

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54

AGENDA

PUBLIC HEARING TO BE HELD BY NEW HAVEN BOAD OF ZONING APPEALS
DECEMBER 5, 2006

6:30 P.M.

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

1. property: **1418-1420 State Street** owner: Luis Jimenez
appellant: owner

Appeal #06-146-V requests: **Variance** to permit **Building Coverage** of 34% where 30% is allowed, to construct an accessory building (single bay garage) in an RM-1 zone. **(Continued from November 14 2006 Hearing)**

2. property: **831 Chapel Street** owner: Alfredo Garcia
appellant: owner

Appeal #06-158-V requests: Variance to permit 0 Usable Open Space where 1, 250 S.F. is required for 5 proposed dwelling units (upper floors only) in a BD-1 zone

3. property; **1514-1516 Whalley Avenue** owner: KFP Family LTD Partnership
applicant: Dugout LLC
by: Douglas Fantorello

Application #06-159-S requests: Special Exception to permit Sale of alcoholic beverages in conjunction with an existing 32 seat restaurant in a BA zone.

4. properties: **87-89 Trumbull Street** owner: Yale University
60 Sachem Street applicant: owner
77-135 Prospect Street by: Jerry Warren
28-56 Hillhouse Avenue agent: David Yager

Application #06-160-S requests: **Special Exception** to allow Minor Modifications of PDU-89 to allow 27.30% is required; Maximum Building Coverage where 27.13% is allowed; Gross FAR .6587 where .06511 is allowed, Yard Set Backs of 0'4', 10, & 12 feet where 17' Front yard, 25' Rear Yard 8' and 10' Side Yards are allowed to permit new Social Sciences Academic Building addition; in the underlying RH-2 zone.

1
2
3
4 5. property: **14-18 Kimberly Avenue** owner: K. Brothers, LLC
5 applicant: owner
6 agent: Amy P. Blume
7

8 Application #06-161-S requests: **Special Exception** to allow modification of existing gasoline station and
9 convenience store to permit 408 S.F. Dunkin Donut store inside the 1,800 S.F. sales and service area in a BA
10 zone.
11

12
13 6. property: **89-91 Shelton Avenue** owner: Shneur Katz
14 **(aka: 201 Munson Street)** applicant: The Cliff's Climbing Gym.
15 by: David Onze
16 agent: Matt Fitzgerald
17

18 Application #06-162-S requests: **Special Exception** to allow` an Indoor Rock Climbing Gym to operate in a
19 section of existing building in a HI zone.
20
21

22 7. property: **1219-1227 Chapel Street** owner: Schaffer Properties
23 applicant: Ahimsa Inc.
24 by: Shah, agent
25

26 Application #06-163-S requests: **Special Exception** to permit 0 parking where 17 spaces are required; also,
27 Sale of Beer and Wine in conjunction with a proposed organic restaurant in a BA zone.
28
29

30 8. property: **105 Derby Avenue** owner: Joseph Session
31 applicant: owner
32 by: Mark Fisher, agent
33 To Design LLC
34

35 Application #06-164-S requests: **Special Exception** to permit a Drive-thru facility (Dunkin Donuts) within
36 250 feet of a residential district in a BA zone.
37
38

39 9. property: **896-898 Whalley Avenue** owner: ABE Peregman
40 applicant: Rose Foote Café'
41 by: Rosemarie Foote
42

43 Application #06-165-s requests: **Special Exception** to permit a liquor permit for a 44 seat restaurant, also
44 permit 4 parking spaces where 11 are required in a BA zone.
45
46

47 10. property: **205-209 Orange Street** owner: 209 Orange Street, LLC
48 applicant: Also-Cornerstone,Inc.
49 by: Anthony V. Avallone, Esq.
50

51 **Special Exception** to permit an Outpatient Clinic and Public Health Center in an existing building in a BD
52 zone.
53
54

1
2
3
4
5 11. property: **141 Ogden Street** owner: Ilmanen, Edith Chapman
6 applicant: Michael Kinney
7 by: Anthony V. Avallone, Esq.
8

9 Application #06-167-V requests: **Building Coverage Variance** to permit 39% where 30% is allowed for
10 construction of a single family detached home with a detached garage in a RS-2 zone.
11

12
13 12. property: **222-230 Grand Avenue** owner: Grand Avenue Estate,LLC
14 applicant: Torello Associate
15 by: John B. Torello, agent
16

17 Application #06-168-S requests: **Special Exception** to permit a Full Liquor Permit for proposed 60 seat
18 Restaurant with Bar in a BA zone.
19

20 13. property: **83-85 Kendall Street** owner: Ronsal Ltd. Partership
21 appellant: owner
22 by: John A. Acampora, Esq.
23

24 Appeal #06-169-V requests: Variance to permit 1, 299' billboard distance from an existing sign at 161 Forbes
25 Avenue where 1,500' is required; permit 810 billboard distance from proposed sign at 383 Forbes Avenue
26 where 1,500' is required to permit a new Billboard installation in a IH zone. Coastal Site Plan Review
27 Application was filed.
28
29

30 14. property: **850 Grand Avenue** owner: 850 Grand Avenue Bapaz, LLC
31 applicant: Grandma Maggie's Country
32 Kitchen, LLC
33 by: William Long, agent
34

35 Application #06-170-S requests: **Special Exception** to permit 40 seat Restaurant with Full Liquor Permit in a
36 BA zone.
37
38

39
40 15. property: **49 Cottage Street** owner: James Apuzzo
41 appellant: Louise deCarrone
42

43 Appeal #06-171-V requests: **Front Yard Variance** to permit 3 ft. where 17 ft. is required for construction of
44 an addition to front of existing neighborhood convenience store in a RM-2 zone.
45
46