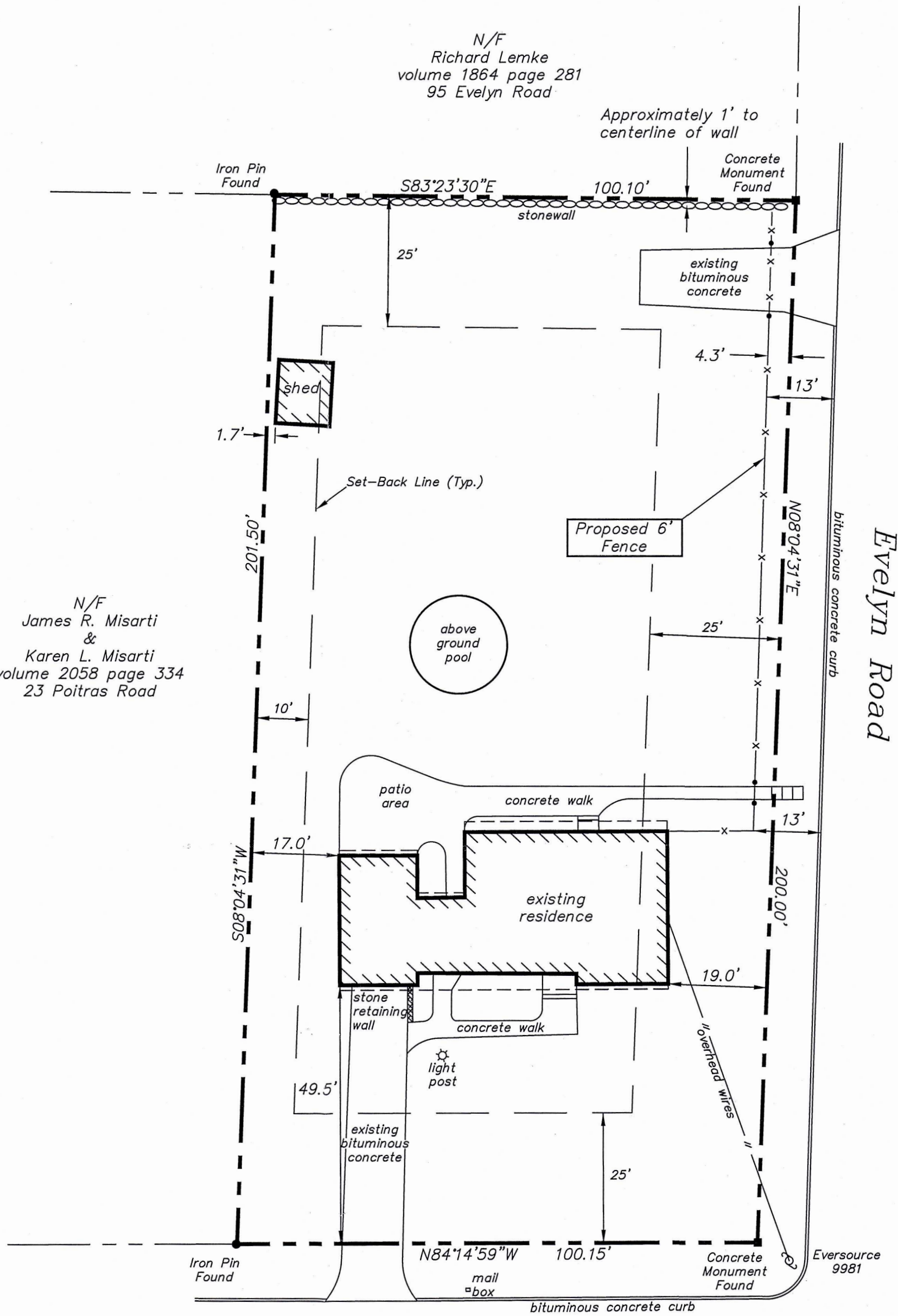


31 Poitras Road
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 8/19/24

Notes:

1. This survey and map have been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc., on September 26, 1996.
2. The type of survey performed and mapped features depicted hereon are in accordance with the requirements of a Zoning Location Survey.
3. Boundary determination/ opinion is based upon a Resurvey of the map referenced in note 6A.
4. With respect to the property lines this survey conforms to a class A-2.
5. Bearings are based upon an observation of magnetic north on 6/10/20.
6. Reference is made to the following maps:
 - A. Portions of Land of Noel O. and Evelyn Poitras, Bristol & Plainville, Conn., scale 1"=100', dated Nov. 1955, prepared by W.C. Lefevre, C.E.
 - B. Portions of Land of Arthur F. & Julia G. Burns, Bristol & Plainville, Conn., scale 1"=100', dated Sept. 1960, prepared by W.C. Lefevre, C.E.
7. Subject parcel depicted as Lot 30 on the map referenced in note 6A.
8. Subject parcel Located in Zone R-15.
9. No underground utilities are depicted.

N/F
James R. Misarti
&
Karen L. Misarti
volume 2058 page 334
23 Poitras Road



Poitras Road

Deed Reference
volume 1968 page 600

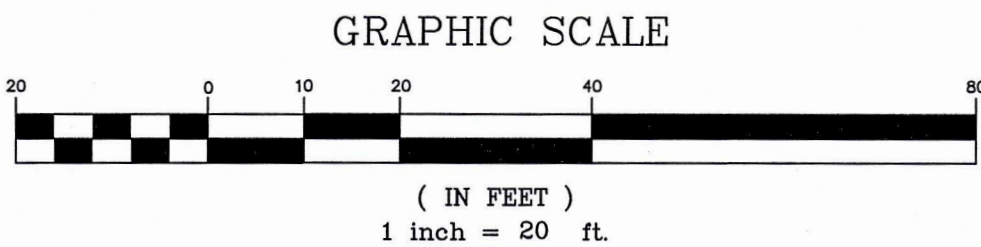
Area
20,089± Sq. Ft.

Revised 8/12/2024 City Planner Comments
Revised 9/27/2021 Add Improvements & Proposed Fence

To my knowledge and belief this map is substantially correct as noted hereon.

ROBERT J. WADOWSKI
Robert J. Wadowski

L.S. #70028



Prepared By:
Robert J. Wadowski
Land Surveyor
57 May Street
Bristol, Connecticut
860-302-2669

LEGEND	
N/F	Now or Formerly
---	Property/Deed/Street Line
CALL BEFORE YOU DIG 1-800-922-4455	

Zoning Location Survey			
land of			
Joshua Allen			
31 Poitras Road	Hartford County	Bristol, Connecticut	
Scale 1"=20'	Date 6/10/2020	Field RJW & BK	Comps RJW Disk 3 Job 19

For Office Use Only
APPLICATION NO. 3810
DATE FILED: 08-14-24
DECISION DATE: _____
DECISION: _____

**ZONING BOARD OF APPEALS
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR VARIANCE**

The undersigned Applicant hereby applies to the Bristol Zoning Board of Appeals for a variance of the Bristol Zoning Regulations.

Address or Location of the Property: 70 Valmore Rd, Bristol, CT 06010

Assessor's Map No.: 53 Assessor's Lot No.(s): 44 Zone of the Property: R-15

Indicate the type of variance requested (e.g., lot area, side yard) and the Section of the Zoning Regulations being varied.
If more than one variance, list each separately.

Type of Variance	Section of the Zoning Regulations
<u>ARTICLE III - fence located in the front yard shall be maximum height of 4.5 feet and be 50% open</u>	<u>PET III 11. 3. 1. A</u>

<u>ARTICLE III - No fence shall be closer than 3 feet from the front lot line or closer than 6 inches from any other lot line</u>	<u>PET. III 11. 3. 6. B</u>
Briefly state the purpose of the proposed variance (e.g., "to build a two-car garage"): <u>to build a 6 feet privacy fence</u>	

Briefly state the specific hardship which causes the need for the proposed variance: to erect a fence in compliance with the zoning regulations will cause us to lose majority of usable yard, deprive us of any privacy and create unsightly "dead space"

If any variances for this Property have previously been requested, indicate the application number, the date of ZBA action and the action taken: NONE

Other comments: please see attached explanation

APPLICANT (If more than one, list on Page 2)

Name: Klaudia Olechowska
 Address: 70 Valmore Rd City: Bristol State: CT Zip: 06010
 Telephone No.: 860329-9440 E-Mail: ~~klaudia.olechowska@yahoo.com~~ klaudia.olechowska@yahoo.com
 Signature: K. Olechowska Signature – (Printed/Typed) Klaudia Olechowska

CHECK ONE: ☒ owner [] other (specify): _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: same as applicants
 Address: _____ City: _____ State: _____ Zip: _____
 Telephone No.: _____ E-Mail: _____
 Signature: _____ Signature – (Printed/Typed) _____

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. _____

Address or location of property: _____ 70 Valmore Rd, Bristol, CT 06010

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

Please see additional information page

ADDITIONAL APPLICANT

Name: Patryk Godlewski CHECK ONE: ☒ owner [] other: _____

Address: 70 Valmore Rd City: Bristol State: CT Zip: 06010

Telephone No.: 8607125811 E-Mail: patrykgodlewski@att.net

Signature: Patryk Godlewski Signature – (Printed/Typed) Patryk Godlewski

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. _____

Address or location of property: _____ 70 Valmore Rd, Bristol, CT 06010

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [] owner [] other: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: The Gradzki Law Firm LLC

Address: 17 Lenox Place City: New Britain State: CT Zip: 06010

Telephone No.: 860-993-1400 E-Mail: monika@gradzkilegal.com

08/17 - LUO

THE *Gradzki*
LAW FIRM, LLC

17 Lenox Place, New Britain, CT 06050 • Phone: (860) 993-1400 • Fax: (877) 310-3066
Monika@GradzkiLegal.com • www.GradzkiLegal.com

