



CITY OF NEW HAVEN

New Haven, Connecticut

BOARD OF ZONING APPEALS
ROOM 500
HALL OF RECORDS
200 Orange Street
New Haven, Connecticut 06510
(203) 946-8041
fax (203) 946-8049

March 13, 2007

MEMORANDUM

TO: Ron Smith, City Clerk

FROM: Board of Zoning Appeals
by: Willie Mae Walker, Adm. Asst.

RE: Voting Session

NOTICE IS HEREBY GIVEN: The N.H. Board of Zoning Appeals will hold a Voting Session prior to the scheduled Public Hearing at 6:30 pm:

DATE: Tuesday April 10, 2007

TIME: 5:30 pm

PLACE: 200 ORANGE STREET
PUBLIC HEARING ROOM (G-2)
NEW HAVEN, CT 06510

Cathy Weber, Chairperson

Gaylord Bourne, Secretary

AGENDA

PUBLIC HEARING TO BE HELD BY NEW HAVEN BOARD OF ZONING APPEALS

APRIL 10, 2007

6:30 P.M.

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

1.. property: **10 Olive Street** owner; Crown Properties, LLC
applicant/appellant: owner
by: Albert Hansen
agents: Noah Eisenhandler, Esq.
Anthony V. Avallone, Esq.

Application #07-03-S requests: **Special Exception** to permit Limited Auto Sales in a BA zone.
Appeal #07-03-V requests: **Use Variance** to permit the warehousing of vehicles in a BA zone.

2. properties: owner: Yale University
appellant: owner:
by: Jerry A. Warren, Assoc.VP
agent: Joseph L. Hammer, Esq.

Appeal #07-18-V, **149 Elm Street**, requests: **Sign Variance** to permit installation of a directly illuminated ground sign 1 ft. from the lot line where a distance of 10 ft. is required where indirectly illuminated and non-illuminated signs regarding a school is permitted in a RH-2 zone.

Appeal #07-19-V, **197 York Street, (aka: 68 High Street)**, requests: **Sign Variance** to permit installation of a directly illuminated ground sign 1 ft. from the lot line where a distance of 10 ft. is required where indirectly illuminated and non-illuminated signs regarding a school is permitted in a RH-2 zone.

Appeal #07-20-V, **110 Wall Street (aka: 119 High Street)**, requests: **Sign Variance** to permit installation of a directly illuminated ground sign where indirectly illuminated and non-illuminated signs regarding a school is permitted in a RH-2 zone.

Appeal #07-21-V **140 High Street (aka: 127 Wall Street)** requests: **Sign Variance** to permit installation of a directly illuminated ground sign 6ft. from the lot line where a distance of 10 ft. is required in a RH-1 zone.

3. property: 1455 Quinnipiac Avenue owner: John Barretto
appellant: General Investment Alliance
LLC
attorney: John R. Lambert

Appeal #07-22-V requests: **Lot Width Variance** to permit 52.33 ft. where 60 ft. is required to divide the lot and allow development of otherwise unusable and inaccessible rear land in a RS-2 zone

4. property: **1219 State Street** owner: Yale Motor Freight
appellant: Mesut Kizavul
agent: Anthony Giodano

Application: #07-23-S requests: **Special Exception** to permit Gas Station with Convenience Store in IH zone; and

Appeal #07-24-V requests: **Rear Yard Variance** to permit 1.5 ft. where 10 ft. is required for an addition to rear of existing Garage/Fuel Facility in IH zone.

5. property: **35 Clark Street** owner: Joel Tolman and Jennifer Christiansen
appellant: Theodore S. Gonsiewski
agent: Elizabeth Johnson

Appeal #07-25-R requests: **Review of Administrative Decision**, concerning letter dated March 12, 2007, from the Zoning Administrator regarding installation of a proposed fence in RM-2 zone.

6. property: **53 Pearl Street** owner: Lisa L. Siedlarz
appellant: owner

Appeal #07-26-V requests: **Side Yard Variance** to permit 0 ft. where 8 ft. is required for construction of a 3rd floor dormer in RM-2 zone.

7. property: **71-73 Watson Street** owner: Larry Evans
appellant: owner

Appeal #07-27-V requests: **Side Yard Variance** to permit 5 ft. where 8 ft. is required for construction of house addition in RM-2 zone.

8. property: **383 Forbes Avenue** owner: Raymond & Francine Fucci
appellant: Face Value, LLC
attorney: Stephen W. Studer

Appeal #07-28-V requests: **Sign Variance** to permit 60 ft. Billboard Height where 30 ft. is required in IH zone.

9. property: **55 Laura Street/54 Fulton Street** owner: Junior Ventures, LLC
appellant: owner
attorney: Anthony V. Avallone

Appeal #07-29-V requests: **Use Variance** to permit truck storage, containers, and equipment in IH and RM-1 zones.

10. property: **540-580 Ella Grasso Boulevard** owner: New Haven Plaza, LLC
appellant: Amistad Academy, Inc.
attorney: Charles R. Andres

Appeal #07-30-V requests: **Use Variance** to permit an Elementary School in IL zone.

11. property: **1 Grand Avenue** owner: One Grand Avenue, LLC
appellant: owner
by: Timothy J. Lee, Esq.

Appeal #07-31-V requests: Use Variance to permit 6 dwelling units in existing commercial building in BC zone; also, permit Lot Area Variance to permit 11,516 sq. ft. where 28,000 is required; Side Yard Variance to permit 0 ft. where 8 ft. is required for conversion of existing commercial structure in a BC zone. Coastal Site Plan Review Application was filed

12. property: **34 Level Street** owner: Anthony Pinot
Applicant: owner

Application #07-32-S requests: **Special Exception** to permit a nursing Home (approximately 46 beds) in an RM-1 zone.

13. property: **49 Huntington Street** owner: Rosa DeLauro & Stanley
appellant: owner
by: Robert L. Mele, agent

Appeal #07-33-V requests: **Side Yard Variance** to permit 10 ft. where 12 ft. is required for rear house addition in RS-1 zone.

14. property: **133-139 Pond Lily Avenue** owner: James C. Onofrio
appellant: owner
by: Abraham Herscu

Appeal #07-34-V requests: (regarding 133 Pond Lily) Lot Width Variance to permit 57 ft. where 60 is required; Lot Area Variance to permit 6,555 sq.ft. where 7,500 is required; (regarding 139 Pond Lily) Lot Area Variance to permit 6,990 sq, ft, where 7,500 is required for construction of a single family dwelling in RS-2 zone.

BZA/wmw