

AGENDA

NEW HAVEN BOARD OF ZONING APPEALS' PUBLIC HEARING

November 13, 2007

6:30 P.M.

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

1. property: **750 Congress Avenue** owner: K.G. Holding, LLC.
appellant: Tawfiq Saleh
(Fast Food Deli)
agent: Alfred J. Cronk, Esq.

Appeal #07-98-R requests: **Review of Administrative Order** of August 27, 2007 to cease and desist operating a grocery store between the hours of 11:00 pm and 6:00 am in a RM-2 zone.

2. property: **91 Shelton Avenue** owner: New Haven Business Center, LLC
(aka: 89-91 Shelton Avenue) appellant: owner
by: Henry N. Silverman, Esq.

Appeal #07-99-V requests: **Use Variance** to permit all BA uses in Section 42 (Use Table) excluding residential, school, firearms, and gun shop in a IH zone.

3. property: **116 McKinley Avenue** owner: Patricia & Konrad Kalba
appellant: Patricia Kalba

Appeal #07-100-R requests: **Review of Administrative Order** of August 9, 2007 to cease and desist by removing plantings blocking corner visibility or reducing the height to 2 ½ feet as stated in Section 28 of New Haven Ordinance in a RS-2 zone.

4. property: **84 Trumbull Street** owner: Church of Jesus Christ of Latter-day
Saints
applicant: owner
by: James D'Alton Murphy, Esq.

Application #07-101-S requests: **Special Exception** to reduce parking requirement from 27 parking spaces to 10 for an existing Religions Institution (church) in a RH-2 zone.

5. property: **672 Congress Avenue** owner: 672 Congress Avenue, LLC
(Honey Dumagh)
applicant: St. Francis Home for Children, Inc.
by: Paula M. Moody, Exec. Director
attorney: Anthony Avallone

Application #07-102-S requests: **Special Exception** to permit a Custodial Care program for 6 boys in a BA Zone.

6. property: **18 Shepard Street** owner: Habitat for Humanity of Greater N.H.
by: William P. Casey
attorney: Frank Cochran

Appeal #07-103-V requests: **Side Yard Variance** to permit 1 ft. where 8 ft. is required to construct a dormer on existing one-family dwelling in a RM-1 zone.

7. property: **254 Bradley Street** owner: Jeffrey & Dolores Ives
appellant: Jeffrey Ives
by: Richard Wies, agent

Appeal #07-104 requests: **Building Coverage Variance** to permit 37% where 30% coverage is allowed construction of an addition to a two-family dwelling in a RM-2 zone.

8. property: **62 Liberty Street** owner: Iris Mercado
appellant: owner
by: Jose' Velazquez, agent

Appeal #07-105-V requests: **Side Yard Variance** to permit 5 ft. where 8 ft. is required for construction of an addition to a single-family dwelling in a RM-2 zone.

9. property: **530 East Street** owner: M.J. Maloney Realty Company
applicant/appellant: Douglas Coffin
by: Avallone Avallone, Esq.

Application #07-106-S requests: **Special Exception** to permit Front Yard Parking for one vehicle and to permit backing over a sidewalk for a catering business in a RM-2 zone. **and**

Appeal #07-107-V requests: **Use Variance** to permit a catering business in a RM-2 zone.

10. property: **24 Anthony Drive** owner: Frank McDermott
appellant: Idal McDermott

Appeal #07-108-V requests: **Side Yard Variance** to permit 7 ft. where 8 ft. is required to construct an addition to a single-family dwelling in a RS-2 zone.

11. property: **936 Chapel Street** owner: Malley Properties
appellant: Sanjay Patil
attorney: Anthony V. Avallone

Appeal #07-109-V requests: **Use Variance** to permit a Package Store within 1500 feet of a like permit in a BD zone.

12. property: **932 State Street** owner: Kin Fai Property Corp.
applicant: Anthony Urbano

Application #07-110-S requests: **Special Exception** to permit sales of alcoholic beverages (liquor and wine) In connection with lounge in a BA zone.

13. property: **32-34 Arthur Street** owner: Avraham Chen/Menachem Levitin
appellant: Menachem Levitin

Appeal #07-111-V requests: **Side Yard Variance** to permit 2 ft. and 6 ft. where 8 ft. and 10 ft. are required to convert a 2-family dwelling to a 3-family dwelling in a RM-2 zone.