July 29, 2024

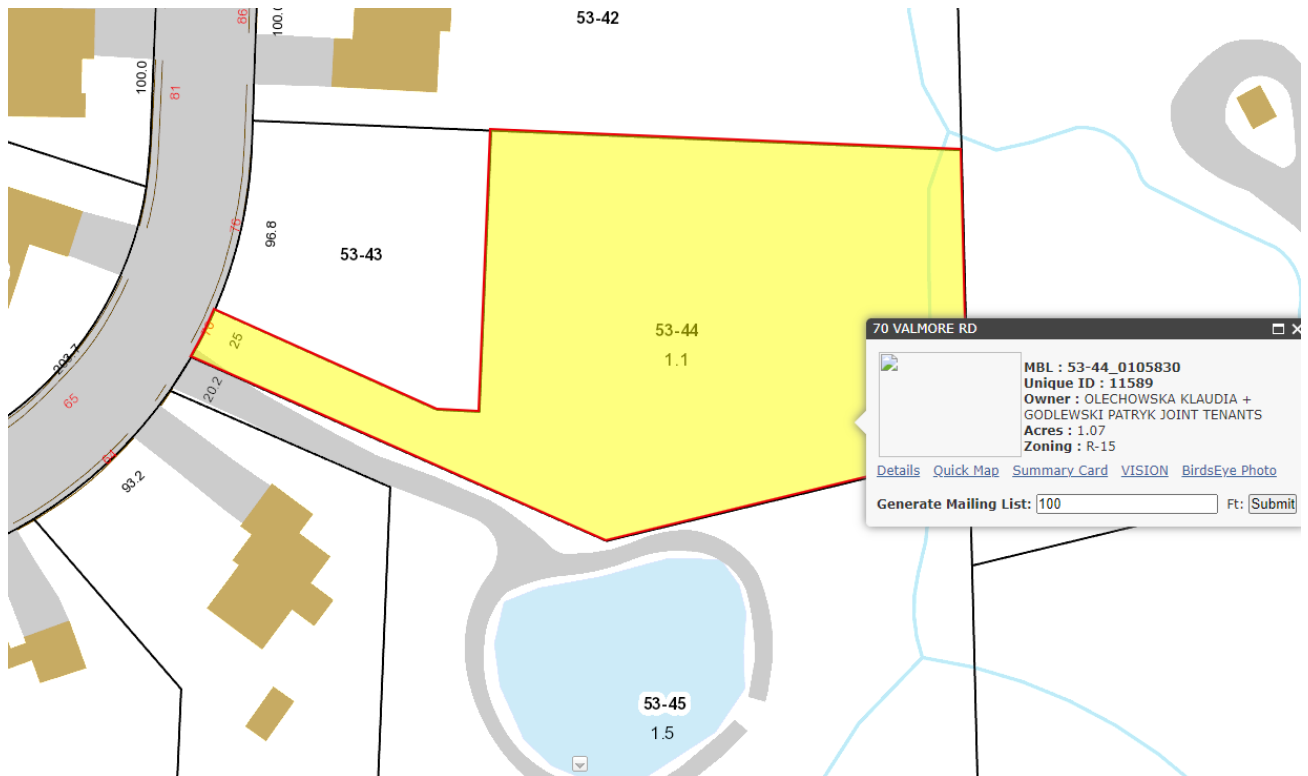
Bristol Zoning Board of Appeals
111 North Main Street
Bristol, CT 06010

RE: Variance requested for 70 Valmore Road, Bristol, CT

Dear Board Members:

On behalf of the homeowners, Klaudia Olechowska and Patryk Godlewski, we would like to kindly request a variance to allow them to erect a six feet privacy fence along their lot's western boundary. Variance is needed from the required front yard set back. In support of the application, we would like you to consider the following evidence of a hardship;

1. The homeowners have acquired the title to this property on June 6, 2024 and are excited to make Bristol their new home. Soon after the purchase they applied for a building permit to fence their yard and learned that this variance is necessary.
2. The lot on which the property is situated is a rear lot with the access driveway from Valmore Road. The driveway goes along 76 Valmore Road and leads to the lot which opens up and is located behind 76 Valmore Road.



3. The front of the house faces the retention pond on a lot owned by City of Bristol. The front of the house does not face Valmore Road. Although the zoning regulation 10.2.5. defines the front yard to be the portion of the lot facing Valmore Road, because of the location of the house, in the eyes of a reasonable common person, the front yard is in a completely different spot.



(Retention pond)

4. Large portion of the lot includes wetlands and conservation area. The proposed fencing avoids all wetlands in compliance with the regulations. However, a strict application of the zoning regulations regarding front yard would cause a loss of a strip of yard 37.5 feet by approximately 100 feet. It would leave no usable yard, causing an undue hardship to the homeowners;
5. Such non-usable strip of land would be between two properties: 70 and 76 Valmore Road and be an unsightly piece of land. Furthermore, the homeowner at 76 Valmore Road can put a fence along the same boundary in full compliance with the zoning regulation as this is her back yard.
6. Since the home owner of 76 Valmore Road can erect fence in almost the same location as requested in this variance, the interest of City of Bristol remains unchanged by this variance.
7. Fence in strict compliance with zoning, would not only have to be set back 38.5 feet but also would have to be shorter. Due to the location of the house (facing the pond and not Valmore Road) the applicants will be using what is legally a front yard, as their true backyard. No fence would cause them loss of any privacy, constituting a recognized undue hardship.

In sum, strict application of the zoning regulations would cause the homeowners unusual hardship. The odd shape of the lot constitutes special circumstance justifying differing the application of the zoning regulations from other properties in the neighborhood. The applicants themselves have committed no act causing the need for a variance. They have properly applied for a building permit and are seeking this variance immediately as they learned of the issue. Granting of the variance is necessary in order for the applicants to have reasonable use of their property. Granting of the variance is not injurious to the neighbor and is in line with the City of Bristol objectives and plan.

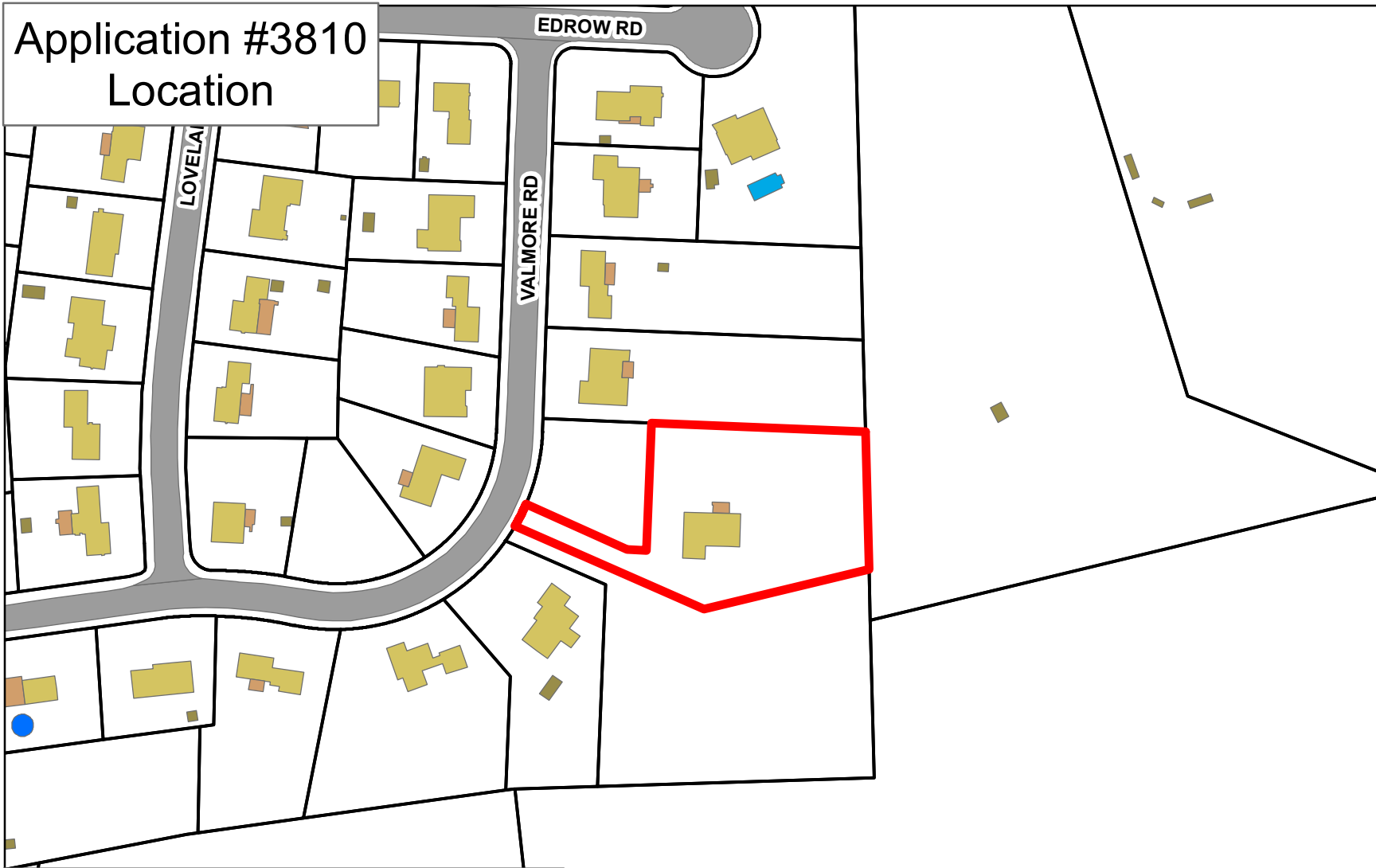
Thank you for your consideration of this application.

