

AGENDA

NEW HAVEN BOARD OF ZONING APPEALS' PUBLIC HEARING

March 11, 2008
6:30 P.M.

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

1. property: **51 Russell Street** owner: F&F, LLC
appellant: Nancy A. Fucci

Appeal #08-09-V requests: **Use Variance** to permit an addition to a non-conforming residential use (2-family dwelling) in an IL zone.

2. property: **165 Central Avenue, Yale Bowl (aka: 249 Derby Avenue, MBLU 377-1079-00100 & 00120, 376-1079-00110)** owner: Yale University
appellant: owner
agent: Bob Saidi

Appeal #08-10-V requests: **Average Building Height Variance** to allow 43 ft. where 35 ft is permitted in connection with the construction of an addition to the Yale Bowl and Press Box in a split zone (RM-1 and RS-2).

3. property: **1073 Chapel Street (aka: 111 Chapel Street, MBLU 261-0251-00100 & 00101)** owner: Yale University
appellant: owner
agent: Bob Saidi

Appeal #08-11-V requests: **Building Height Variances** to increase the height of a portion of a rear building wall from 86 ft. to 95 ft. where 0 ft. is permitted; to increase the **height** of a portion of a rear building wall from 46 ft. to 64 ft where 0 ft. is permitted; **Gross Floor Area Variance** to increase the gross floor area from 199,373 sq. ft. to 208,941 sq. ft. where 62,469 sq. ft. is permitted for construction of an addition to the Art Gallery in a RH-2 zone.

4. property: **260 Whitney Avenue (aka: 230 Whitney Avenue) Yale Biology Building** owner: Yale University
applicant: owner
agent: Bob Saidi

Appeal #08-12-V requests: **Gross Floor Area Variance** permit 774,105 sq. ft. (where 1,170,943 sq. ft. is permitted) to 954,105 sq. ft. where 532,247 sq. ft. would be permitted for construction of a new teaching and research laboratory building in a RH-2 zone.

5. property: **244 Quinnipiac Avenue** owner: Maria Azana
applicant: owner

Application #08-13-S requests: **Special Exception** to permit a Neighborhood Convenience store (grocery) on first floor of 2-family dwelling in a RM-2 zone.

6. property: **667-669 State Street** owner: State Investors, LLC
applicant: owner
agent: Scott A. Hurwitz

Application #08-14-S requests: **Special Exception** to permit a personal fitness trainer in a BA zone.

7. property: **766 Edgewood Avenue** owner: Nader and Khue Botros
applicant: Nader Botros

Application #08-15-S requests: **Special Exception** to permit one Front Yard Parking space for 1-family residence in a RS-2 zone.

8. property: **23 Broadway** owner Yale Properties
applicant: Christopher Howe

Application #08-16-S requests: **Special Exception** to permit zero parking where 10 parking spaces are required for retail store in a BA zone. (WITHDRAWN- 2-26-08)

9. property: **296 Elm Street** owner: Yale University
applicant: Christopher Howe

Application #08-17-S requests: **Special Exception** to permit zero parking spaces where 12 parking spaces are required for a retail store in a BA zone. (WITHDRAWN, 2-26-08)

10. property: **659 Washington Avenue** owner: Mary T.Collins
applicant: Gabriel Garcia

Application #08-18-S requests: **Special Exception** to permit a Neighborhood Convenience store (general) and also permit backing over city sidewalk in a RM-2 zone.

11 property: **794-798 Orange Street** owner: John DiPaola
applicant: owner

Application #08-19-S requests: **Special Exception** to request the March, 2008, 5-year review, as per condition #1 of February 26, 2005 approval relating to restaurant Bravo in a RM-2 zone.