

AGENDA

PUBLIC HEARING TO BE HELD BY THE NEW HAVEN BOARD OF ZONING APPEALS TUESDAY, JULY 8, 2008

6:30 P.M.

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

1. property: **215 Bishop Street** owner: Brian Beaulieu
appellant: owner

Appeal #08-56-V requests: **Average Height Variance** to permit 17 ft.-8 in., where 12 ft. is allowed for the construction of a two-car garage in a RS-2 zone.

2. property: **98 Hillside Avenue** owner: 106 Hillside Avenue
appellant: Michael Massimino
attorney: Anthony V. Avallone

Appeal #08-57-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.

3. property: **106 Hillside Avenue** owner: Robert Amato
appellant: owner
attorney: Anthony V. Avallone

Appeal #08-58-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.

4. property: **389 Whitney Avenue** owner: 389 Whitney Avenue, LLC
appellant: The Consultation Center
attorney: Anthony V. Avallone

Appeal #08-59-V requests: **Use Variance** to permit a Group Daycare Home in a RH-1 zone.

5. property: **48 Main Street Annex** owner: John J. Miessua &
Lester Winograde
appellant: John J. Miessau
attorney: Anthony V. Avallone

Appeal #08-60-V requests: **Sign Height Variance** to permit 63.3 ft. where 30 ft. is permitted to construct a Bulletin sign in a BA zone.

6. property: **340 Townsend Avenue** owner: Cheryl Amendola and Deborah Robin
appellant: Cheryl Amendola

Appeal #08-61-V requests: **Side Yard Variance** to permit 5 ft. where 8 ft. is required to construct a new roof portion for stand up closet space in a RS-2 zone.

7. property: **831 Chapel Street** owner: Alfredo Garcia
appellant: owner
attorney: Marjorie Shansky

Appeal #08-62-V requests: **Useable Open Space Variance** to permit 537.5 sq. ft. where 1,250 sq. ft. is required for five dwelling units in a BD zone.

8. property: **15 Dixwell Avenue** owner: Charlota Williams
applicant: Asvin Mardoiaia
agent: Ken Gelband

Application #08-63-S requests: **Special Exception** to expand a nonconforming Neighborhood Convenience Use (Package Store) in a RM-2 zone.

9. property: **309 Congress Avenue** owner: Yale University
((blocks bounded by South Frontage Rd. applicant: owner
College St., Congress Ave., Cedar St., York St.) agent: David Spalding

Application #08-64-S requests: **Special Exception** to modify an existing Planned Development Unit to permit an **Increase the Floor-to-Area Ratio** from 1.95 to 1.97; **Increase Lot Coverage** from 46.76% to 49.34%; **Increase height** of the enclosure wall from 8 feet to a range of 14.5'-18.5'; to allow the placement of electric transformers and other similar devices on the street facade or within any front yard; all to permit the installation of co-generation equipment in the Sterling Power Plant PDU #3 (underlying zone is RO).

10. property: **34-36 Welton Street** owner: Leeway, Inc.
appellant: owner
agent: Paul H. Selnau, AIA

Appeal #08-65-V requests: **Use Variance** to permit ten dwelling units (supportive housing) in an IH zone. Coastal Site Plan Review Application was filed.

11. property: **37-39 Greenwood Street** owner: City of New Haven
appellant: Robert Bishop

Appeal #08-66-V requests: **Variance** to permit 2-family dwelling to be built on a nonconforming lot in an RM-1 zone, also **Side Yard Variance** to permit 5 ft. where 8 ft. is required; **Average Lot Width Variance** to permit 45.56 ft. where 50 ft. is required; and **Distance Between Buildings Variance**.

12. property: **33-35 Greenwood Street** owner: City of New Haven
appellant: Robert Bishop

Appeal #08-67-V requests: **Variance** to permit 2-family dwelling to be built on a nonconforming lot in an RM-2 zone, also **Side Yard Variance** to permit 5 ft. where 8 ft. is required; **Average Lot Width Variance** to permit 44.39 ft. where 50 ft. is required; and **Distance Between Buildings Variance**.

13. property: **220 Kimberly Avenue** owner: Ambroise Moise
applicant: M. Ruggiero

Application #08-68-S requests: **Special Exception** to permit 0 parking where 1 parking spaces is required to convert a 2-family dwelling into a 3-family dwelling in RM-2 zone.

14. property: **235-237 Winchester Avenue** owner: MBMB, LLC
appellant: owner
agent: Arnold Gans

Appeal #08-69-V requests: **Variance** to expand a nonconforming building in an RM-2 zone, also **Lot Area Coverage Variance** to permit 52% where 30% is allowed for an addition to 18-unit nonconforming apartment building.

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

Application #08-70-S requests: **Distance Variances** to permit 250 ft. setback from public right-of-way where 500 ft. is required and 36 ft. setback to adjoining property where 500 ft. is required to permit a paper and plastic processing facility (junkyard) in an IH zone. Coastal Site Plan Review Application was filed.

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