

AGENDA

NEW HAVEN BOARD OF ZONING APPEALS' PUBLIC HEARING

April 9, 2008 (Wednesday)
6:30 P.M.

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

1. property: **Rear of 2 South Genesee Street** owner: Crossroads, Inc., and N.H.
44 East Ramsdell , 54 East Ramsdell, Housing Authority
& 57 East Ramsdell streets applicant/appellant: owners
agent: Miguel Caldera, M.D.
attorney: Marjorie Shansky

Application #08-21-S requests: **Special Exception** to allow Expansion of Convalescent Home, establishment of Child Daycare Center, and to permit 48 parking spaces where 57 parking spaces are required in a RM-1 zone.

Appeal #08-22-V requests: **Lot Area Coverage Variance** to permit 43% where 30% is permitted for expansion of existing Convalescent Home in a RM-1 zone.

2. property **64 & 68 James Street** owner: Cold Spring School
appellant: owner
agent: Turner Brooks
Turner Brooks Architects

Appeal #08-23-V requests: **Side Yard Variance** to permit 2 ft.-7 in. where 8 ft. is required to construct rear exterior handicap ramp for existing school in a RM-2 zone.

3. property: **101 Whalley Avenue** owner: Gennaro G. Zito
appellant: owner

Appeal #08-24-V requests: **Use Variance** to permit expansion of existing furniture store (addition for storage) a BB zone; **Rear Yard Variance** to permit 5 ft.- 10 in., where 10 ft. is required.

4. property: **27-29 Mead Street** owner: Natacha Smith
applicant: owner

Application #08-25-S requests: **Special Exception** to permit 24-Hour Group Daycare Home for a maximum of 12 children , 1st floor of existing 3-family dwelling, in a RM-1 zone.

5. property: **333 Woodward Avenue** owner: Janette C. Johnson
applicant/appellant: owner
agent: William E. Johnson

Application #08-27-S requests: **Special Exception** to permit Front Yard Parking (1 car) in conjunction with proposed handicap ramp to a 1-family dwelling in a RS-2 zone.

Appeal #08-28-V requests: **Side Yard Variance** to permit 5 ft.-1/2 where 8 ft. is required for construction of Handicap ramp to 1-family dwelling in a RS-2 zone.

6. property: **621 Chapel Street** owner: Andrew Ehrgood
appellant: owner

Appeal #08-28-V requests: **Building Coverage Variance** to exceed 30% the maximum coverage allowed to construct an in-ground spa in a RM-2 zone.