

**CITY NOTICE
BOARD OF ZONING APPEALS
CITY OF NEW HAVEN**

NOTICE is hereby given of the following decisions rendered by the BOARD OF ZONING APPEALS On December 14, 2010 An appeal by any person aggrieved by this decision must be taken to SUPERIOR COURT, JUDICIAL DISTRICT OF NEW HAVEN, within fifteen (15) days after the date of publication:

GRANTED

1. **10-111-S, 44 Russell Street**, Special Exception (owner: Deborah Steward).
2. **10-113-V. 175 Highland Street (aka 651 Prospect St., MBP: 250-0493-01300)**. Variance to permit fence height of 20' where 8' is permitted to construct a backstop to a soccer pitch in a RS-2 zone (Owner: The Foote School. Applicant: William J. Cox III. Agent: Leland Torrence).
3. **10-119-V; 10-120-S. 13,17 & 21 Elizabeth Streets;794 & 808-811 Dixwell Avenue; 18 Cherry Ann Street, Variances & Special Exception (Elm City College Preparatory, Inc.)**
4. **10-124-V. 81 McKinley Avenue**. Variance to permit a 1.5' side yard setback where 8' is required to remodel an existing porch into an all-season room in a RS-2 zone (Owner/Applicant: Mary Ellen Savage. Agent: Frederick R. Groen).
5. **10-129-V. 441 Chapel St., 63 Hamilton St.** Use Variance to permit 6 residential units in a building in an IH zone (Owner: Chapel Trust. Applicant: Wayne Garrick, A.I.A.).
6. **10-130-V. 670 Prospect Street**. Variance to convert an existing single-family dwelling to a 4-family dwelling in a RS-2 zone (Owner: 670 Prospect, LLC. Applicant: Wayne S. Garrick, A.I.A.).
7. **10-132-V. 26-36, 44 Crown Street**. Variance to permit 0 sq.ft. usable open space per dwelling unit where 250 sq.ft. per dwelling unit is required for adaptive reuse of industrial buildings into 65 dwelling units in a BD-1 zone. (Owner: 26 Crown Associates, LLC. Applicant: PMC Property Management. Attorney: Marjorie Shansky).
8. **10-133-S. 121 Shelton Avenue**. Special Exception to permit a Group Daycare Center in a RM-2 zone (Owner: DDM Enterprises, LLC. Applicant: Leslie Singleton).
9. **10-134-S. 557 Ferry Street**. Special Exception to permit a swap shop in a BA zone (Owner: Zeev Zuckerman. Applicant: Michael J. Brandi).
10. **10-135-S. 338 Elm Street**,Special Exception full restaurant liquor Owner: Old Engine House #3.LLC)

POSTPONED

1. **10-114-R. 175 Humphrey Street, 504 East Street**. Review of Administrative Order to Cease and Desist (Owner: Heide McIntosh.).

DENIED

1. **10-135-S.338 Elm Street**, parking Special Exception without prejudice, (Owner:Old Engine House #3.LLC).

Gaylord Bourne, Secretary

City of New Haven
City Plan Department
165 Church Street, New Haven, CT 06510
Facsimile Cover Sheet
(203) 946-6375 • Fax (203) 946-7815

To: Sylvia Quinn
Company: New Haven Register Legal Notices
Fax No. 203 865-8360
From: Gil Hawkins, Jr.
Date: December 21, 2010,
2010

Total number of pages including this cover page: 2

Comments: _____

NOTICE

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Thank you.

CITY NOTICE
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CPC Referral Items

1. **10-122-S. 372-374 Elm Street.** Special Exception to permit entertainment; service of alcoholic beverages in the patio; zero parking spaces where 6 are required for the outdoor patio for a restaurant in a BA zone (Owner: Hang Seng, Inc. Applicant: Punhon Chan).
2. **10-125-V; 10-126-S. 175 Humphrey St., 504, 506 East St.** Variance to permit lot coverage of 53% where 30% is permitted. Special Exception to expand an existing restaurant and to permit zero additional parking spaces where 4 are required. All in a RM-2 zone (Owner: Heide McIntosh. Applicant: HBRC, LLC. Attorney: Anthony V. Avallone).
3. **10-127-V; 10-128-S. 36 Lynwood Place.** Variance to permit 36% lot coverage where 25% is permitted; to permit side yard of 2.5' where 10' is required; to permit parking space area of 152 sq.ft. where 180 sq.ft. is required; to permit gross floor area of 7,040 sq.ft. where 3,606.5 is permitted; to expand a nonconforming building. Special Exception to permit 6 parking spaces where 11 are required. All for renovations to a religious center in a RH-2 zone (Owner: Chabad Student Center, Inc. Applicant: Wayne S. Garrick, A.I.A.).