Respectfully Submitted,

Monika Gradzki, Esq

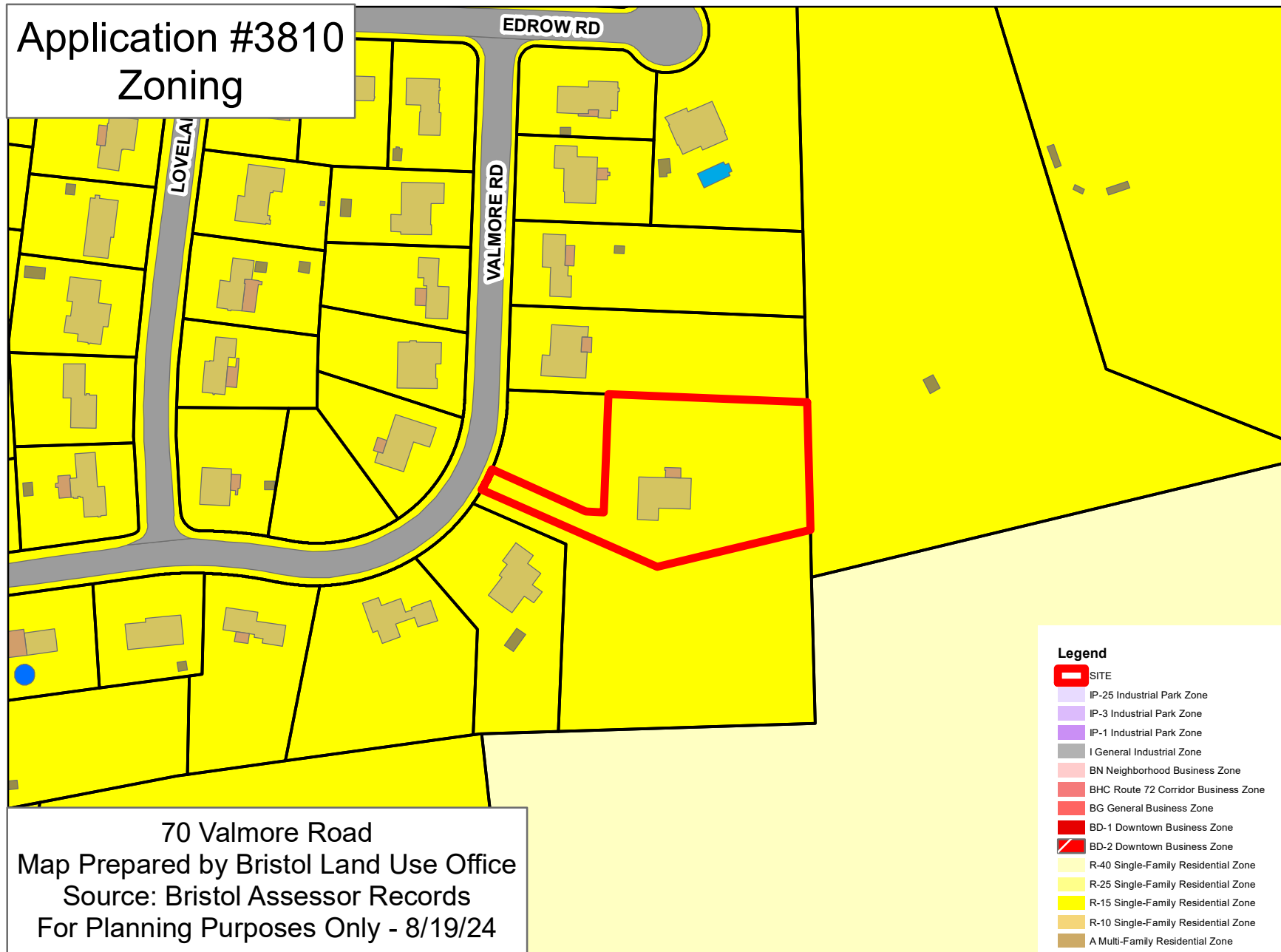
Attorney for Klaudia Olechowska and Patryk Godlewski

Application #3810
Location



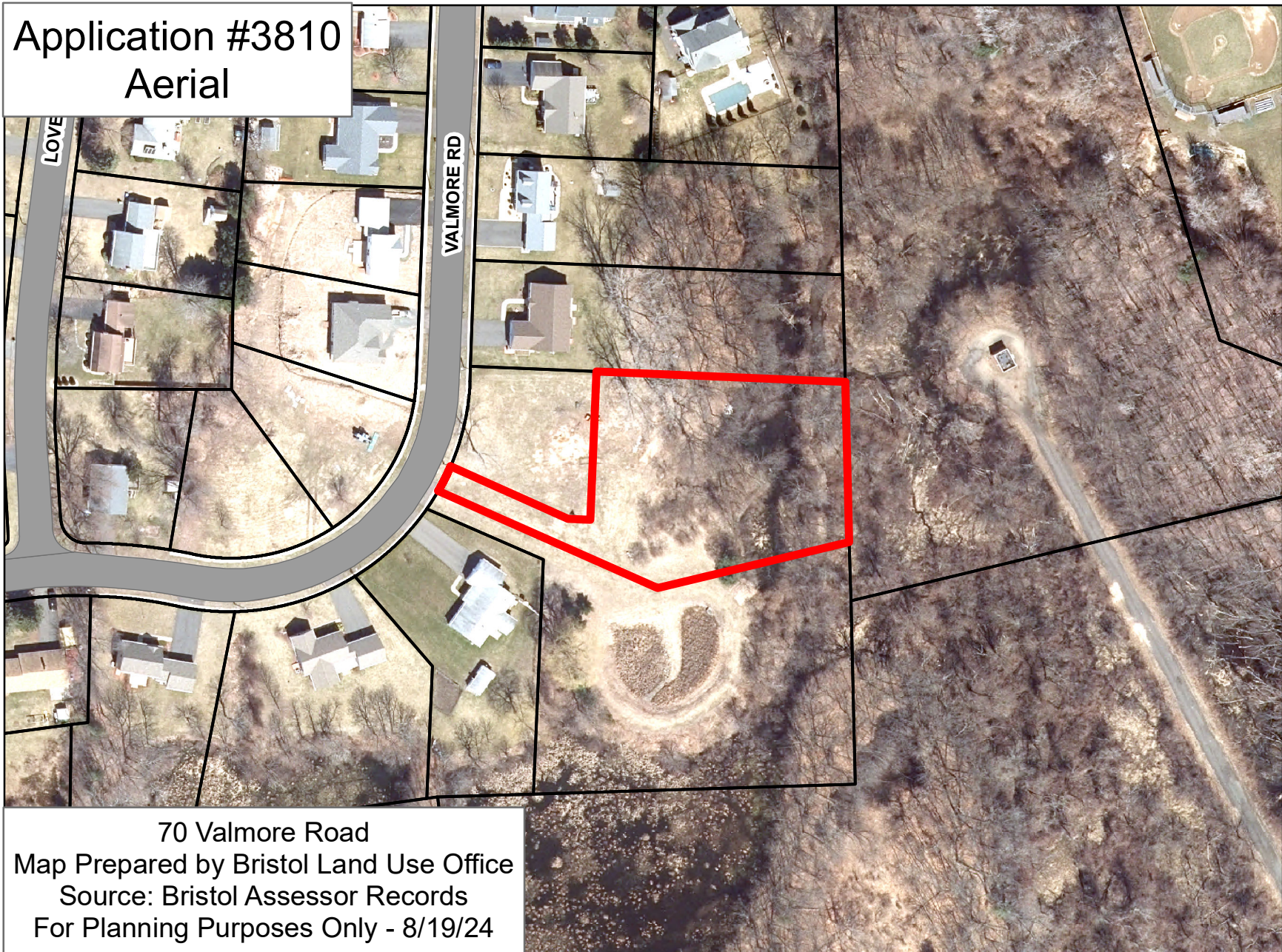
70 Valmore Road
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 8/19/24

Application #3810 Zoning



- Legend**
- SITE
 - IP-25 Industrial Park Zone
 - IP-3 Industrial Park Zone
 - IP-1 Industrial Park Zone
 - I General Industrial Zone
 - BN Neighborhood Business Zone
 - BHC Route 72 Corridor Business Zone
 - BG General Business Zone
 - BD-1 Downtown Business Zone
 - BD-2 Downtown Business Zone
 - R-40 Single-Family Residential Zone
 - R-25 Single-Family Residential Zone
 - R-15 Single-Family Residential Zone
 - R-10 Single-Family Residential Zone
 - A Multi-Family Residential Zone
 - SDD* Special Development District

Application #3810
Aerial



70 Valmore Road
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 8/19/24

SURVEY NOTES:

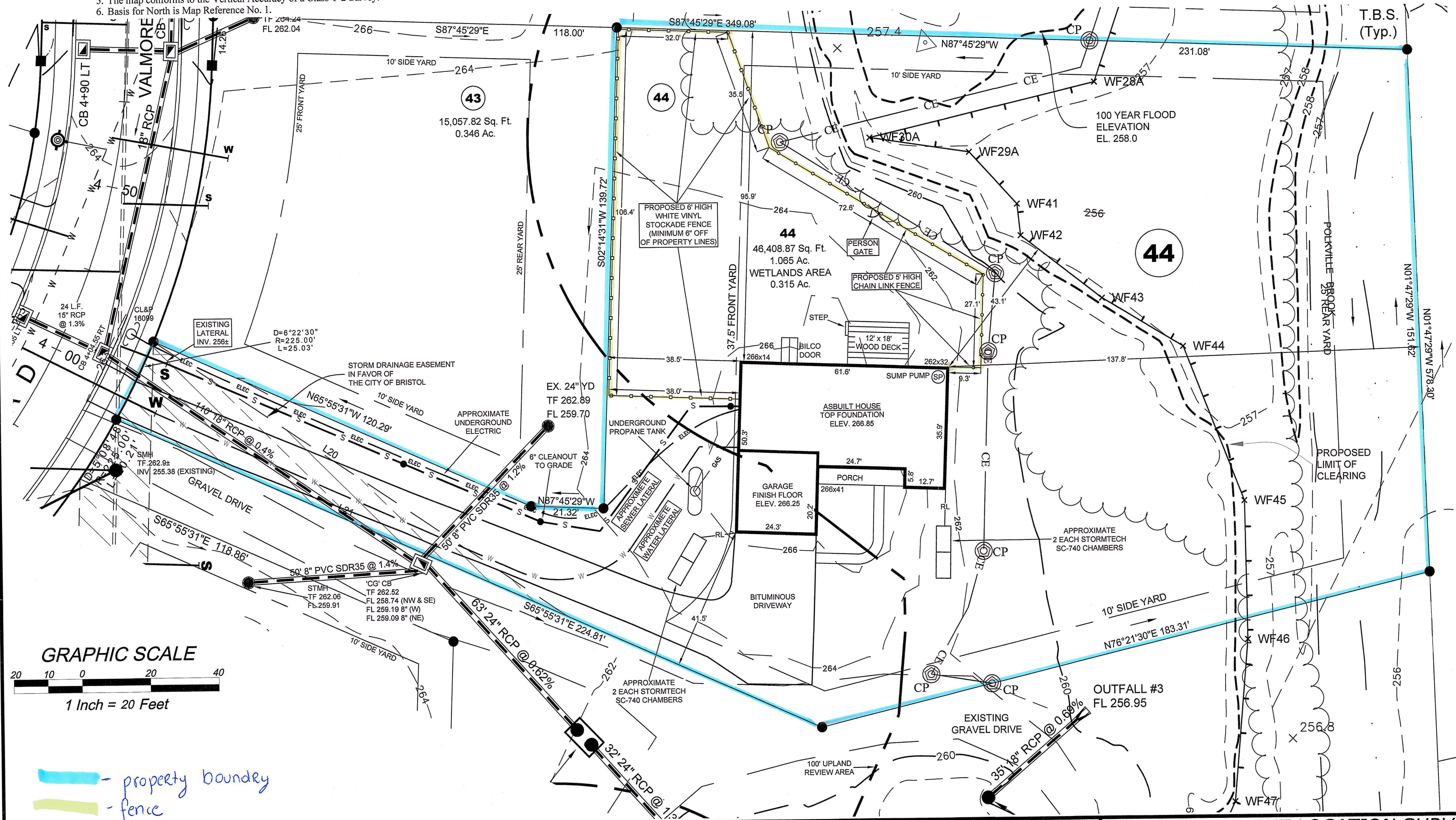
1. This map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
2. The type of survey performed is an Improvement Location Survey and is intended to depict the horizontal and vertical locations of structural and site improvements with respect to applicable zoning setback requirements.
3. The survey is a Dependent Resurvey.
4. The map conforms to the Horizontal Accuracy of a Class A-2 Survey.
5. The map conforms to the Vertical Accuracy of a Class T-2 Survey.
6. Basis for North is Map Reference No. 1.

