

AGENDA

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

JUNE 12, 2007

6:30 P.M.

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

1. property: **12 West Street** owner: Eliu Andrades
appellant: owner

Appeal #07-47-V requests: Front Yard Variance to permit 2.5 ft. where 17 ft. is required, Rear Yard Variance to permit 20 ft. where 25 ft. is required, 4 ft. Project where 1/3 the distance is allowed or 5 ft. is allowed in a Side yard to allow construction of a Church in a RM-2 zone.

2. property: **331 Front Street** owner: Great Oak Realty, LLC
appellant: owner
by: Herman Dostie

Appeal #07-48-V requests: Side Yard Variance to permit 2.5 ft. where 8 ft. is required for construction of rear addition to single family dwelling in a BC zone.

3. property: **383 Forbes Avenue** owner: Raymond Fucci
applicant: Rajaram
Sellakaruppan

Application #07-49-S requests: Special Exception to permit a liquor permit for a 16-seat restaurant in a BA zone.

4. property: **235 Dyer Street** owner: Charles Reiter/Jil Reiter
appellant: Charles Reiter

Appeal #07-50-V requests: Front Yard Variance to permit 21.1 ft. where 25 ft. is required for construction of sunroom addition in an RS-2 zone.

5. property: **104 Prospect Street &
6,8,10,12,14 Prospect Place,** owner: Yale University
appellant: owner
by: John A. Warren, Assoc. VP
William Colehower, AICP, agent

Appeal #07-51-V requests: Front Yard Variance to permit 4 ft. where 17 ft. is required; Rear Yard Variance to permit 1 ft where 25 ft. is required, and Building Coverage Variance to permit

55% where 25% Maximum is permitted to build One Story Temporary Facility (Five Years) for faculty offices and administrative space in an RH-2 zone .

6. property: **4,36,50,54 Canal Street;
6& 12 Bristol Street
Lock Street(MBP 258-0353-01101)
and 101 Ashmum Street,** owner: Yale University
appellant: owner
by: Jerry A. Warren,Assoc,VP
agent:William Colehower,AICP

Appeal #07-52-V requests: Building Coverage Variances to permit 46% where 30% is allowed; Building Height Variance to permit 48 ft.3 in. where 45 ft. is allowed; Front Yard Variances ranging from 0 ft. to 9 ft. where 17 ft. is required (Canal Street); Front Yard Variance to permit 12 ft. where 17 ft. is required (Lock Street)for new University Health Services Facility in an RM-2 zone.

7. property: **433 Chapel Street,
56 & 64 Wallace Street** owner: Peter Chapman
appellant: owner

Appeal #07-53-07 requests: Use Variance to permit Conversion of Industrial Building to allow 18 Apartments on the top 4-floors (23 bedrooms) in an IL zone.

8. property: **121 Brownell Street** owner:United States of America
appellant owner
by: Mark Reveaux, agent
attorney: Peter Blasini

Appeal #07-54-V requests: Side Yard Variances to permit 2 ft. where 8 ft. is required; Front Yard Variance to permit 13 ft. where 17 ft. is required to enclose 2nd floor porch in a RM-2 zone.

9. property: **181 Pine Street** owner: Michael Slade
appellant: owner

Appeal #07-55-V requests: Lot Area Variances to permit 3,533 sq. ft. where 5,400 sq. ft. is required; Side Yard Variance to permit 3 ft. where 8 ft. is required; Lot Width Variance to permit 36 ft. where 50 ft. s required to construct a 2-family dwelling in an RM-2 zone.

10. property: **1455 Quinnipiac Avenue** owner: John Barreto
appellant: General Investment
Alliance, LLC
attorney: John R. Lambert

Appeal #07-56-V requests: Lot Width Variance to permit 52.33 ft. where 60 ft. is required to divide the lot and allow development of otherwise unusable and inaccessible rear land in a RS-2 zone.