

AGENDA

NEW HAVEN BOARD OF ZONING APPEALS' PUBLIC HEARING

October 9, 2007

6:30 P.M.

**Kennedy Mitchell Hall of Records
Public Hearing Room (G-2)
200 Orange Street
New Haven, Connecticut 06510**

1. property: **187 Willard Street** owner: Michael Rastelli &
Rebecca Weiner
appellant: Rebecca Weiner

Appeal #07-90-R requests: **Review of Administrative Order of Zoning Enforcement Officer, August 21, 2007**, to remove all farm animals (poultry) from premises in a RM-1 zone.

2. property: **112 Frank Street &
(MBP #303-0064-03001)** owner: Bethel Temple Church
applicant/appellant: owner
by: Hugh Hedges, agent

Application #07-91-S requests: **Special Exception** to permit 15 parking spaces where 20 spaces are required for construction of a church in a RM-2 zone. and

Appeal #07-91-V requests: **Front Yard Variance** to permit 8 ft, where 17 ft. is required for construction of a church in a RM-2 zone.

3. property: **296 Burr Street** owner: New Enterprises, Inc.
appellant: George Marshal
agent: Bob Small

Appeal #07-92-V requests: **Height Variance** to permit 59 ft. where 36 ft. is permitted for construction of a single-family structure in the Airport Approach zone.

4. property: **55 Park Street** owner: City of New Haven
applicant/appellant: Fusco Park Street, LLC
by: Carolyn Kone, Esq.

Application #07-93-S requests: **Special Exception** to permit one shared loading space for a new clinical laboratory building with first floor retail in a BD-2 Zone;

Application #07-94-S requests: **Special Exception** to permit amendment to the Overall Medical Area Parking Plan to permit a new clinical laboratory building's parking requirements to be satisfied by the Overall Medical Area Parking Plan in a BD-2 zone; and.

Appeal #07-95-V requests: **Rear Yard Variance** to permit a rear yard of 0 ft. where a rear yard of one foot for each 3 feet of average height for a building wall having an average height of more than 30 ft. is required for a new clinical laboratory building with first floor retail in a BD zone.

5. property: **271 James Street** owner: Michael Vizziello
appellant: owner
agent: Henry Racki

Appeal #07-96-V requests: **Lot Coverage Variance** to permit 33% where 30% maximum is allowed; **Front Yard Variances** to permit 9 ft. and 15 ft. where 17 ft. and 17 ft. are required for construction of a single-family dwelling in a RM-2 zone.

6. property: **549 Ferry Street** owner: American Alliance
applicant: Luis Toral
agent: Frank Alavardo

Application #07-97-V requests: **Special Exception** to allow wine and beer permit for a 40-seat restaurant (application submitted with parking lease agreement connected to 557 Ferry Street, aka 334 Lombard Street) in a BA zone.