MAP NOTES:

1. ASSESSORS MAP 53; LOT 36
2. ZONE R15
3. INLAND WETLANDS FLAGGED BY DAVID LORD, SOIL RESOURCE CONSULTANTS AND FIELD LOCATED BY R.R. HILTBRAND ENGINEERS AND SURVEYORS.

MAP REFERENCE:

1. RECORD SUBDIVISION PLAN
VALMORE ROAD
LOVELAND ACRES ~ SECTION 4
BRISTOL, CT 06010
DATE: SEPTEMBER 2006 SCALE: 1"=40'
R.R. HILTBRAND ENGINEERS AND SURVEYORS



REVISÉD: 8/14/24 SHÖW PROPOSED FENCE

UTILITY NOTE:

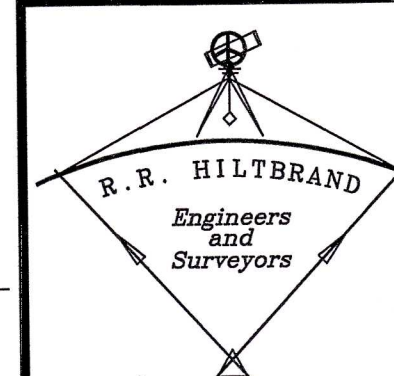
UTILITY NOTE:
LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED UPON FIELD SURVEY OF VISIBLE SURFACE STRUCTURES SUCH AS CATCH BASINS AND MANHOLES, TOGETHER WITH RECORD MAPPING OBTAINED FROM UTILITY COMPANIES AND GOVERNMENTAL AGENCIES AS NOTED UNDER MAP REFERENCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. IN ADDITION, OTHER UTILITIES MAY ALSO EXIST, UNKNOWN TO THE SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY
CORRECT AS NOTED HEREON. THIS MAP AND SURVEY WERE
PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS
"A-2" SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR
STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED
SEPT. 26, 1996 AS AMENDED BY THE CONNECTICUT
ASSOCIATION OF LAND SURVEYORS, INCORPORATED.

CARMINE J. MATRASCIA - L.S. # 70219
NOT VALID WITHOUT EMBOSSED SEAL

PREPARED FOR:

LOVELAND BUILDERS
807 JEROME AVENUE
BRISTOL, CT. 06010



IMPROVEMENT LOCATION SURVEY

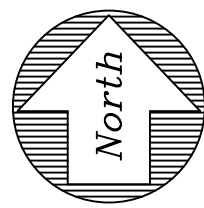
AS-BUILT
Lot 44
VALMORE ROAD
Bristol, Connecticut

September 13, 2023

R. R. HILTBRAND ENGINEERS and SURVEYORS

575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

...05-128\Loveland



SURVEY NOTES:

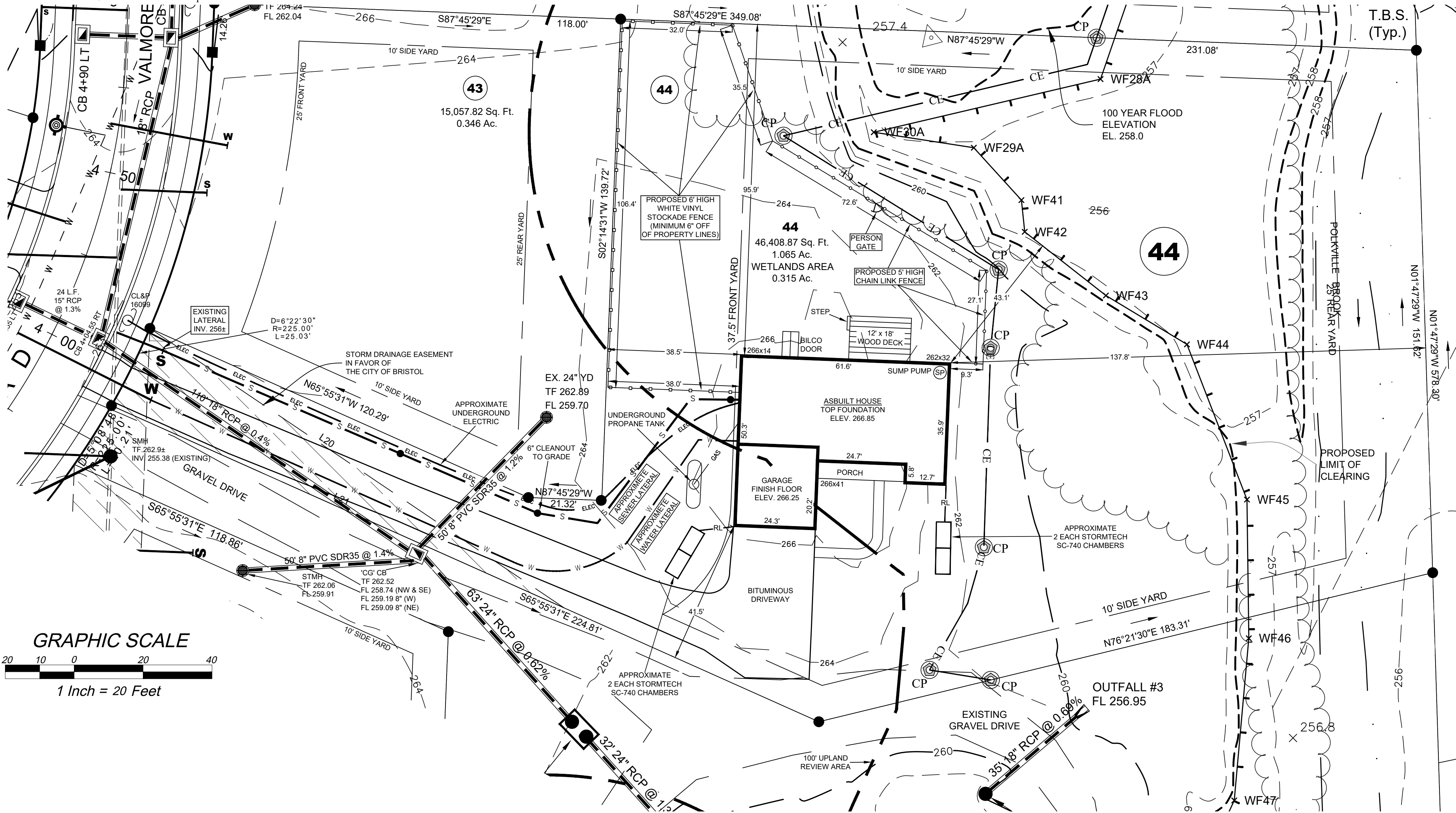
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2. ZONE R15
3. INLAND WETLANDS FLAGGED BY DAVID LORD, SOIL RESOURCE CONSULTANTS AND FIELD LOCATED BY R.R. HILTBRAND ENGINEERS AND SURVEYORS.

MAP REFERENCE:

1. RECORD SUBDIVISION PLAN
VALMORE ROAD
LOVELAND ACRES ~ SECTION 4
BRISTOL, CT 06010
DATE: SEPTEMBER 2006 SCALE: 1"=40'
R.R. HILTBRAND ENGINEERS AND SURVEYORS



GRAPHIC SCALE



1 Inch = 20 Feet

REVISED: 8/14/24 SHOW PROPOSED FENCE

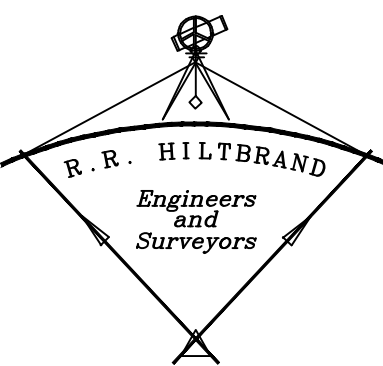
UTILITY NOTE:

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TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS "A-2" SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED SEPT. 26, 1996 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED.

CARMINE J. MATRASCIA - L.S. # 70219
NOT VALID WITHOUT EMBOSSED SEAL

PREPARED FOR:
LOVELAND BUILDERS
807 JEROME AVENUE
BRISTOL, CT. 06010



IMPROVEMENT LOCATION SURVEY

AS-BUILT

Lot 44

VALMORE ROAD

Bristol, Connecticut

September 13, 2023

R. R. HILTBRAND ENGINEERS and SURVEYORS

575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

...05-128\Loveland

**ZONING BOARD OF APPEALS
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR VARIANCE**

For Office Use Only
APPLICATION NO. _____
DATE FILED: _____
DECISION DATE: _____
DECISION: _____

The undersigned Applicant hereby applies to the Bristol Zoning Board of Appeals for a variance of the Bristol Zoning Regulations.

Address or Location of the Property: 300 Broad St, Bristol, CT 06010

Assessor's Map No.: 43 Assessor's Lot No.(s): 100 Zone of the Property: I

*Indicate the type of variance requested (e.g., lot area, side yard) and the Section of the Zoning Regulations being varied.
If more than one variance, list each separately.*

Type of Variance

Section of the Zoning Regulations

<u>Side Yard</u>	<u>Article II Section 8.1 Standard H</u>
<u>Rear Yard</u>	<u>Article II Section 8.1 Standard J</u>

Briefly state the purpose of the proposed variance (e.g., "to build a two-car garage"): Subdivision of property to facilitate the modernization, reuse, and leasing of four existing industrial buildings.

Briefly state the specific hardship which causes the need for the proposed variance: Reuse of existing structures
Modernization of existing structures limited by historical pre-zoning locations.

If any variances for this Property have previously been requested, indicate the application number, the date of ZBA action and the action taken: N/A

Other comments: _____

APPLICANT (If more than one, list on Page 2)

Name: 300 Broad Street Property LLC c/o Armen Boyajian

Address: 534 Hudson St #3A City: New York State: NY Zip: 10014

Telephone No.: (212)686-5650 E-Mail: 300BroadStreet@stillmandevelopment.com

Signature: [Signature] Signature – (Printed/Typed) Timothy W. Fugate

CHECK ONE: ☒ owner ☐ other (specify): _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: N/A

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. _____

Address or location of property: _____ 300 Broad St, Bristol, CT 06010

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

See Appendix A.

