

REVISED

New Haven Register

Publish July 1, 2009

July 7, 2009

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

Notice is hereby given of a Public Hearing held by the Bd of Zoning Appeals in the Public Hearing Rm (G-2), 200 Orange St, New Haven, CT, 6:30 p.m. Tue, July 14, 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. **09-56-V. 269 West Rock Avenue.** Variance to permit 5' side yard where 8' is required to construct an addition to a home in an RS-2 zone (Owner/Applicant: Marjorie Rosenthal).
2. **09-63-S. 920 Elm Street.** Special Exception to permit 1 parking space within the front yard setback in an RM-1 zone (Owner/Appliant: Anthia M. Christian).
3. **09-64-V. 385 Orange Street.** Variance to permit a sign 8 sq.ft. in area where 1 sq.ft. is allowed; to permit pole sign 6' from the street line where 8.5' is required in an RO zone (Owner: 385 Orange Street Associates. Applicant/Agent: Timothy B. Yolen, Esq.).
4. **09-65-S. 603 (aka 601), 607-611 Orange Street.** Special Exception to expand a neighborhood convenience use (grocery/deli) in a RM-2 zone (Owner/Applicant: Joseph Sabino. Attorney: Anthony V. Avallone).
5. **09-66-V. 603 (aka 601), 607-611 Orange Street.** Variance to permit 7' rear yard where 25' is required; 5' side yard where 8' is required; bldg. height of 24' where 10' is allowed (side yard), bldg. height of 24' where 14' is allowed (rear yard); alteration of the structure to permit an increase in a nonconformity (setbacks and bldg. height); increase sales area to 4,497 sq.ft. where 1,500 sq.ft. is allowed; permit seasonal outdoor seating of 39 where 15 is allowed; permit indoor incidental seating of 36 where 6 are allowed; all to permit an addition to a business in a RM-2 zone (Owner/Applicant: Joseph Sabino. Attorney: Anthony V. Avallone).
6. **09-67-V. 441 Chapel Street & 63 Hamilton Street.** Use Variance to permit 5 additional dwelling units by conversion in an IL zone (Owner/Applicant: Harry David. Attorney: Anthony V. Avallone).
7. **09-68-V. 284 Orange Street.** Variance to permit zero open space where 250 sq.ft. is required to convert an office to one dwelling unit in a BD zone (Owner/Applicant: Emerson Apartments, LLC. Agent: Douglas L. Golden).
8. **09-69-S. 27, 29, 31, 33, 35 Sylvan Ave., 167, 171-173, 177, 181-183, 185-187, 189 Ward St. & portions of 60, 72, 80 Legion Ave,** Special Exception to reduce the number of parking spaces from 104 to 86 and to permit 22 front yard parking spaces all to permit a mixed use development in a BD-2 zone (Owner: Yale New Haven Hospital, Inc., Applicant: Trinity Rowe Limited Partnership).
9. **09-70-V. 27, 29, 31, 33, 35 Sylvan Ave., 167, 171-173, 177, 181-183, 185-187, 189 Ward St. & portions of 60, 72, 80 Legion Ave,** Variance to permit FAR of 2.31 where 0.5 is permitted; Front Yard setback of 0' along Sylvan Ave. & 2' along Ward St. where 17' is required; parking spaces of 162 s.f. where 180 s.f. is required and parking dimension of 9'x18' where 9'x20' is required; maximum bldg. coverage of 26.36% where 25% is allowed; location of side of the building 26' from side lot line and rear of building 26' from rear lot line where 56' is required; 106 s.f. of open space/dwelling unit where 250 s.f. is required; 0% private usable open space/dwelling unit where 75% is required; no screening of open space from parking lots, property lines & streets where 5' high screening is required all to permit a mixed use development in a BD-2 zone. (Owner: Yale New Haven Hospital, Inc., Applicant: Trinity Rowe Limited Partnership).

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10. **09-71-S. 294-300 York Street.** Special Exception to permit retention of previously approved parking requirement for auxiliary use of a portion of the rooftop for patrons in a BA zone (Owner: EWP Realty, LLC. Applicant: S.K.M. Restaurants, Inc. Agent: James H. Segaloff).
11. **09-72-V. 299 Whalley Avenue.** Variance to permit parking space dimensions of 9'x16' and 8'-9"x18' where 9'x20' is required for a bank in the BA zone (Owner: Oswaldo Torres. Applicant: Regina Winters).
12. **09-74-V; 09-75-CAM. 88 Concord Street.** Variance to permit front yard setback of 7' where 25' is required; Coastal Area Management review, to permit the construction of a single-family dwelling on a nonconforming lot in an RS-2 zone (Owner/Applicant: Richard Pastore. Attorney: Marjorie Shansky).
13. **09-76-V. 186 Front Street.** Variance to permit increase in existing nonconformity as to Side Yard setback (Owner: Kathleen Shea. Applicant/Agent: Matthew Briesch).

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

Gaylord Bourne, Secretary