

AGENDA

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

MAY 08, 2007

6:30 P.M.

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

1. property: **96 Rosette Street** owner: Habitat for Humanity of Greater N.H.
appellant: owner
by: William Casey, Exec. Director

Appeal #07-35-V requests: **Front Yard Variance** to permit 11 ft. where 17 ft. is required; **Average Lot Width Variance** to permit 43.75 ft. where 50 ft. is required; **Rear Yard Variance** to permit 12 ft. where 25 ft. is required to construct a single-family dwelling in a RM-2 zone.

2. property: **35-37 Maltby Place** owner: Teleforo Rodriquez
appellant: owner
by: Candido Sanchez, agent

Appeal #07-36-V request: **Building Coverage Variance** to permit 43% where 30% is allowed for the construction of a garage in a RM-2 zone.

3. property: **417 Greenwich Avenue** owner: Ellison Rawlinson
applicant/appellant: owner

Application #07-37-S requests: **Special Exception** to permit zero parking requirement where 1 spaces is required to recognize existing conversion from 2-family dwelling to 3-family dwelling in a RM-2 zone, and

Appeal #07-38-V requests: **Lot Area Variance** to permit 3,049 sq. ft. where 6,000 sq ft. is required to recognize existing conversion from 2-family dwelling to 3-family dwelling in a RM-2 zone.

4. property: **1481 Quinnipiac Avenue** owner: City of New Haven
applicant: N.H. Board of Education
by: A. Graham Curtis, agent

Application #07-39-S requests: **Special Exception** to permit a reduction in the number of required parking spaces, and to also permit Front Yard Parking for construction of public school in a RS-2 zone, and

Appeal #07-40-V requests: **Building Height Variance** to permit 50 ft. where 35 ft. is allowed for construction of public school in a RS-2 zone.

5. property: **59 Bishop Street** owner: Martha Murray and
John Gambell
appellant: owners
by: Whit Maki, agent

Appeal #07-41-V requests: **Side Yard Variance** to permit 2 ft.-6 in. where 8 ft. is required for the construction of a rear deck to single family dwelling in a RM-2 zone.

6. property: **466 Foxon Boulevard** owner: Krypac Development Assoc.,LLC
Applicant/appellant: owners
by: Paul Denz, agent
attorney: Stephen W. Studer

Application #07-42-S requests: **Special Exception** to permit 248 parking spaces where 301 are required and joint use of the same for 16,706 sq. ft. structure as shown on submitted plans (03-22-07) for construction of a shopping center in a BA zone, and

Appeal #07-43-V requests: **Parking Space Dimension Variance** to permit 10 ft. x 18 ft. where 9 ft. x 20 ft. is required for construction of a shopping center in a BA zone.

7. property: **409 & 411 Burr Street** owner: Mass Development, LLC and
William & Lisa Stone
applicant/ appellant: owners
by: Anthony V. Avallone, Esq.

Application #07-44-S requests: **Special Exception** to permit 409 Burr Street as a Flag Lot in a RS-2 zone, and

Appeal #07-45-V requests: **Side Yard Variance** to permit 12 ft. where 15 ft. is required;
Minimum Buildable Area Variance to permit 30 ft. x 50 ft. where 30 ft. x 75 ft. is required in a RS-2 zone.

8. property: **83 Water Street &
11-13 Brown Street** owner: C. Cowles & Company
applicant: owner
by: Carolyn W. Kone, Esq.

Application #07-46-S requests: **Special Exception** to change from a Nonconforming Use of Land to a Different Nonconforming Use in order to permit construction of a 30 ft. x 30 ft. factory extension (Stamping Press) in a RM-2/IL zones.