

**CITY NOTICE  
BOARD OF ZONING APPEALS  
CITY OF NEW HAVEN**

Notice is hereby given of a Public Hearing held by the BZA in the Public Hearing Rm (G2), 200 Orange St, New Haven, CT, 6:30 p.m. Tue, May 12, 2009

At that time & place, opportunity will be given to those who wish to be heard relative to the appeals & applications of the following:

1. **09-35-V. 1400 State St** Variance to permit side yard setback of 5.3' where 8' is req to construct an addition to an existing bldg in a BA zone (Owner Tremblay Family LLP/Apppl Paul Tremblay)
2. **09-36-S. 920-922 Elm St** Special Exception to permit zero parking space where 1 space is req to convert a bldg from a 2-fam to a 3-fam dwelling in a RM-1 zone (Owner/Applicant Anthia Christian)
3. **09-37-S. Portion of 378 Front St M/B/P: 157-0815-00301 known as New Parcel 21D.2 on Map #2 entitled "Phase 3 Lot Plan for Zoning Calculations Revised April 17, 2009"** Special Exception to amend PDU #117 to modify max bldg coverage for New Lots 21D.2b, 21D.2c, 21D.2d, 21D.2e, 21D.2f, 21D.2g, 21D.2h, and 21D.2i and lot area per dwelling unit for New Parcel 21D.2 (Owner HANH/Applicant Trinity NH Four Ltd Partnership/Agent Carolyn Kone)
4. **09-38-S. Portion of 374 Front St M/B/P 157-0815-00302 known as New Parcels 17B, 17C & 17D on Map #2 entitled "Phase 3 Lot Plan for Zoning Calculations Revised April 17, 2009"** Special Exception to amend PDU #116 to modify max bldg coverage for New Lots 17B.1, 17C.2, 17D.1, 17D.2 & lot area per dwelling unit for New Parcel 17D (Owner HANH/Apppl Trinity NH Four Limited Partnership/Agent Carolyn Kone)
5. **09-39-S. 1400 Whalley Ave** Special Exception to permit beer & wine in an existing restaurant in a BA zone (Owner Ernest Caccavale/Apppl Volkan Gokkiyas)
6. **09-40-S. 101 Farren Ave/6 Pardee St** Special Exception to permit the serving of alcoholic beverages w/entertainment at an existing restaurant in a BA zone (Owner Jose Valdivia & Edward Angulo/Apppl Jose Valdivia/Agent Anthony Avallone)
7. **09-41-V. 682 Prospect St** Variance to permit the conversion of a bldg to 3 dwelling units in a RS-2 zone (Owner/Applicant 682 Prospect LLC/Attorney Anthony Avallone).

8. **09-42-V. 306 York St** Variances of: Max Bldg. Coverage: 71% where 25% is allowed; Bldg. Height: Banquet Hall, north side, 29.3' where less than 0 is permitted; Banquet Hall, south side, 29.3' where 24' is permitted; Terrace, north side, 14' where 2' is permitted; 1<sup>st</sup> fl. Addition, north side, 13.6' where 2'-4 1/2" is permitted; Exhaust Duct, north side, 19.5' where 4' is permitted; Yards: 1<sup>st</sup> Fl. Addition; north Side Yard, 1' 2-1/2" where 8' is required, Rear Yard, 15' where 25' is required: Banquet Hall; north Side Yard, less than 0 where 8' is required: Terrace; north Side Yard, 1' 2-1/2" where 8' required, Rear Yard, 15' where 25' is required; Basement Bulkhead, south Side Yard, 5' where 10' is required: Maximum Gross Floor Area: 4,786 sf where 3,354 sf is permitted. All for additions to an existing nonconforming structure in a RH-2 zone (Owner Mory's Assoc./Appl Richard Wies, Gregg Wies & Gardner Arch LLC)
9. **09-43-S. 306 York St** Special Exception to permit 0 parking spaces where 85 spaces are req in conjunction w/additions to a private club (Owner Mory's Assoc./Applicant Richard Wies, Gregg Wies & Gardner Arch LLC)
10. **09-44-S. 50 Brookside Dr (PDU Sec 5)**. Special Exception to correct Sec 5 size from 1.618 acres to 1.592 acres (Owner HANH/Appl Brookside 1 Assoc LLC/Agent Peter Wood)
11. **09-45-S. 50 Brookside Dr (PDU Sec 4)** Special Exception to correct Sec 4 size from 0.799 acres to 0.719 acres (Owner HANH/Appl Brookside 1 Assoc LLC/Agent Peter Wood)
12. **09-46-S. 50 Brookside Dr (PDU Sec 3)** Special Exception to correct Sec 3 size from 1.826 acres to 1.665 acres in a RM-1 zone (Owner HANH/Appl Brookside 1 Assoc LLC/Agent Peter Wood)
13. **09-47-S. 50 Brookside Dr (PDU Sec 2)** Special Exception to correct Sec 2 size from 0.706 acres to 0.629 acres (Owner HANH/Appl Brookside 1 Assoc LLC/Agent Peter Wood)
14. **09-48-S. 50 Brookside Dr (PDU Sec 1)** Special Exception to correct Sec 1 size from 1.686 acres to 1.575 acres (Owner HANHaven/Appl Brookside 1 Assoc LLC/Agent Peter Wood)
15. **09-49-S. 50 Brookside Dr (PDU Home ownership Sec)**. Special Exception to correct overall size of home-ownership unit area from 1.26 acres to 1.561 acres (Owner HAN/Appl Brookside 1 Assoc LLC/Agent Peter Wood)
16. **09-50-V. 19 Stevens St** Variance to permit 9' Front Yard setback where 17' is req; Side Yard setbacks of 1' & 7' where 8' & 10' are req to rehabilitate a dwelling in a RM-2 zone (Owner/Applicant Beatriz Franqui)
17. **09-51-S. 862-864 Orange St** Special Exception to permit zero parking spaces where 1 space is required to convert a bldg from a 2-fam to a 3-fam dwelling (Owner/Apppl Gerald H. Kahn)

The appeals & applications w/reports of other City Depts are on file & may be seen at the BZA, 200 Orange St, Rm 501, New Haven, CT  
Gaylord Bourne, Secretary