



CITY OF NEW BRITAIN

DEPARTMENT OF
BUILDING AND HEALTH

SERGIO LUPO, R.S., M.P.H.
DIRECTOR

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EST. 1871

April 27, 2023

James Sanders
Chamberlain Square LLC
600 East Street
New Britain, CT 060651

Subject: 600 East Street

To James Sanders,

The City of New Britain Licenses Permits and Inspections Department has received your request for an affirmation of zoning for the property located at 600 East Street in New Britain, Connecticut. Please be advised of the following:

- A review of the Official Zoning Map of the City of New Britain indicates that the parcel is zoned TOD-EM-1 (Trans-Oriented Development District, East Main, Primary)
- There are no outstanding Building Code Violations at the property
- There are no violations of the Zoning Regulations as best as we can determine
- The property is not in a planned unit development or in a special or overlay district
- The Property is located in the TOD-EM-2 zone. The last known use (building construction type) is warehouse. Back in 2017 there was a zone change from I2 to TOD-EM-2. The zone change made the use (warehouse) legal nonconforming. The I-2 zone permits warehouse space that is not open to the public. The use is permitted for professional storage within the warehouse space which limits public access. However, a self-storage facility provides unlimited public access. Furthermore, self-storage is not listed as a permitted use in the I2 zone. According to the Connecticut General Statute sec. 42.159, a self-storage facility is defined as: "any real property designed and used for the renting or leasing of individual self-contained units of storage space to occupants who are to have access to such units for storing and removing personal property only, and not for residential purposes. A self-service storage facility and an owner are not a warehouse, as defined in section 42a-7-102, except that if an owner issues a document of title, as defined in section 42a-1-201, for the personal property stored, the owner and the occupant are subject to the provisions of article 7 of the Uniform Commercial Code and the provisions of this chapter do not apply". Therefore, the foresaid zoning permits the use of the premises for warehouse per section 200-10-180 under the City of New Britain Zoning Ordinances is allowed as a right. However, a self-storage facility would not classify as a legal non-conformity and therefore would require a variance.

Should you decide to proceed with the variance request, you may apply for a variance of from the zoning ordinances, section 217-10 - Permitted Uses TOD-EM-1 Zone, at a public hearing of the Zoning Board of Appeals.

Please be advised that this letter only verifies whether the type of use that exists is permitted, not permitted, or permitted under limited circumstances in the zoning district. This letter is not a permit and does not offer any guarantee that any other required plans, applications, certifications, or variances for your project will be approved.

If you have any questions, please call me at (860) 612-1603.

Sincerely,



Sergio Lupo
Director, Department of Licenses, Permits, and Inspections