

FINAL AGENDA
New Haven Zoning Board of Appeals
Tuesday February 10, 2009
6:30 PM
Kennedy Mitchell Hall of Records
Public Hearing Room (G-2)
200 Orange Street
New Haven, Connecticut 06510

Referral Reports from City Plan Commission:

1. 08-126-S, 265 Winthrop Ave Special Exception to permit 0 add'l parking space where 1 is required to convert a 2-fam. to a 3-fam. in a RM-2 zone (Owner/Appellant: Nathan Ashby).

Closed Public Hearings:

2. 08-98-S, 436, 454, 468 Whalley Ave, Special Exception to permit Laundromat w/no additional parking & to insure integration of signs w/existing signs in a BA zone, Owner NH Surplus LL Co, (Applicant/Agent Anthony Avallon)e

Public Hearings

3. 09-01-V. 38 LINCOLN ST. Variance to permit 5' side yd where 8' is required for construction of a basement entry enclosure in a RS-2 zone (Owner/Appl Frederick Altice; Agent Timothy Yolen, Esq.).
4. 09-02-S. 1516 WHALLEY AVE. Special Exception to permit full liquor in an existing restaurant in a BA zone (Owner Frank Perotti, Jr; Appl David Austin).
5. 09-03-S. 288 EXCHANGE ST. Special Exception to reduce parking for conversion of 3rd fl to apt in a RM-2 zone (Owner/Appl Gbenga Akindejoye).
6. 09-04-V. 64 POND ST. Variance to permit 5' side yd where 8' is required, 8' front yd where 20' is required & lot coverage of 37% where 30% is allowed for a 2nd story addition in a RM-1 zone (Owner Clifton Jones; Appellant Jim Ematrudo c/o Alcraft Inc.)
7. .09-05-S. 206 DIXWELL AVE. Special Exception for a Swap Shop in a BA zone (Owner Nizar Sidi; Appl Andy Sacco).
8. 09-06-S. 50 BROOKSIDE AVE. Special Exception for 1 additional unit to previously approved SE (08-102-S) in a RM-1 zone (Owner Housing Authority of New Haven. Appl Brookside 1 Assoc., LLC. Agent Jonathan Gottlieb).
9. 09-07-V. 120 & 100 TOWER PKWY. (aka 400 York St. & 50 Tower Pkwy, MBP's 259-330-01000, 259-330-00100). Variance to permit max bldg coverage increase from 33% to 38.2%; & FAR increase from 0.9 to 1.08 for construction of a central power plant in a RH-2 zone (Owner Yale Univ, Appel Yale Univ by John Bollier. Agent David Spalding).
10. 09-08-V. PORTION OF 378 FRONT ST. (MBP: 157-0815-00301, aka 21D.1 on Map #3 "Parcel 21D Tract Lot Disposition Plan"). Variance for reduction of parking space size from 180 s.f. to 162 s.f. in a RM-2 zone (Owner Housing Authority of New Haven. Appl Trinity New Haven Housing Three Limited Partnership. Agent Carolyn Kone).
11. 09-09-S. PORTION OF 378 FRONT ST. (MBP: 157-0815-00301, aka 21D.2a, 21D.2b, 21D.2c, 21D.2d, 21D.2e, 21D.2f, 21D.2g, 21D.2h, 21D.2i, 21D.2j on Map #3). Special Exception to permit 10 parking spaces to be located on Parcel 21D.1 for dwelling units located on adjacent lots in a RM-2 zone (Owner Housing Authority of New Haven. Appl Trinity New Haven Four Limited Partnership. Agent Carolyn Kone).

12. 09-10-S., PORTION OF 378 FRONT ST. (MBP: 157-0815-00301, aka 21D on Map #1 “Phase 3 Parcel Plan”). Special Exception (Planned Development Unit) for 21 dwelling units. in a RM-2 zone (Owner Housing Authority of New Haven. Appl Trinity New Haven Housing Three Limited Partnership. & Trinity New Haven Four Limited Partnership. Agent Carolyn Kone).
13. 09-11-V. PORTION OF 374 FRONT ST. (MBP: 157-0815-00302, aka Parcel 15 & 17A on Map #4, “Parcel 15 & 17 Tract Disposition Plan”). Variance to permit reduction of parking space size from 180 s.f. to 162 s.f. in a RM-2 zone (Owner Housing Authority of New Haven. Appl Trinity New Haven Housing Three Limited Partnership. Agent Carolyn Kone).
14. 09-12-S. PORTION OF 374 FRONT ST. (MBP: 157-0815-00302, aka 17B.1, 17B.2, 17B.3, 17B.4, 17C.1, 17C.2, 17C.3, 17D.1, 17D.2, 17D.3 on Map #4, “Parcels 15 & 17 Tract Lot Disposition Plan”). Special Exception to permit 10 parking spaces on Parcel 15 & 17A for dwelling units on adjacent lots in an RM-2 zone (Owner Housing Authority of New Haven. Appl Trinity New Haven Four Limited Partnership. Agent Carolyn Kone).
15. 09-13-S, PORTION OF FRONT ST. (MBP: 157-0815-00300, aka Parcel 15 on Map #1, “Phase 3 Parcel Plan” & 374 Front St., MBP: 157-0815-00302, aka Parcel 17 on Map #1). Special Exception (Planned Development Unit) for 39 dwelling units. in a RM-2 zone (Owner Housing Authority of New Haven. Appl Trinity New Haven Housing Three Limited Partnership. and Trinity New Haven Four Limited Partnership. Agent Carolyn Kone).
16. 09-14-V. PORTION OF 374 FRONT ST. (MBP: 157-0815-00302 aka Parcel 15 & 17A on Map #4, “Parcel 15 & 17 Tract Disposition Plan”. Variance for a maintenance accessory storage structure in a RM-2 zone (Owner Housing Authority of New Haven. Appl Trinity New Haven Housing Three Limited Partnership. Agent Carolyn Kone).
17. 09-15-V, 09-03-CAM. PORTION OF 378 FRONT ST. (MBP: 157-0815-00301 aka Parcel 21C on Map #1, “Phase 3 Parcel Plan). Variance to permit 11’-6” side yard where 17.75’ is required. Coastal Area Management Review for same, bldg # 7, Phase II in a RM-2 zone (Owner Housing Authority of New Haven. Appl Trinity New Haven Housing Two Limited Partnership. Agent Carolyn Kone).
18. 09-16-V. 701 QUINNIPIAC AVE. Variance to permit 4.4’ side yard where 8’ is required to construct a 2nd-story addition in a RM-1 zone (Owner/Appellant Kevin Martin).
19. 09-01-CAM Coastal Area Management Review in connection with applications 09-08-V, 09-09-S and 09-10-S.
20. 09-02-CAM. Coastal Area Management Review in connection with applications 09-11-V, 09-12-S, 09-13-S, and 09-14-V.