

AGENDA

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

JULY 10, 2007

6:30 P.M.

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

1. property: **190-210 Middletown Avenue** owner: Sackett Point Mortgage, LLC
appellant: Tarducci's Junk Yard, Inc.
dba: Chuck & Eddie's Used Auto Parts
attorney: John A. Acampora

Appeal #07-57-R requests: Review of Administrative Order/Decision (May 11, 2007 and May 16, 2007) regarding Section 46 of the New Haven Zoning Ordinance and its applicability to a previously approved Special Exception permitting a Motor Vehicle Junk Yard in an IH zone.

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

Application #07-58-S requests: Special Exception to permit a Full Liquor Permit for 16 seat restaurant, also to permit 0 parking where 4 parking spaces are required in a BA zone.

3. property: **594 Townsend Avenue** owner: Diane R. Vitale
appellant: owner
attorney: Anthony V. Avallone

Appeal #07-59-V requests: Impervious Surface Coverage Variance to permit 85% coverage where 70% is allowed in a RS-2 zone.

4. property: **37 Cassius Street** owner: Mama Victoring Guilavogui
applicant: owner

Application #07-60-S requests: Special Exception to permit a Hair Braiding Business on portion of 1st floor apartment in a RM-2 zone.

5. property: **9-11 Pardee Place** owner: Bobby Galloway
appellant: David Austin

Appeal requests: Rear Yard Variance to permit 0 ft. where 25 ft. is required; Side Yard Variance to permit 3 ft. where 10 ft. is required; Building Height Variance to permit 22 ft. where an average of 12 ft. is allowed; Lot Area Variance to permit 5,676.33 sq. ft. where 8,000 sq. ft. is required; Building Coverage Variance to permit 40% where 30% is allowed to convert a rear accessory structure to include a second floor dwelling unit in a RM-2 zone.

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

Appeal #07-62-V requests: Side Yard Variance to permit 2.5 ft. and 10 ft. where 8 ft. and 12 ft. are required for rear additions to existing single family dwelling in a BC zone.

7. property: **745-807 Chapel Street** owner: City of New Haven
applicant/appellant: Becker
Development Assoc., LLC
agent: Bruce Becker
attorney: Sara Bronin

Application #07-63-S requests: Special Exception to permit a reduction in the residential parking requirement from 500 parking spaces to 333; and also permit a Child Day Care Center for 100 children in conjunction with proposed construction of 31-story mixed-use tower in a BD-1 zone, and.

Appeal #07-64-V requests: Open Space Variance to permit a reduction from 250 sq. ft. per dwelling unit to 45 sq. ft. per dwelling unit for construction of 31-story mixed-use tower in a BD-1 zone.

8. property: **193 Winthrop Avenue** owner: Mutual Housing Assoc.
application/appellant: owner
by: Shenae Draughn, agent

Application #07-65-S requests: seeking Special Exception to permit 2 Front Yard Parking spaces for construction of a 2-family dwelling in a RM-2 zone, and

Appeal #07-66-V requests: Front Yard Variances to permit 8 ft. and 10 ft. where 17 ft. respectively is required for construction of a 2-family dwelling in a RM-2 zone.

9. property: **272 Dwight Street** owner: Rabbi Shua Rosenstein
appellant: owner
by: Angelo Michael Raso, AIA

Appeal #07-67-V requests: Rear Yard Variance to permit 17 ft. where 25 ft. is required; Side Yard Variance to permit 3 ft. where 8 ft. is required; Building Coverage Variance to permit 55% coverage where 30% is allowed for construction of rear addition to existing 2-family dwelling in a RM-2 zone.

10. property: **101 Farren Avenue** owner: Jose Valdivia
applicant: owner
agent: Michael Rivera

Application #07-68-S requests: Special Exception to permit a 32-seat restaurant and a Full Liquor Permit in a BA zone.

11. property: **506 Townsend Avenue** owner: Alton Properties, LLC
appellant: owner
by: Patricia A. Cofrancesco, Esq.

Appeal #07-69-R requests: Review of Administrative Order/Decision of Zoning Enforcement Office, May 31, 2006. to remove rear lighting or shielding and direct lighting downwards on property in a RS-2 zone.

12. property: **121 Brownell Street** owner: United States of America
appellant: Mark Reveaux
by: Peter Blasini, Esq.

Appeal #07-70-V requests: Use Variance to permit 2nd floor porch to be enclosed for Government Service Office in a RM-2 zone; also Side Yard Variance to permit 2 ft. where 8 ft. is required; Front Yard Variance to permit 13 ft. where 17 ft. is required to enclose porch in a RM-2 zone.

13. property: **311 East Street** owner: Jack A Halprin, Inc.
applicant: owner
by: Jay Alpert, agent

Application #70-71-S requests: Special Exception to permit Joint Use Parking for New Era Rehabilitation Center, in addition to existing joint uses, in an IL zone.

14. property **175 Blake Street** owner: Joseph & Peggy Grate
appellant: owners
by: John McMillian, Jr., agent

Appeal #07-72-V requests: Side Yard Variance to permit 1 ft. where 8 ft. is required to convert accessory building into a dwelling unit in a RM-1 zone.

15. property: **660 Howard Avenue** owner: Abdullah Shehadeh
appellant: owner
by: Marjorie Shansky, Esq.

Appeal #07-73-V requests: to upgrade a grocery-beer permit to a Full Liquor Permit within 1500 ft. of like outlet in a BA zone.

16. property: **21 Temple Street** owner: New Haven Parking Authority
appellant: Geeta Patil
by: Vincent N. Amendola, Jr., Esq.

Appeal #07-74-R requests: Review of Administrative Order/Decision of Zoning Enforcement Officer, June 13, 2007 , rescinding the zoning approval of a package store in a BD zone.