

NOTICE IS HEREBY GIVEN: DUE TO THE JEWISH HOLIDAYS, SEPTEMBER 12, 2007, PUBLIC HEARING OF NEW HAVEN BOARD OF ZONING APPEALS IS HEREBY CANCELED.

THE BOARD WILL HOLD A PUBLIC HEARING TUESDAY, SEPTEMBER 25, 2007 at 6:30 P.M.

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

AGENDA

1. property: **99 Clay Street** owner: Jaun and Ivelice Villacis
appellant: owners

Appeal #07-75-V requests: Fence Height Variance to permit a 12 ft. fence where 8 ft. is allowed;
Corner Visibility Variance to permit Fence construction to the property line in an RM-2 zone.

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

Appeal #07-76-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.

3. property: **271 Starr Street** owner: Grace and Peace Tabernacle
applicant: owner
by: Hugh Hedges, agent

Application #07-77-S requests: Special Exception to permit 8 parking spaces (209 Shelton Avenue)
where 10 spaces are required in conjunction with church in a RM-2 zone.

4. property: **806-808 State Street** owner: Lorraine Doyle
applicant: Alison DeRenzi

Application #07-78-S requests: Special Exception for Renewal as per condition #6, October 11,
2005 , and also amended condition #1 to allow outside seating in rear garden within a BA zone.

5. property: **167 Linden Street** owner: Jane Hersey
appellant: owner

Appeal #07-79-V requests: Front Yard Projection Variance beyond 30% in order to permit
construction of stair lift from sidewalk in a BA zone.

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

Application #07-81-S requests: Special Exception to permit Joint Use of parking for proposed New Era Rehabilitation Center and existing uses in an IL zone.

7. property: **494-496 Quinnipiac Avenue & 514 Quinnipiac Avenue** owner: Oyster Shores of N.H. ,LLC
appellant: owner
by: Anthony V. Avallone, Esq.

Appeal #07-82-V requests: Lot Area Variances to permit 3,223 sq. ft. per dwelling unit where 3,500 sq. ft. is required for construction of dwelling units in a BC zone.

and

Appeal #07-83-V requests: Lot Area Variance per dwelling unit to permit 41, 562 sq.ft. where 42,000 sq.ft.. is required; 3,463 sq.ft, where 3,500 sq.ft . per unit is required; Between Buildings Variances to permit 43 ft. where 50 ft. is required; 43 ft. where 50 ft. is required: Side Yard Variances to permit 17.8 ft. & 8.3 ft. where 25 ft. is required; to allow construction of dwelling units in a BC zone.

also

Application of Oyster Shores of New Haven, LLC, for Coastal Site Plan Review: **494-496 and 514 Quinnipiac Avenue**, also **530, 536, 540, 546, 550, & 556 Quinnipiac Avenue** for construction of dwelling units in a BC zone.

8. property: **171-173 English Street** owner: John Hall
appellant: owner

Appeal #07-84-V requests: Side Yard Variances to permit 5 ft. and 8 ft. where 8 ft. is required for proposed pitched roof within the RM-2 zone.

9. property: **338 Elm Street** owner: Carlos Pena
applicant: owner

Applicant #07-85-S requests: Special Exception to permit Full Liquor Service with entertainment for existing restaurant in a BA zone.

10. property: **256 West Rock Avenue** owner: Julie E. Peters &
Carl G. Edelen
appellant: Julie E. Peters

Appeal #07-86-V requests: Side Yard Variance to permit 5 ft.-2 in. where 8 ft. is required to allow kitchen addition in a RS-2 zone.

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

Appeal #07-88-V requests: Building Height Variance to permit 22 ft. where an average of 12 ft. is allowed for accessory storage building in a RM-2 zone.

12. property: **210 West Street** owner: Krikko Productions
appellant: Gregory Obbott

Appeal #07-89-V requests: Use Variance to permit a Studio/Artist Residence in a RM-2 zone ; also Side Yard Variance to permit 3 ft.-5 in. where 8 ft. is required to convert from Carriage House to Studio/Artist Residence in a RM-2 zone.