

New Haven Register
Publish 2 times as follows
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September 6, 2008

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

NOTICE is hereby given of a **Public Hearing** to be held by the **Board of Zoning Appeals** in the Public Hearing Room (G-2), Kennedy Mitchell Hall of Records, 200 Orange Street, New Haven, Connecticut, **TUESDAY** evening, September 9, 2008 at **6:30 P.M.**

At that time and place, opportunity will be given to those who wish to be heard relative to the **APPEALS** and **APPLICATIONS** of the following:

1. **99 Judson Avenue:** File# 08-71-V Variance to permit Side Yard setbacks of 6.5' and 9.8' where 8' and 10' are required and to expand nonconforming structure for a home addition in a RM-1 zone (Owner: Danny Dolphin. Appellant/Agent: Scott Farquarson).
2. **84 Trumbull Street:** File# 08-72-S Special Exception to modify previous condition of approval pertaining to use of the chapel in a RH-2 zone (Owner/Applicant: The Corp. of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints. Attorney: James D'Alton Murphy, Esq.).
3. **294 Kneeland Road:** File# 08-73-V Variance to permit Front Yard setback of 14' where 25' is required and to permit expansion of nonconforming structure for a home addition in a RS-2 zone (Owner: Sarah B. Pour. Applicant/Agent: Richard McNamara).
4. **801-805 Edgwood Avenue:** File# 08-74-V; 08-75-S Use Variance to permit accountant, psychologist, and speech therapy offices. Special Exception to permit front yard parking in a RM-1 zone Owner: 801 Edgewood LLC. Appellant: Karen P. Zeidenberg).
5. **230-232 Wooster Street:** File# 08-76-V Use Variance to permit a 190-seat restaurant with full liquor. Variance to permit 42% lot coverage where 30% is allowed in a RM-2 zone (Owner 230-232 Wooster Street LLC. Appellant: Dominic Acquerulo).
6. **962 Townsend Avenue:** File# 08-77-V Variance to permit 6.9' Side Yard setback where 8' is required to construct a home addition in a RS-2 zone (Owner: Patti Lynn Walker. Appellant: Daniel Gonsalves).
7. **224 York Street:** (aka 222 York St.) File# 08-78-V Variance to permit 6 signs where 1 is permitted and to place 4 signs within 3' of the lot line where a distances of 10' and 8.5' is permitted in a RH-2 zone (Owner: Yale University. Applicant: John H. Bollier. Agent: Alice Raucher).

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8. **24-26 Lancraft Street:** (MBP: 084-0989-01500 & 084-0989-01400). File# 08-79-V Variance to un-merge two lots joined by zoning. For #24 Lancraft St.; variance to permit 0' Side Yard where 8' is required; to permit Average Lot Width of 40' where 50' is required; to permit Lot Area of 4,800 s.f. where 5,400 s.f. is required. For #26 Lancraft St., to permit Average Lot Width of 46' where 50' is required. All variances requested to recognize lot & building configuration existing prior to adoption of current zoning in 1963. In a RM-2 zone (Owner: Freemont Investment & Loan. Applicant: Richard Votto. Attorney: Anthony V. Avallone).
9. **436, 454, 468 Whalley Avenue.** File# 08-80-S Special Exception to fulfill requirement of previous approval relating to tenancy and parking for a retail store in a BA zone (Owner: New Haven Surplus Limited Liability Company. Applicant/Attorney: Anthony V. Avallone).
10. **67 Plymouth Street:** File# 08-81-V Variance to permit 2' side yard where 8' is required for the conversion of a storage garage into a single-family dwelling in a RM-2 zone (Owner: John Ayala. Appellant/Agent: Heriberto Pagan).
11. **.61 Emily Road:** File# 08-82-V Variance to permit 20' front yard setback where 25' is required for home addition in a RS-2 zone (Owner: Francisco Valdez. Appellant/Agent: Heriberto Pagan).
12. **50 Fitch Street:** File# 08-83-S Special Exception for a restaurant with entertainment and full liquor service in a BA zone (Owner: Mon Bapaz, LLC. Applicant/Agent: Carlos Pena).
13. **9 Doty Place:** File# 08-84-V Variance to permit lot coverage of 31.8% where 30% is allowed; front yard setback of 1' where 25' is required; side yard setback of .04' where 8' is required; building height of 32' where 0.8' is allowed; and variance to permit the expansion of a nonconforming structure in an RS-2 zone (Owner: Frances Wombolt Sherman. Appellant/Agent: Domenic Cartelli).
14. **360 Columbus Avenue:** File# 08-85-S; 08-86-V Special Exception to reduce parking from 189 to 87 spaces; variance to permit 12' front yard setback where 17' is required in connection with the construction of Roberto Clemente School in RM-2 zone. (Owner: City of New Haven, Board of Education. Applicant/Agent: Mark H. Pozzi, AIA).
15. **24-30 Hudson Street 327-333 Sherman Avenue:** File# 08-87-V. Use Variance to permit expansion of non-profit organization in a RM-2 zone (Neighborhood Housing Services of New Haven, Inc. Appellant: James A. Paley).
16. **82B-84 Wall Street:** File# 08-88-V Variance to permit a blade sign for a coffee shop in a RH-2 zone (Owner: Yale University. Applicant: Sheldon Crosby).
17. **87 Cove Street:** File# 08-89-V; 08-90-S Variance to permit front yard setback of 20' where 25' is required; side yard setbacks of 4.5' & 3.4' where 8' & 12' are required. Special Exception to permit 1 front yard parking space. All to permit construction of a single-family dwelling in a RS-2 zone (Owner: 87 Cove, LLC. Appellant: Spencer Luckey).

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18. **50 Brookside Avenue:** File# 08-91-V Front Yard setback variance: for buildings with at least 4 attached units, a 15' setback where 25' is required; for buildings with 3 attached units, a 15' setback where 20' is required. Distance between buildings variance: Building separation distance between 10'-7" and 52.5' where 52.5' is required. All to permit the construction of 91 rental units in a RM-1 zone (Owner: Housing Authority of New Haven. Applicant: Brookside 1 Association, LLC. Attorney: Gregory J. Pepe, Esq).

19. **50 Brookside Avenue:** File# 08-92-S Special Exception for a Planned Development Unit for 20 duplex dwelling units in a RM-1 zone on 20 individual lots of between 2,400 s.f. and 3,659 sq.ft. Front yards of 15', side yards of 0', average lot width of between 30' and 40.44', and building coverage of up to 30.3% per lot (Owner: Housing Authority of New Haven. Applicant: Brookside 1 Association, LLC. Attorney: Gregory J. Pepe, Esq).

The appeals and applications with reports of other City Departments are on file and may be seen in the **Office of the Board of Zoning Appeals - Room 501**, Kennedy Mitchell Hall of Records, 200 Orange Street, New Haven, Connecticut.

Gaylord Bourne, Secretary