ADDITIONAL APPLICANT

Name: N/A CHECK ONE: ☐ owner ☐ other: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: N/A

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Furey, Donovan, Cooney & Dyer P.C.

Address: 43 Bellevue Ave City: Bristol State: Crt Zip: 06010

Telephone No.: 860-589-4343 E-Mail: tfurey@fureydonovan.com

08/17 - LUO

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. _____

Address or location of property: _____ 300 Broad St, Bristol, CT 06010

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

See Appendix A.

ADDITIONAL APPLICANT

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Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: N/A _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: N/A _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

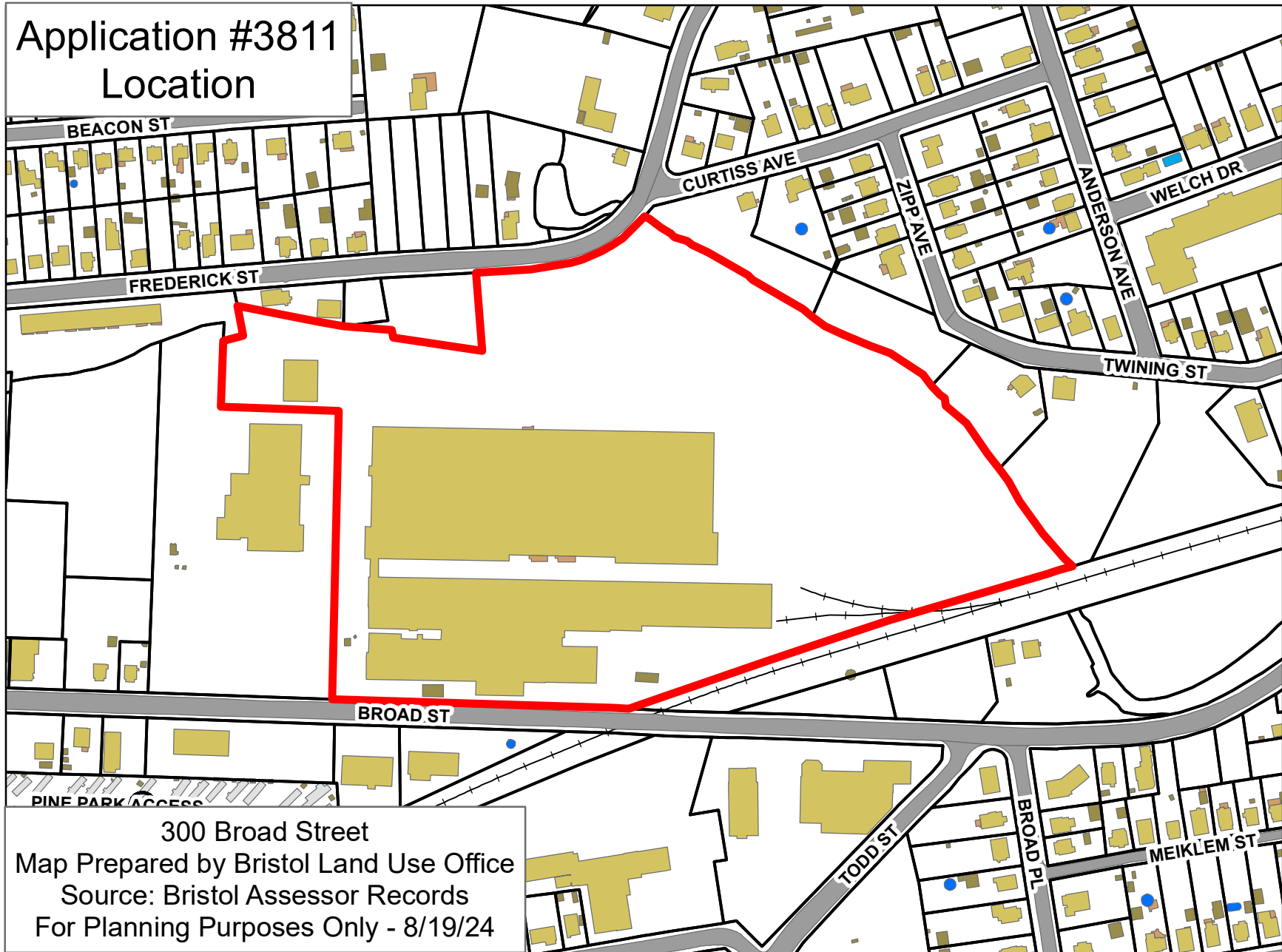
Name: N/A _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

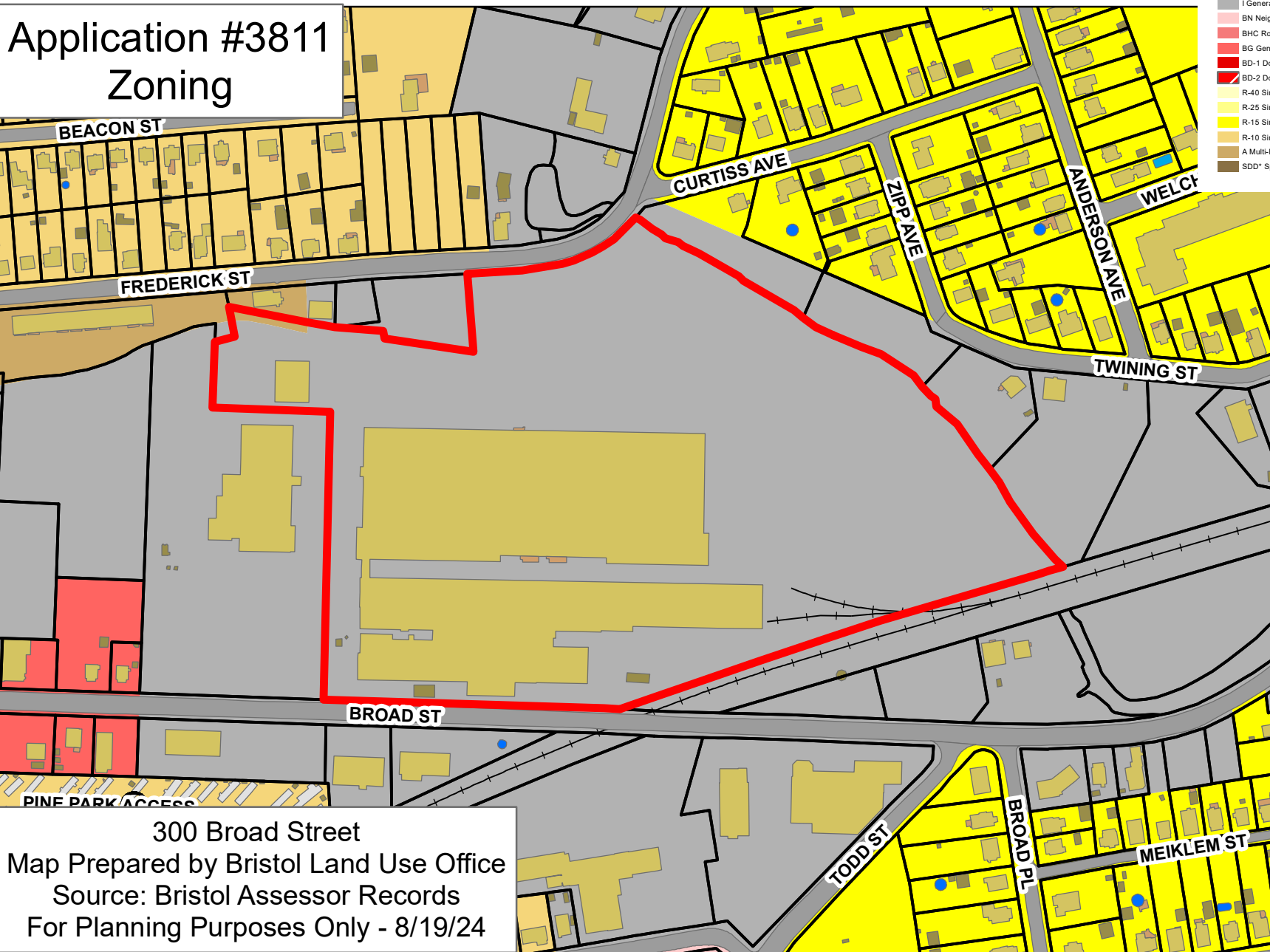
08/17 - LUO

Application #3811
Location



300 Broad Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 8/19/24

Application #3811 Zoning



Application #3811
Aerial



300 Broad Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 8/19/24

Appendix A Additional Information/Comments

The Applicant is requesting relief from the Minimum Side and Rear Yard Setback Standards of Article II Section 8.1 (Standards H and J) associated with an application for subdivision of Parcel 43-100 (the Project Site) into four lots to facilitate the modernization, reuse, and leasing of four existing industrial buildings: Buildings 1, 2, 3, and 4 as shown on the City of Bristol Property Listing Report or Buildings C, B, A, and the Powerhouse (respectively) as shown in Appendix B – Conceptual Plan. The Applicant plans on submitting an application to subdivide Parcel 43-100 into four lots as shown in Appendix B – Conceptual Plan, with each existing building in its own respective lot. The Applicant plans to modernize and lease the existing buildings for warehousing or other industrial use, consistent with the property's historic use and the uses allowed under the General Industrial Zone. The requested minimum side yard setback variance is for the proposed subdivided lot for Building B. The requested minimum rear yard setback variance is for the proposed subdivided lot for Building C. Building B was built in 1917 and Building C was built in 1915 as two separate buildings. As the buildings were leased out over the past century, tenants added small connector buildings between the two buildings to easily move materials. The Applicant plans to build a demising wall in order to lease the two buildings out separately and meet the needs of modern tenants.

The Bristol Zoning Regulations Article II Section 8.1 Standard H and J requires minimum side and rear yard setbacks of 15 feet (ft) within the General Industrial Zone (I); the subdivided lots of Building B and Building C would not meet this requirement as the south side of Building B (side yard) and the north side of Building C (rear yard) would each be built to their respective proposed lot lines and the portions of the two buildings that were formerly connected would be separated by a demising wall, resulting in a 0 ft setback.



Address or Location of the Property: 300 Broad St, Bristol, CT 06010

Assessor's Map No.: 43

Assessor's Lot No.: 100

Zone of the Property: General Industrial Zone

Type of Variance:

- Minimum Yard Requirement - 15 feet required.
- Article II Uses and Zoning Districts Section 8.1 Commercial and Industrial Base Zoning District Standards. Lot, Coverage, and Setback Standards: Commercial, Industrial, and Mixed-Use Districts.
- Requested Variance is 0 ft yard setback in a single location.

