

AGENDA

NEW HAVEN BOARD OF ZONING APPEALS' PUBLIC HEARING

December 11, 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 Rostelli & Rebecca Weiner
appellant: Rebecca Weiner

Appeal #07-112-S requests: **Special Exception** to allow 8 hens (Pets) where Livestock is not permitted in a RM-1 zone.

2. property: **995 Forest Road** owner: Tim & Melissa McCormack
appellant: Darren Peterson

Appeal #07-113-V requests: **Variance** to permit 4.5' Side Yard where 8' is required to allow porch enclosure as bedroom in an RS-2 zone.

3. property: **67,69,& 73 Hallock Street** owner: Habitat for Humanity of Greater N.H.
appellant: owner
by: William P. Casey, Exec. Dir.
atty. Frank Cochran

Appeal #07-114-V requests: **Variance** to permit 10'x 121' sliver severance to reconfigure 3-existing contiguous lots into 2-lots for construction of 2-single family dwellings in an RM-2 zone.

4. property: **576 Chapel Street** owner: Eugene and Gambardella Lupoli
application/appellant: A. David Banks

Application #07-115-S requests: **Special Exception** to allow One Front Yard Parking Space to convert principal building and accessory structure jointly into 8-dwelling units in an RM-2 zone. **and**

Appeal #07-116-V requests: **Variances** to permit 36'-10" distance between 2-buildings; from the required 42'; 6" existing **Rear Yard setback** where 25' is required; 9" existing **Side Yard** (west side) where 8' is required, to permit conversion of principal building and accessory structure jointly into 8-dwelling units in a RM-2 zone.

5. property: **439 Ells Grasso Boulevard
and 240 Frank Street** owner: Norman Greenhouse
appellant: owner
by: Timothy B. Yolen

Appeal #07-117-V requests: **Use Variance** to permit Furniture Store (Mario's Discount Furniture) in IL zone.

6. property: **440 Elm Street** owner: Celentano, Inc.
aka: 442-444 Elm Street applicant: owner
by: Marjorie Shansky, Esq.

Application #07-118-S requests: **Special Exception** to **amend PDU-8 (RM-2)** to eliminate medical professional office and replace with accessory kitchen and greeting area with tables seating up to 48 for use in conjunction with funeral business, including food preparation for on and off premises consumption in an RM-2 zone.

7. property: **47 Atwater Street** owner: Arquin Decoraciones, LLC
appellant: owner
by: Juan Jose Alvarez DeLugo

Appeal #07-119-V requests: **Variance** to permit 3,459 S.F. Lot Area Per Dwelling Unit where 3,500 S.F. is required to allow construction of a 2-family dwelling in a RM-1 zone.

8. property: **27 White Street** owner: Marvin Hoffman
applicant/appellant: owner

Application #07-120-S requests: **Special Exception** to permit 0' off street parking space where 1-additional space is required for proposed dwelling unit addition in an RM-2 zone.

Appeal #07-121-V requests: **Variance** to permit 3' Side Yard where 8' is required for 3rd floor dormer construction in a RM-2 zone.

9. property: **87 Cove Street** owner: William C. and Rosemary McNutty
applicant/appellant: 87 Cove Street, LLC
by: Spencer Luckey, agent

Application #07-122-S requests **Special Exception** to permit Front Yard parking (2-car garage) to convert existing garage into a single-family dwelling in an RS-2 zone.

Appeal #07-123-V requests: **Variances** to permit Front Yard Setback of 19' where 25' is required; 2.5' & 8.25' **Side Yards** where 8' and 12' is required; **Lot Area** of 3,092 S.F. where 7,500 S.F. is required; Lot Width of 38' where 60' is required to convert existing garage into a single-family dwelling in an RS-2 zone.

10. property: **111,113,119 Water Street** owner: City of New Haven
applicant/appellant: Bd. of Education
by: Thomas Smith, agent

Application #07-124-S requests: **Special Exception** to allow 68 parking spaces where 100 spaces are required for the Metropolitan Business Academy in an RM-2 zone..

Appeal #07-125-V requests: **Variance** to permit 10' maximum rear fence height where 8' is required in a RM-2 zone.

11. property: **260 East Street** owner: Simkins Industries, Inc.
appellant: owner
by: Dominick DiGiangi, agent
Greater N.H. Water Pollution Control
Authority

Appeal #07-126-V requests: **Use Variance** to permit General Office Use (WPCA) within an IL zone.

12. property: **19-21 Canner Street** owner: James Carrano, Jr. and Frank
Carrano
appellant: Frank Carrano

Appeal #07-127-V requests: **Variations** to permit 13'-2" Average Garage Height where 12' is allowed;
Building Coverage of 34% where 30% is permitted to enlarge existing garage in a RM-1 zone.