

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

Public Hearings

- 1. 09-06-S. 50 BROOKSIDE AVENUE.** Special Exception for 1 additional unit to previously approved SE (08-106-S) aka New Haven Housing Authority West Rock Redevelopment Phase 1, PDU #5, in a RM-1 zone (Owner Housing Authority of New Haven. Appl Brookside 1 Assoc., LLC. Agent Jonathan Gottlieb).
- 2. 09-17-V. 801-805 EDGEWOOD AVENUE.** Use Variance to permit therapeutic services for children and families in an RM-1 zone (Owner: 801 Edgewood, LLC. Applicant: Maysa Akbar, Phd.).
- 3. 09-18-S. 801-805 EDGEWOOD AVENUE.** Special Exception to permit 6 parking spaces where 25 are required and to permit front yard parking for a therapeutic practice in a RM-1 zone (Owner: 801 Edgewood, LLC. Applicant: Maysa Akbar, Phd.).
- 4. 09-19-V. 808-810 CHAPEL STREET.** Variance to permit 0' Rear Yard setback where 14.9' is required to construct an addition to a building in a BD-1 zone (Owner: 810 Chapel Bappaz, LLC. Appellant/Agent: William Long).
- 5. 09-20-S. 147 LLOYD STREET.** Special Exception to permit zero parking spaces where one additional space is required to convert a single-family dwelling to a two-family dwelling in a RM-2 zone (Owner/Applicant: Avraham Chen).
- 6. 09-21-V. 53 FRANK STREET.** Variance to permit Side Yard setbacks of 2' & 6' where 8' & 10' are required to recognize previously built dormer in a RM-2 zone. (Owner/Applicant: Hassan Arrifaei).
- 7. 09-22-S. 55 GILBERT AVENUE.** Special Exception to permit a boarding school in a RM-2 zone (Owner: Masjid Al-Islam. Applicant: Shafiq Abdussabur).
- 8. 09-23-S. 1460 WHALLEY AVENUE.** Special Exception to permit joint-use parking in a BA zone (Owner: 1448-1470 Whalley Ave., LLC. Applicant: Bruegger's Enterprises, Inc. Agent: Hugh Manke).
- 9. 09-24-S. 115 FOXON BOULEVARD.** Special Exception to permit 647 parking spaces where 1,080 are required in a BA zone (Owner: Lowe's Home Centers, Inc. Applicant/Agent: Lorraine M. Sweeney).
- 10. 09-25-V. 280 KIMBERLY AVENUE.** Variance to permit 247.32 sq.ft. of signage where 133 sq.ft. is allowed in an IL zone (Owner: Franchise Realty Interstate Corporation d/b/a McDonald's. Applicant: Russell A. Green. Agent: Hurwitz, Sagarin, Slossberg & Kluff, LLC).
- 11. 09-26-S. 549 FERRY STREET.** Special Exception for change in previous conditions of approval to permit an open bar selling wine & beer, with increased hours of operation for an existing restaurant in BA zone (Owner: American Alliance. Applicant: Luis Toral).
- 12. 09-27-S. 205-209 ORANGE STREET.** Special Exception to permit the extension of an outpatient clinic in a BD zone (Owner: 209 Orange St., LLC. Applicant: Also Cornerstone, Inc. Agent: Anthony V. Avallone).

Referral Reports from City Plan Commission:

13. **09-03-S. 288 EXCHANGE ST.** Special Exception to reduce parking for conversion of 3rd fl to apt in a RM-2 zone (Owner/App'l Gbenga Akindejoye).
14. **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).
15. **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).
16. **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).
17. **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).
18. **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).
19. **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).
20. **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).
21. **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).
22. **09-01-CAM** Coastal Area Management Review in connection with applications 09-08-V, 09-09-S and 09-10-S.
23. **09-02-CAM.** Coastal Area Management Review in connection with applications 09-11-V, 09-12-S, 09-13-S, and 09-14-V.

Approval Extension Request

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| 24. 08-11-V 1073 CHAPEL STREET (Yale University) | 1 year extension requested |
| 25. 08-12-V 260 WHITNEY AVENUE (Yale University) | 1 year extension requested |
| 26. 08-64-S 309 CONGRESS AVENUE (Yale University) | extension Requested |