Briefly state the purpose of the proposed variance (e.g., "to build a two-car garage"):

- Subdivision of property to facilitate the modernization, reuse, and leasing of four existing industrial buildings

Briefly state the specific hardship which causes the need for the proposed variance:

- Reuse of existing structures.

If any variances for this Property have previously been requested, indicate the application number, the date of ZBA action and the action taken: N/A

Other comments:

Applicant

Name: 300 Broad Street Property LLC c/o Armen Boyajian

Address: 534 Hudson St #3A, New York, NY 10014

Telephone No.: (212) 686-5650

Email: 300BroadStreet@stillmandevelopment.com

Signature:

Check one: ☒ Owner ☐ Other (specify):

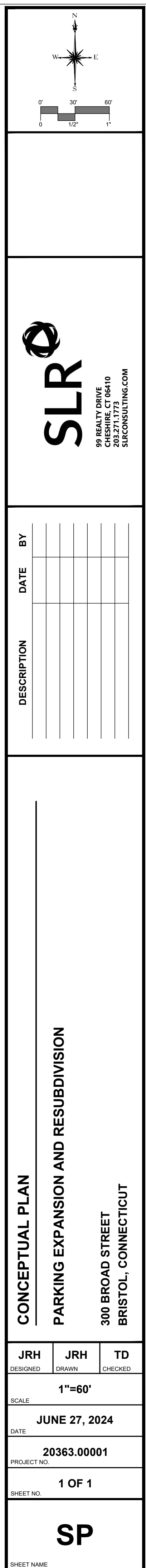
Address or location of property: 300 Broad St, Bristol, CT 06010

Additional information/comments:

The Applicant is requesting relief from the Minimum Rear and Side Yard Setback Standards of Article II Section 8.1 associated with an application for subdivision of Parcel 43-100 (the Project Site) into four lots to facilitate the modernization, reuse, and leasing of four existing industrial buildings: Buildings 1, 2, 3, and 4 as shown on the City of Bristol Property Listing Report or Buildings C, B, A, and the Powerhouse (respectively) as shown in **Figure XX (Site Plan)**. The Applicant plans on submitting an application to subdivide Parcel 43-100 into four lots as shown in **Figure XX**, with each existing building in its own respective lot. The Applicant plans to modernize and lease the existing buildings for warehousing or other industrial use, consistent with the property's historic use and the uses allowed under the General Industrial Zone. The requested minimum yard setback variance is only for the proposed subdivided lots for Building B (side yard) and Building C (rear yard). Building B was built in 1917 and Building C was built in 1915 as two separate buildings. As the buildings were leased out over the past century, tenants added small connector buildings between the two buildings to easily move materials. The

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For Office Use Only
APPLICATION NO. 3812
DATE FILED: 08-15-2024
DECISION DATE: _____
DECISION: _____

**ZONING BOARD OF APPEALS
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR VARIANCE**

The undersigned Applicant hereby applies to the Bristol Zoning Board of Appeals for a variance of the Bristol Zoning Regulations.

Address or Location of the Property: 300 Broad St, Bristol, CT 06010

Assessor's Map No.: 43 Assessor's Lot No.(s): 100 Zone of the Property: I

Indicate the type of variance requested (e.g., lot area, side yard) and the Section of the Zoning Regulations being varied.
If more than one variance, list each separately.

<u>Type of Variance</u>	<u>Section of the Zoning Regulations</u>
<u>Off-Street Parking Requirements - Minimum Parking Spaces</u>	<u>Article III Section 13.2 D.</u>
_____	_____
_____	_____

Briefly state the purpose of the proposed variance (e.g., "to build a two-car garage"): Subdivision of property to facilitate the modernization, reuse, and leasing of four existing industrial buildings.

Briefly state the specific hardship which causes the need for the proposed variance: Existing structures & property limited by shape and impediment of wetlands, flood-way and floodplain.

If any variances for this Property have previously been requested, indicate the application number, the date of ZBA action and the action taken: _____

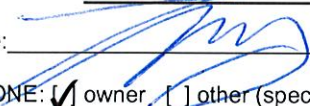
Other comments: _____

APPLICANT (If more than one, list on Page 2)

Name: 300 Broad Street Property LLC c/o Armen Boyajian

Address: 534 Hudson St #3A City: New York State: NY Zip: 10014

Telephone No.: (212)686-5650 E-Mail: 300BroadStreet@stillmandevelopment.com

Signature:  Signature – (Printed/Typed) Timothy Fuchs author

CHECK ONE: ☒ owner ☐ other (specify): _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: N/A

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. **3812**

Address or location of property: 300 Broad St, Bristol, CT 06010

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

See Appendix A.

ADDITIONAL APPLICANT

Name: N/A CHECK ONE: ☐ owner ☐ other:

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: Signature – (Printed/Typed)

ADDITIONAL OWNER(S) OF RECORD

Name: N/A

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: Signature – (Printed/Typed)

Name: N/A

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: Signature – (Printed/Typed)

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Furey Donovan, Cooney & Dyer

Address: 43 Bellevue Ave City: Bristol State: Ct Zip: 06010

Telephone No.: 860-589-4343 E-Mail: tfurey@fureydonovan.com

08/17 - LUO

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. **3812**

Address or location of property: 300 Broad St, Bristol, CT 06010

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

See Appendix A.

ADDITIONAL APPLICANT

Name: N/A CHECK ONE: ☐ owner ☐ other:

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: Signature – (Printed/Typed)

ADDITIONAL OWNER(S) OF RECORD

Name: N/A

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: Signature – (Printed/Typed)

Name: N/A

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Telephone No.: E-Mail:

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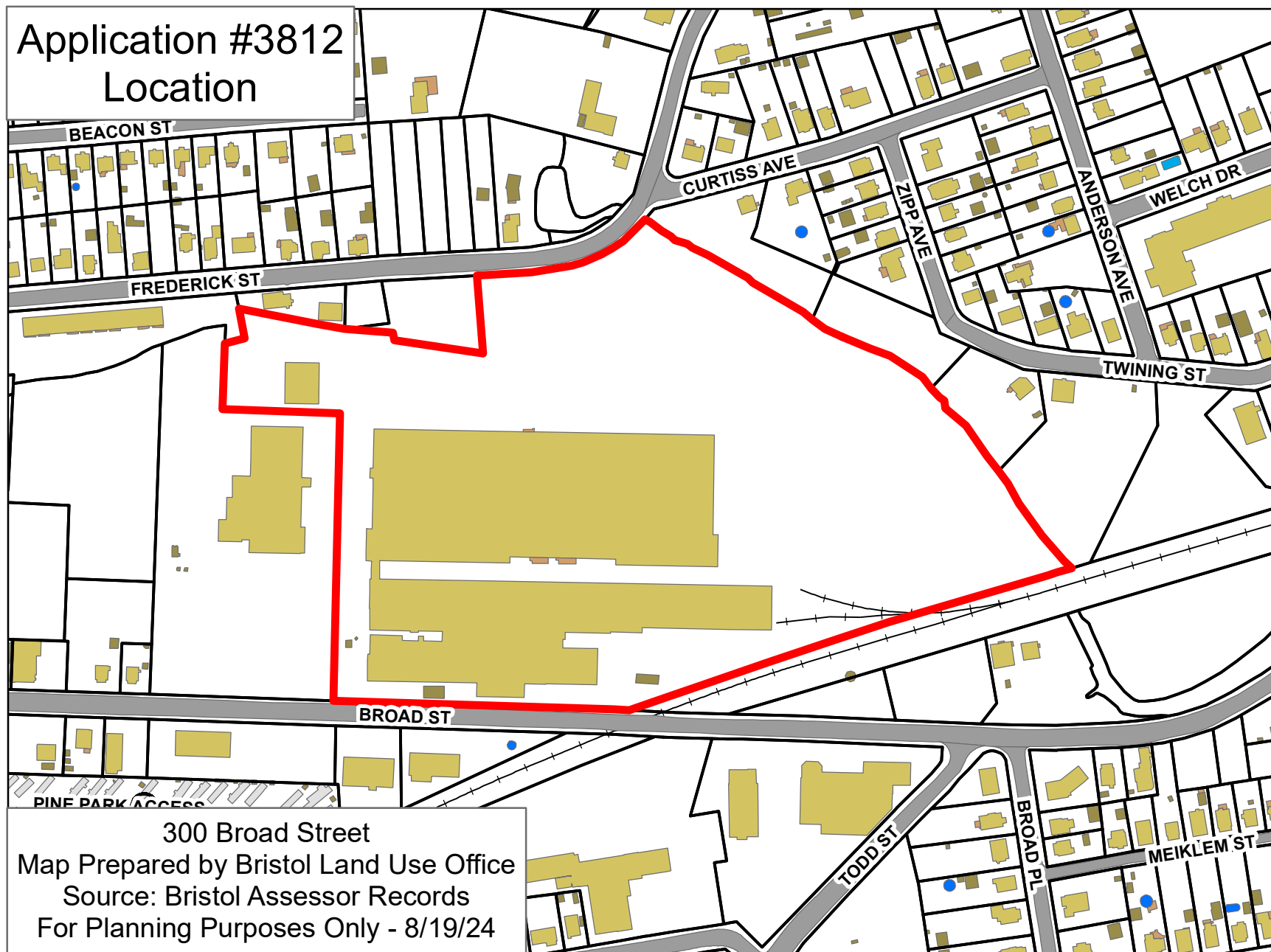
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Telephone No.: E-Mail:

