

AGENDA

NEW HAVEN BOARD OF ZONING APPEALS' PUBLIC HEARING

February 12, 2008
6:30 P.M.

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

1. 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. POSTPONED FROM THE DECEMBER 11, 2007 PUBLIC HEARING.

2. property: **383 Forbes Avenue** owner: Raymond M. & Francine Fucci, et al
appellant: Hennessey Family L.P.
attorney: Marjorie Shansky

Appeal #08-1-R requests: **Review of Administrative Decisions of Zoning Enforcement Officer** (12-3-07 and 12-17-07) Concerning issuance of a building permit to allow construction of a billboard within a 1,500 ft. distance requirement in an IH zone.

3. property: **220-230 County Street** owner: N.H. Housing Authority
appellant: owner
by: Douglas Baker, agent

Appeal #08-2-V requests: **Variance of Section 45(a)(4)(d)** of New Haven Zoning Ordinance to permit Backing Over a Sidewalk to access a garbage dumpster in an RM-1 zone.

4. property: **3-5 Clifton Street** owner: Joel Schiavone/Missy 2 LLC
(aka: **714-724 Quinnipiac Avenue**) applicant: Martin D. Ferrari

Application #08-3-S requests: **Special Exception** to permit 106 seat restaurant with 36 seasonal outdoor seats for restaurant (two restaurant spaces to be utilized to form one restaurant) in a BA zone. Coastal Site Plan Review Application was filed.

5. property: **119 Bishop Street** owner: David Dickson
appellant: owner
attorney: Marjorie Shansky

Appeal #08-4-V requests: **Use Variance** to convert non-conforming commercial structure and non-conforming lot to Single Family Dwelling in a RM-2 zone; and permit **Front Yard Variance** to permit 20 ft. where 25 ft. is required; Side Yard Variances to permit 8 ft. and 12 ft. where 15 are required for construction of a single family dwelling in a RM-2 zone.

6. property: **175 Lighthouse Road** owner: Guiliana Maravalle
appellant: owner
by: Carolyn W. Kone, Esq.

Appeal #08-5-V requests: Variance to permit Modification of Condition of approval (Use Variance #04-139-V) which requires 7 on-site parking spaces for this project in a RS-2 zone as per Board of Zoning Appeals' decision dated January 4, 2005.

7. property: **181 Pine Street** owner: Michael Slade
appellant: owner
attorney: Marjorie Shansky

Appeal #08-6-V requests: **Lot Area Variance** to permit 3,533 sq. ft. where 5,400 sq. ft. is required; **Side Yard Variance** to permit 3 ft. where 10 ft. is required; **Lot Width Variance** to permit 36 ft. where 50 ft. is required; **Lot Area Per Dwelling Unit** to permit 3,533 sq. ft. where 4,000 sq. ft. is required for construction of a 2-family dwelling in a RM-2 zone.

8. property: **831 Chapel Street** owner: Alfredo Gracia
appellant: owner
by: John R. Lambert. Esq.

Appeal #08-7-V requests: **Useable Open Space Variance** to permit 0 sq. ft. where 1,250 sq. ft. is required for office space conversion into 5-dwelling units in a BD-1 zone.

9. property: **439 Ella Grasso Boulevard
& 240 Frank Street** owner: Norman Greenhouse
applicant: Mario's Discount Furniture 2, LLC
attorney: Timothy B. Yolen

Application #08-8-S requests: **Special Exception** to permit 26 parking spaces where 127 spaces are required for 12,700 sq. ft. furniture store in an IL zone.