

AGENDA

PUBLIC HEARING TO BE HELD BY THE NEW HAVEN BOARD OF ZONING APPEALS TUESDAY, JUNE, 10, 2008

6:30 P.M.

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

1. property: **873 Whalley Avenue** owner: Arlow, LLC
applicant: Gail Campagna

Application #08-40-S requests: **Special Exception** to permit the sale of beer and wine in conjunction with a 56-seat restaurant in a BA zone.

2. property: **307 Front Street** owner: Fair Haven Yacht Club, LLC
applicant: owner
by: Lisa Fitch, agent

Application #08-41-S requests: **Special Exception** to permit marina office and delicatessen with 8 seats for eating in a BC zone.

3. property: **143 Elm Street** owner: Yale University
appellant: owner
by: Jerry A. Warren, Assoc.VP.
agent: Jon Shimm

Appeal #08-42-V requests: **Building Coverage Variance** to permit an increase to 42% where 25% is allowed; **Floor Area Ratio** to permit an increase to 1.62 where 0.5 is allowed; **Front Yard Variance** to permit 7 ft.-5 in. where 17 ft. is required; **Rear Yard Variance** to permit 31 ft.-2 in. where 25 ft. is required, all to permit construction of an addition building in a RH-2 zone.

4. property: **61 Roosevelt Street** owner: William Augustine
applicant: owner

Application #08-43-S requests: **Special Exception** to permit Front Yard parking (attached garage) in a RS-2 zone; and

Appeal #08-44-V **Front Yard Variance** to permit 5 ft.-1 in. where 25 ft. is required, for a two-story garage/bedroom addition to single family residence in a RS-2 zone.

5. property: **210-220 Park Street** owner: Yale University
applicant: owner
by: Jerry A. Warren, Assoc.VP
agent: Jon Shimm

Application #08-45-S requests: **Special Exception** to permit a reduction in parking from 23 spaces to 11 spaces where 40 spaces are required in a RH-2/ BA zone.

6. property: **254 Spring Street** owner: Mario Lara
(aka: 670 Washington Avenue) applicant: Joel Diaz

Application #08-46-S requests: **Special Exception** to permit a Neighborhood Convenience Use (Hair Salon) in a RM-2 zone.

7. property: **57 Pearl Street** owner: Michael P. Wilson
appellant: owner

Appeal #08-47-V requests: to expand a nonconforming building and **Front Yard Variance** to permit 5 ft. where 17 ft. is required to construct a shed dormer and porch to 2-family dwelling in a RM-2 zone.

8. property: **100 Wheeler Street** owner: Ronsal North, LLC
applicant: A-One Recycling, LLC
by: Richard Parzych
agent: Victor Benni
Godfrey-Hoffman Assoc., LLC

Application #08-48-S requests: **Special Exception** to permit a limited processing recycling facility in an IH zone

9. property: **118 Anita Street** owner: Lester & Eleanor Turner
appellant: owner

Appeal #08-49-V requests: **Side Yard Variance** to permit 5 ft. where 8 ft. is required to construct a 200 sq. ft. addition to a single-family dwelling in a RM-1 zone.

10. property: **129 Lexington Avenue** owner: Davie Candelora
applicant/appellant: owner

Application #08-50-S requests: **Special Exception** to permit a Flag Lot with deeded easement as Access Corridor in a RM-1 zone, **and**

Appeal #08-51-V requests: **Distance Variance** to permit 18 ft. between principal buildings where 50 ft. is required; **Minimum Buildable Area Variance** to permit 24 ft. by 51 ft. where 30 ft. x 75 ft. is required; **Side Yard Variances** to permit 8 ft. and 12 ft. where 15 ft. each are required; **Access Corridor Width Variance** to permit 12 ft. where 16 ft, minimum is required; **Lot Area Variance** to permit 7,137 sq. ft. where 7,500 sq. ft. is required for construction of a 2-family dwelling; a Flag Lot in a RM-1 zone.

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

Appeal #08-52-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, and relief from the prevailing Building Line.

12. property: **129 Eagle Street** owner: Terence D. Elton
Appellant: owner

Appeal#08-53-V requests: **Side Yard Variance** to permit 2.2 ft. where 8 ft. is required for a bathroom and kitchen addition to rear of single family dwelling, and also to raise the roof of main dwelling 3 ft.-2 in., in a RM-2 zone.

13. property: **98 Hillside Avenue** owner: 106 Hillside Avenue
appellant: owner
attorney: Anthony V. Avallone

Appeal #08-54-V requests: **Lot Area Variance** to permit 4610 sq. ft. where 6000 sq. ft. is required to construct a single family dwelling on a non-conforming lot in a RM-1 zone.

14. property: **106 Hillside Avenue** owner: Robert Amato
appellant: 106 Hillside Avenue, LLC
attorney: Anthony V. Avallone

Appeal #08-55-V requests: **Lot Area Variance** to permit 4590 sq. ft. where 6000 sq. ft. is required; **Side Yard Variance** to permit 4.0 ft. and 6.5 ft. where 8 ft. and 12 ft. are required; and **Front Yard Variance** to permit 16.5 ft. where 25 ft. is required for a single family dwelling on a non-conforming lot in a RM-1 zone.

This agenda is available on the web at <http://www.cityofnewhaven.com/govt/gov28.htm> – One week before the Public Hearing date.