

DRAFT AGENDA
New Haven Zoning Board of Appeals
Wednesday, September 9, 2009
6:30 PM
Kennedy Mitchell Hall of Records
Public Hearing Room (G-2)
200 Orange Street
New Haven, Connecticut 06510

Public Hearings

- 1 **09-75-S. 729 Dixwell Avenue.** Special Exception to permit bodywork, including full body paint and spraying and all body and fender work at an existing garage in a BA zone (Owner/Applicant: Jose Carrero. Agent: Michael J. Brandi, Esq.).
- 2 **09-77-V. 53 Pearl Street.** Variance to permit 8'-9" front yard where 17' is required; side yards of 9' & 1' where 10' & 8' are required to construct a second floor addition and to extend front porch on 1st and 2nd floor of a 3-family dwelling in an RM-2 zone (Owner/Applicant: Lisa Siedlarz).
- 3 **09-78-S. 782-798 Grand Avenue.** Special Exception to permit Child Daycare Center for up to 40 children in a BA zone (Owner: Catholic Charities, Inc. Applicant: Lois Nesci. Agent: Karen Jansen Casey).
- 4 **09-79-S. 900 Chapel Street.** Special Exception to permit a smoking lounge (non-tobacco & nicotine-free) in a BD zone (Owner: CSD Mall, LLC. Applicants: Ajim Khan & Zahed Sarwar).
- 5 **09-80-V 47 Sylvan Ave.** Variance to permit rear yard of 14' where 25' are required; side yard of 9' where 10' is required for the construction of a deck in a RM-2 zone (Owner: Leanna A. Lergie & Pastora Davis. Applicant: Leanna A. Lergie).

Referral Reports from City Plan Commission:

- 6 **09-63-S. 920 Elm Street.** Special Exception to permit 1 parking space within the front yard setback in an RM-1 zone (Owner/Applicant: Anthia M. Christian).
- 7 **09-69-S. 27, 29, 31, 33, 35 Sylvan Ave., 167, 171-173, 177, 181-183, 185-187, 189 Ward St. & portions of 60, 72, 80 Legion Ave,** Special Exception to reduce the number of parking spaces from 104 to 86 and to permit 22 front yard parking spaces all to permit a mixed use development in a BD-2 zone (Owner: Yale New Haven Hospital, Inc., Applicant: Trinity Rowe Limited Partnership).
- 8 **09-71-S. 294-300 York Street.** Special Exception to permit retention of previously approved parking requirement for auxiliary use of a portion of the rooftop for patrons in a BA zone (Owner: EWP Realty, LLC. Applicant: S.K.M. Restaurants, Inc. Agent: James H. Segaloff).

Discussion

- 9 **08-119-S 729 Dixwell Avenue - Compliance with conditions**