08/17 - LUO

Application #3812
Location



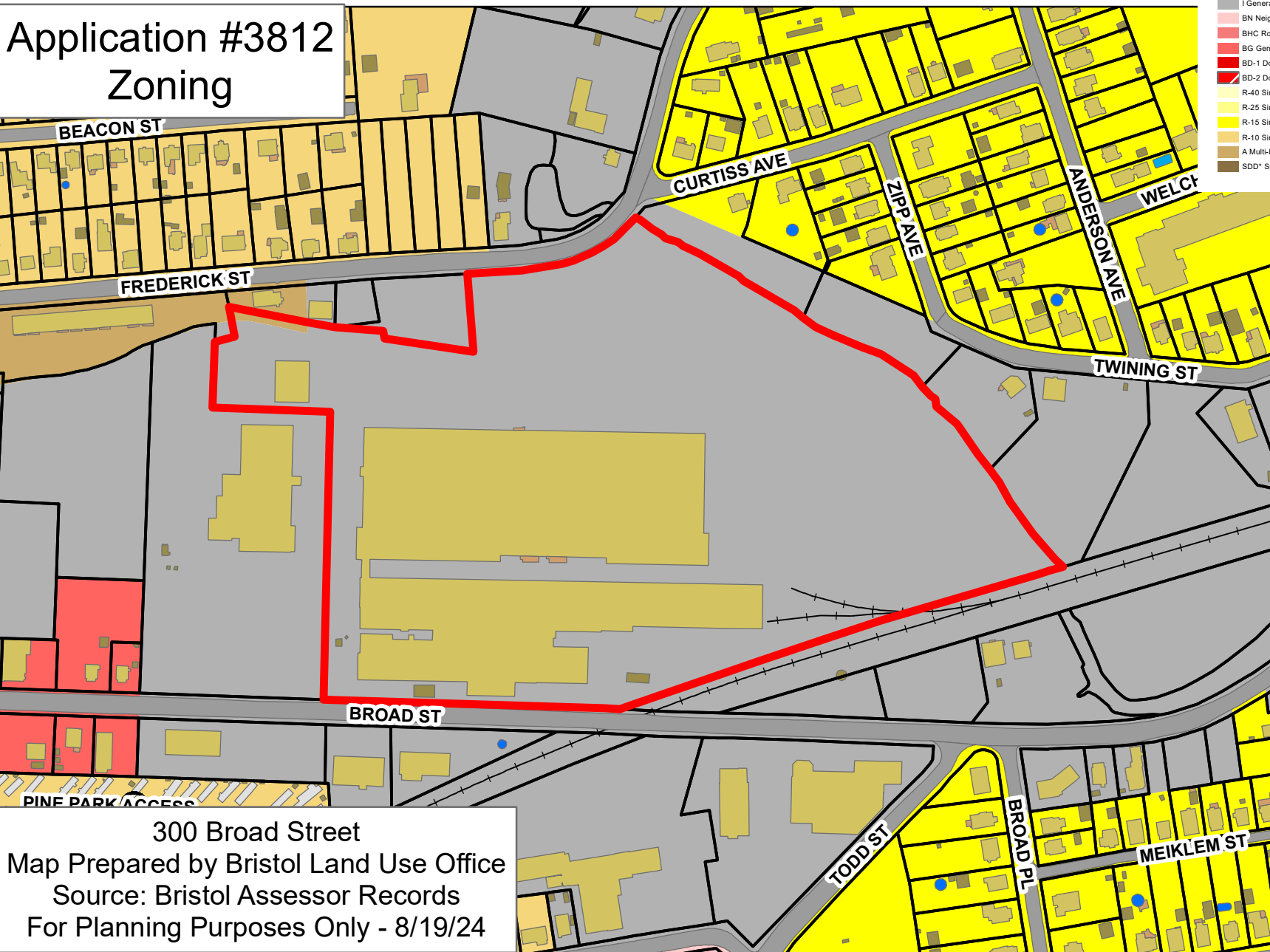
300 Broad Street

Map Prepared by Bristol Land Use Office

Source: Bristol Assessor Records

For Planning Purposes Only - 8/19/24

Application #3812 Zoning



- Legend**
- SITE
 - IP-25 Industrial Park Zone
 - IP-3 Industrial Park Zone
 - IP-1 Industrial Park Zone
 - I General Industrial Zone
 - BN Neighborhood Business Zone
 - BHC Route 72 Corridor Business Zone
 - BG General Business Zone
 - BD-1 Downtown Business Zone
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 - R-40 Single-Family Residential Zone
 - R-25 Single-Family Residential Zone
 - R-15 Single-Family Residential Zone
 - R-10 Single-Family Residential Zone
 - A Multi-Family Residential Zone
 - SDD* Special Development District

Application #3812
Aerial



300 Broad Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 8/19/24

Appendix A Additional Information/Comments

The Applicant is requesting relief from the Off-Street Parking Requirements of Article III Section 13.2 associated with an application for the subdivision of Parcel 43-100 (the Project Site) into four lots to facilitate the modernization, reuse, and leasing of four existing industrial buildings: Buildings 1, 2, 3, and 4 as shown on the City of Bristol Property Listing Report or Buildings C, B, A, and the Powerhouse (respectively) as shown in Appendix B – Conceptual Plan. Building A was built in 1948 and has 176,092 square feet (sf) of building area. Building B was built in 1917 and has 75,711 sf of building area. Building C was built in 1915 and has 46,521 sf of building area. The Powerhouse was built in 1948 and has 5,576 sf of building area. The Applicant plans on submitting an application to subdivide Parcel 43-100 into four lots as shown in Appendix B – Conceptual Plan, with each existing building in its own respective lot. The Applicant plans to modernize and lease the existing buildings for warehousing or other industrial use, consistent with the property's historic use and the uses allowed under the General Industrial Zone. The Bristol Zoning Regulations Article III Section 13.2, requires 1 parking space per 1,000 sf for public warehousing, which when applied to the Project Site, would require 305 total parking spaces and if subdivided would require 176 parking spaces for Building A, 76 parking spaces for Building B, 47 parking spaces for Building C, and 6 parking spaces for the Powerhouse.

The Project Site does not currently meet the off-street parking requirements of Article III Section 13.2 as it has 114 existing surface parking spaces and the potential for 55 indoor parking spaces. In 2021, the Project Site was subdivided from Parcel 39-100D. As part of the 2021 subdivision approval, the City accepted the maintenance of the historic parking ratio on the unsubdivided lot, which was 0.54 parking spaces per 1,000 sf of warehouse development, resulting in an off-street parking minimum for the Project Site of 164 parking spaces. The Applicant is requesting a variance to apply the existing minimum off-street parking ratio on the Project Site (0.54 spaces/1,000 sf) to the proposed subdivided lots.

The Applicant proposes a total of 181 parking spaces on the Project Site as follows: 100 parking spaces for Building A which equates to 0.57 parking spaces per 1,000 sf; 44 parking spaces for Building B, which equates to 0.58 parking spaces per 1,000 sf; 26 parking spaces for Building C, which equates to 0.56 parking spaces per 1,000 sf; and 11 parking spaces for the Powerhouse, which equates to 1.97 parking spaces per 1,000 sf. Buildings A, B, and C would meet the existing approved off-street parking ratio on the Project Site of 0.54 parking spaces per 1,000 sf of warehouse space, while the Powerhouse would meet and exceed the off-street parking minimum required by Article III Section 13.2 of the City of Bristol Zoning Regulations.

The off-street parking requirement in Article III Section 13.2 of the City of Bristol Zoning Regulations far exceeds the parking needs for the proposed warehouse uses on the Project Site, due to the limited number of employees required for the proposed warehousing operations. The Institute of Transportation Engineers (ITE) *Parking Generation Manual* (6th Edition, October 2023), which provides industry standard parking demand for various types of developments, reports that on average, warehousing uses require 1 space per 2,000 sf of development (0.50 spaces per 1,000 sf), which, when applied to the Project Site, would result in 152 parking spaces needed for the Project Site. The requested variance maintains the existing parking ratio provided on the Project Site and aligns with industry standard recommendations for warehouse uses (see **Table 1**).



Table 1: Proposed Parking

	SF	Required Parking Spaces (Bristol) (1 space per 1,000 sf)	Recommended Parking Spaces (ITE) (0.5 spaces per 1,000 sf)	Proposed Parking Spaces	Proposed Parking Ratio (spaces per 1,000 SF)
Building A	176,092	176	88	100	0.57
Building B	75,711	76	38	44	0.58
Building C	46,521	47	23	26	0.56
Powerhouse	5,576	6	3	11	1.97
Total	303,900	305	152	181	



Address or Location of the Property: 300 Broad St, Bristol, CT 06010

Assessor's Map No.: 43

Assessor's Lot No.: 100

Zone of the Property: General Industrial Zone

Type of Variance:

- Off-Street Parking Requirements - Minimum Parking Spaces
- Zoning Requirement Section: Article III Section 13.2 D.

Briefly state the purpose of the proposed variance (e.g., "to build a two-car garage"):

- Subdivision of property to facilitate the modernization, reuse, and leasing of four existing industrial buildings

Briefly state the specific hardship which causes the need for the proposed variance:

- Required parking in zoning regulations inconsistent with existing parking or industry standard (ITE) parking ratios

If any variances for this Property have previously been requested, indicate the application number, the date of ZBA action and the action taken: N/A

Other comments:

Applicant

Name: 300 Broad Street Property LLC c/o Armen Boyajian

Address: 534 Hudson St #3A, New York, NY 10014

Telephone No.: (212) 686-5650

Email: 300BroadStreet@stillmandevelopment.com

Signature:

Check one: ☒ Owner ☐ Other (specify):

Address or location of property: 300 Broad St, Bristol, CT 06010

Additional information/comments:

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parking spaces for Building A, 76 parking spaces for Building B, 47 parking spaces for Building C, and 6 parking spaces for the Powerhouse.

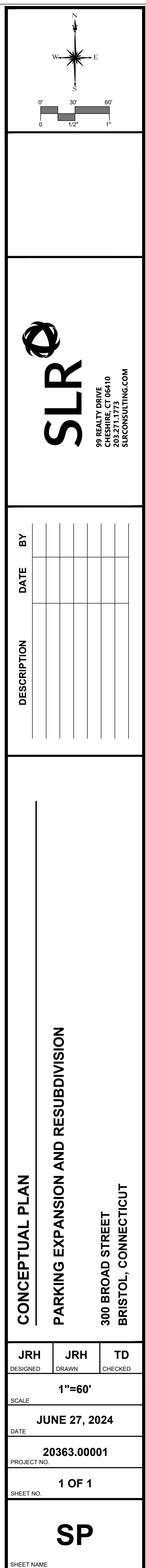
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**BRISTOL ZONING BOARD OF APPEALS
MINUTES
REGULAR MEETING OF MONDAY, JULY 2, 2024**

1. Pledge of Allegiance
2. Call To Order

By: Chairman Rafaniello

Time: 7:00 P.M.

Place: City Hall
111 North Main St.
Council Chambers
First Floor

Per the order of Chairman Rafaniello, the meeting was called to order at 7:00 P.M.

MEMBERS		PRESENT	ABSENT
REGULAR MEMBERS:	Jerald Rafaniello (Chairman)	X	
	David Pecevich (Vice Chairman)	X	
	Richard Raymond (Secretary)	X	
	Alfred Radke, III	X	
	Richard Balsam	X	
ALTERNATE MEMBERS:			
	Michael Gregory Erosenko	X	
	Rory Ghio	X	
	Liza Salgado-Sirko	X	
STAFF:	Richard Brown, Chief Building Official		X
	Andrew Armstrong, Assistant City Planner	X	

Per the order of Chairman Rafaniello, the meeting was called to order at 7:00 P.M.

