

AGENDA

NEW HAVEN BOARD OF ZONING APPEALS' PUBLIC HEARING

TUESDAY, MAY 13, 2008
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. **Continued from 4-9-08 Hearing**

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. **Continued from 4-9-08 Hearing. and**

Application #08-35-S requests: **Special Exception** to permit Front Yard parking on second front yard facing Ramsdell Place in an RM-1 zone.

2. property: **184 Grand Avenue** owner: Grand Street Realty Co.
applicant: Michael Criscio, Jr.
attorney: Charles Riether

Application #08-29-S requests: **184 Grand Avenue**, seeking **Special Exception** to allow sales of Precious Metals (license required) in conjunction with existing Check Cashing business in a BA zone.

3. property: **111 Park Street** owner: New Haven Towers
appellant: owner
agent: Sholom Andrusier

Appeal #08-30-V requests: **Usable Open Space Variance** to permit 4,281 sq. ft. where 71,250 sq. ft. is required to allow construction of a temporary 51-space parking lot in an RH-2 zone.

4. property: **308-312 Whalley Avenue** owner: Boost, Inc.
appellant: owner
agent: Gurjant Narain
attorney:Anthony V. Giordano,P.E

Appeal #08-31-V requests: **Rear Yard Variance** to permit 5 ft-1 in. where 10 ft. is required to allow reconfiguration of existing gasoline station for construction of a building (Convenience store) at rear of property and in a BA zone.

5. property: **192 Clinton Avenue** owner: Bryant Thomas
applicant: Ivonne M. Vargas

Application #08-32-S requests: **Special Exception** to permit a Group Daycare Home (12 children maximum) in an RM-1 zone.

6. property: **129 Eagle Street** owner: Terence D. Elton
appellant: owner

Appeal #08-33-V requests: **Side Yard Variance** to permit 5 ft.-2 ½ in. where 8 ft. is required to construct a rear addition to single-family dwelling in an RM-2 zone.

7. property: **105 Hyde Street** owner: Maria DeMayo
appellant: Maria DeMayo Scanlon
agent: Art DeMayo

Appeal #08-34-V requests: **Rear Yard Variance** to permit 6.5 ft. where 25 ft. is required to construct an addition to rear of dwelling in an RS-2 zone.

8. property: **129 & 131 Lexington Avenue** owner: David Candelora
applicant/appellant: owner

Application#08-36-S requests: **Special Exception** to permit right-of-way access over 131 Lexington Avenue to rear lot 129 Lexington Avenue and permit Front Yard Parking for 4-cars in an RM-1 zone.

Appeal #08-36-V requests: **Lot Area Variance** to permit 7137 sq. ft. where 7500 sq. ft. is required for Flag lot in an RM-1 zone, also permit Distance between principal buildings of 18 ft. where 50 ft. is required.

9. property: **81-83 Ivy Street** owner: Andrew Nelson, Jr.
appellant: owner
agent: John B. Torello

Appeal #08-37-V requests: **Average Lot Width Variances** to permit 42 ft. and 44 ft. where 50 ft. each is required; **Side Yard Variances** to permit 7 ft. and 9 ft. where 8 ft. and 10 ft are required for construction of two (2) two-family dwellings, and permit separate lots in an RM-2 zone.

10. property: **117 Ramsdell Street** owner 117 Ramsdell Street.
Assoc.LLC
applicant/appellant: owner
attorney: Anthony V.Avallone

Application #08-38-S requests: **Special Exception** to permit a Flag Lot in an RS-2 zone, also permit connection (access corridor) to a street by means of an Easement as opposed to a fee simple interest in an RS-2 zone. and

Appeal #08-38-V requests: **Lot Area Variance** (buildable rectangle area) to permit 2,250 sq. where 3,886 sq. ft. is required for construction of a single-family dwelling in an RS-2 zone.

11. property: **654 Ferry Street**
(aka: 25 Fox Street) owner : Horton, Inc
appellant: Coastal Outdoor Advertising of
Connecticut, LLC
attorney: Anthony V. Avallone.

Appeal #08-39-R requests: **Review of Administrative Decision** (Letter dated 4/11/08) concerning Certificate of Zoning Compliance for a Digital Billboard with capacity to change advertisement/message no more than 6-times per minute in a Zoning Overlay District.

wmw