

Draft Agenda
New Haven Zoning Board of Appeals
Tuesday, December 13, 2011
6:30 PM
Kennedy Mitchell Hall of Records
Public Hearing Room (G-2)
200 Orange Street
New Haven, Connecticut 06510

New Public Hearings:

11-71-V, 11-72-S. 95 Hamilton St. Use Variance to allow approximately 2000s.f. of youth training and a Special Exception for parking. Zone: IL (Owner: Church on the Rock; Applicant: Todd Foster; Agent: John A. Parese).

11-75-S. 1351 Whalley Ave. Special Exception to allow a Convenience Store to operate between the hours of 11:00pm and 6:00am, seven days per week. Zone: BA (Owner: 1351 Whalley Avenue LLC; Applicant: Ryan Lawlor).

11-77-V. 143 Lloyd St. Variance to allow 3 dwelling units (1 efficiency) on a 4400sf lot where minimum lot size of 5400sf is required. Zone: RM-2 (Owner/Applicant: Miguel Quinones).

11-78-S. 230 Edgewood Ave. Special Exception to allow a 1300sf expansion of an existing Child Daycare facility. Zone: RM-2 (Owner: Greater Dwight Development Corporation; Applicant: Linda Townsend Maier).

11-79-S. 372-374 Elm St. Special Exceptions to allow a 200sf expansion of an existing restaurant with Disc Jockey, Karaoke, Acoustic and Live Performances and to eliminate 1 required on-site parking space. Zone: BA (Owner: Elm Bar LLC; Applicant: Punhon Chan)

11-80 S. 1158 Whalley Ave. Special Exception to allow a 16 seat Cafe. Zone: BA (Owner/Applicant: Christopher Guerra).

11-81-V. 115 Livingston St. Variance to allow a side yard of 3ft. where 5ft. is required for a garage replacement. Zone: RM-1(Owner /Applicant: Josiah Brown and Sahar Usmani- Brown).

11-82-V, 11-83-S. 84 Whalley Ave. Use variance to allow a retail home/hardware store in a BB(Automotive Sales) District and a Special Exception to permit 75 on-site parking spaces where 98 are required. (Owner: Whalley Avenue Associates, Ltd.; Applicant: Anthony Avallone)

11-84-V. 370 James St. Use Variance to allow office use in an IH District. (Owner/Applicant: James Street LLC)

11-85-V. 438-440 Lombard St. Variance to allow a Package Permit for a package store located 1040ft from another package store where a minimum of 1500ft is required. Zone: RM-2 (Owner: Marcelo Rodriguez; Applicant: Waldo Tejada)

11-86-V. 36-38 Lyon Street. Variances to allow front yards of 2ft and 9ft where 17ft each is required and a side yard of 0ft where 8ft is required for a building addition. Zone: RM-2 (Owner/Applicant: Christiaan M. Fulton)

11-87-V. 55 Thorn Street. Variances to allow side yards of 4 ft and 5ft where 8ft and 10ft are required and lot coverage of 33% where a maximum of 30% is permitted for a building addition. Zone: RM-2 (Owner:Mary E. Starr; Applicant: John McMillian)