3. Public Hearings

- a. Application #3807 – Variance request for minimum side yard required for a smoking area overhang at 192 Pine Street; Assessor's Map 3, Lot 17; BN (Neighborhood Business) zone; Marc LeBoeuf, applicant.

Chairman Rafaniello designated Commissioner regular Commissioners Pecevich, Raymond, Radke, Balsam and Rafaniello to vote on Application #3807.

Attorney Sarah Ann Cohen, 580 Broad St., representing the applicant, explained after the Pandemic that people do not go to bars and restaurants as much as before the Pandemic. The existing lot does meet the standards to the current Regulations. She explained the lot did not meet the previous Regulations when the lot was constructed. The applicant wants more people to come into the restaurant/bar. She explained the applicants want to construct an overhang on the rear of the building with a Variance, but there is not a 15 ft. to the neighbor. She stated this area does not encroach on the neighbor, but there is not a 15 ft. area. Their view was this addition would be beneficial to the restaurant/bar.

Chairman Rafaniello explained the maps originally submitted with the plans were not correct because there was an encroachment on the property line. He explained therefore the Board was in a difficult position.

Attorney Cohen explained a revised map was submitted at 4:30 P.M. today for the application.

Mr. Armstrong explained the revised map submitted today did not have enough time for Staff or any of the public to review the plans.

Attorney Cohen requested to continue the application if the applicant did not have to reapply for an additional application. She explained this would allow time to post for the September meeting without reapplying for an additional application, which would allow the Board and the public to review the revised plans.

The Board noted the public hearing signage would have to be reposted.

Chairman Rafaniello noted this would be the best for the application because the Board would have to deny the application as the application exists.

Mr. Armstrong requested Attorney Cohen to submit an e-mail to request the continuance of the public hearing to September.

MOTION: Move that the Public Hearing on Application #3807 – Variance request for minimum side yard required for a smoking area overhang at 192 Pine Street; Assessor's Map 3, Lot 17; BN (Neighborhood Business) zone; Marc LeBoeuf, applicant, be postponed to the Tuesday, September 3, 2024, regular meeting

By: Pecevich

Seconded: Balsam.

For: Raymond, Balsam, Radke, Pecevich and Rafaniello.

Against: None.

Abstain: None.

The application is continued.

b. Application #3808 – Variance request for minimum side yard required for a two-car garage and adjoining mudroom/laundry room at 615 Witches Rock Road; Assessor's Map 8, Lot 9; R-25 (Single-Family Residential) zone; Brian Burnes, applicant.

Chairman Rafaniello designated Commissioner regular Commissioners Pecevich, Raymond, Radke, Balsam and Rafaniello to vote on Application #3808.

The following item was submitted into the record: a letter dated June 2, 2024, from Gary Sullivan, regarding no objections to the application (submitted by Brian Burnes.)

Brian Burnes, 615 Witches Rock Rd., representing the applicant, explained he wanted to construct an attached 2-car garage, mudroom and a laundry room to the front of the existing house. Mr. Burnes explained the request require a Variance because the construction would be within the 3 ft. 6-inch area of the 15 ft. side yard for the Variance. The request would require 3 ft. 6 inches into the side yard setback of 15 ft.

Mr. Burnes reviewed the hardships on the property of the lot being constructed in 1947. He explained the existing lot was non-conforming in the R-25 zone. The 60 ft. frontage was less than the current requirement of 125 ft. The property frontage from the front to the rear of the property would be maintained. The are limits of placing the building within the 30 ft. area side-yard area on the property. One side-yard is 5 ft. 6 inches from the existing house into the 9 ft. 6-inch existing area into the 15 ft. setback which would result in the attached garage 9 ft. 6 inches from the existing well. The Building Department did not recommend this plan but rather the building be placed on the opposite side of the house to prevent any damage to the existing well. Additionally, they recommended a 2-car wide driveway. He reviewed the neighbors' properties that would be similar to the request. He requested approval. Mr. Burnes requested approval for the plan.

Board inquires: Mr. Burnes explained the front yard shed near the addition would likely be demolished He explained the shed near the watercourse would be maintained. He explained the well was 100 ft. deep. He explained this was a

shared driveway and that half the driveway owned by him and half the driveway was owned by the neighbors. He was unsure who owned the double chain link fence on the property, but the fence would remain for a buffer for the neighbor. He explained the trees would remain on the property.

Board inquiries: Mr. Armstrong noted the 5.8 ft. prior Variance on the opposite side of the property was pre-existing.

Commissioner Raymond read into the record the submitted letter dated July 2, 2024.

No one else spoke in favor of the application

No one spoke against the application.

The hearing is closed.

By: Raymond

Seconded: Pecevich.

For: Raymond, Balsam, Radke, Pecevich and Rafaniello.

Against: None.

Abstain: None.

The Board commented if the wall construction was done near the existing well that the well would be affected, so the 2 ft. Variance was reasonable. The Board commented the existing well was a hardship and the proximity of the well was a concern. The Board commented the house was pre-existing with only a 60 ft. depth. If the dimensions were wider the plan would be easier to construct, which was a hardship. The Board commented the applicant tried to keep the plans away from the side-yard as much as possible to minimize the Variance. The applicant did their best with the existing property limits. The Board comments the hardship was the non-conforming lot and noted that most properties in the area that lots were non-conforming. The well was existing and should not be encroached on to prevent any damage. The Board comments the request was for a 2 ft. side-yard Variance, which was not a concern. The Board noted a letter of support was submitted into the record from the neighbor most affected. The Board commented the hardship was the existing well and the position of the lot. The Commissioners had no concerns with this request. The Board was in favor of the plan.

MOTION: Move to approve Application #3808 – Variance request for minimum side yard required for a two-car garage and adjoining mudroom/laundry room at 615 Witches Rock Road; Assessor's Map 8, Lot 9; R-25 (Single-Family Residential) zone; Brian Burnes, applicant, in accordance with the plot plan and information submitted.

By: Raymond

Seconded: Pecevich.

For: Balsam, Radke, Raymond, Pecevich and Rafaniello.

Against: None.

Abstain: None.

The application is approved.

Commissioner Pecevich noted that Application #3807 should state Article II on the application.

4. Approval Of Minutes

a. Meeting Minutes – January 2, 2024

Chairman Rafaniello designated Commissioner regular Commissioners Pecevich and Radke to vote on the January 2, 2024, regular minutes. He also designated alternate Commissioners Erosenko, Ghio and Sirko to vote on the January 2, 2024, regular minutes.

MOTION: Move to approve the minutes of the January 2, 2024, regular meeting.

By: Pecevich

Seconded: Radke.

For: Ghio, Erosenko, Sirko, Radke and Pecevich.

Against: None.

Abstain: None.

5. Election of Officers

MOTION: Commissioner Jerald Rafaniello nominated Richard Raymond as Secretary of the Zoning Board of Appeals.

By: Pecevich

Seconded: Radke.

For: Balsam, Radke, Pecevich, Raymond and Rafaniello.

Against: None.

Abstain: None

MOTION: Commissioner Richard Raymond nominated David Pecevich as Vice Chair of the Zoning Board of Appeals.

By: Raymond

Seconded: Radke.

For: Balsam, Radke, Raymond, Pecevich and Rafaniello.

Against: None.

Abstain: None.

MOTION: Commissioner David Pecevich nominated Jerald Rafaniello as Chairman of the Zoning Board of Appeals.

By: Pecevich

Seconded: Radke.

For: Balsam, Radke, Raymond, Pecevich, and Rafaniello.

Against: None.

Abstain: None.

Chairman Rafaniello thanked the Board and Staff for all their efforts throughout the year. He thanked the Board and Staff for doing their homework on the applications and being respectful of the applicants.

6. ADJOURNMENT

Chairman Rafaniello designated Commissioner regular Commissioners Pecevich, Raymond, Radke, Balsam and Rafaniello to vote on the adjournment.

MOTION: Move to adjourn at 7:25 P.M.

By: Pecevich

Seconded: Balsam.

For: Balsam, Raymond, Radke, Pecevich and Rafaniello.

Against: None.

Abstain: None.

Chairman Rafaniello reminded the Board the next regular meeting was on Tuesday September 3, 2024.

This meeting was taped.

Respectfully submitted,

Nancy King
Recording Secretary

Jerald A. Rafaniello, Chairman

Richard Raymond, Secretary

DRAFT



City of Bristol
Office of Town and City Clerk
111 North Main Street
Bristol, Connecticut 06010
(860)584-6200 ext. 0

August 27, 2024

Miles Lewis Jennings
4 Oakland Street
Bristol, CT 06010

Dear Mr. Jennings:

This is to officially notify you that at a meeting of the City Council on August 14, 2024 you were appointed as an alternate member to the Zoning Board of Appeals for a term to July, 2027.

It is necessary to take your oath of office when you are appointed. Would you kindly stop at the Town Clerk's Office to take your oath. **Enclosed is the Conflict of Interest Acknowledgement form that must be filled out** and handed in at the time of your oath.

I have enclosed copies of Section 2-9 of the Bristol Code of Ordinances regarding attendance at meetings, a listing of members, a calendar of meetings and a copy of the Ethics Ordinance. You should read the Ethics Ordinance carefully since it pertains to board members.

Should your address or political affiliation change, or you resign from this appointment, you must notify the Town Clerk's Office.

Very truly yours,


Erica L.N. Cabiya, CCTC
Town and City Clerk

EC/jb

Enclosures

cc: Robert Flanagan



City of Bristol
Office of Town and City Clerk
111 North Main Street
Bristol, Connecticut 06010
(860)584-6200 ext. 0

August 15, 2024

Richard Raymond
71 Trelli Lane
Bristol, CT 06010

Dear Mr. Raymond:

This is to officially notify you that at a meeting of the City Council on August 14, 2024 you were reappointed to the Zoning Board of Appeals to complete your original term to July, 2025.

Enclosed is the Conflict of Interest Acknowledgement form that must be filled out and handed in or mailed back to our office.

I have enclosed copies of Section 2-9 of the Bristol Code of Ordinances regarding attendance at meetings, a listing of members, a calendar of meetings and a copy of the Ethics Ordinance. You should read the Ethics Ordinance carefully since it pertains to board members.

Should your address or political affiliation change, or you resign from this appointment, you must notify the Town Clerk's Office.

Very truly yours,

A handwritten signature in cursive script that reads "Erica Cabiya".

Erica L.N. Cabiya, CCTC
Town and City Clerk

EC/jb

Enclosures

cc: Robert Flanagan