



# CITY OF NEW BRITAIN

## ZONING BOARD OF APPEALS

27 West Main Street  
New Britain, CT 06051

*Emanuel Mangiafico, Chairperson*

*Clifford Parker, Vice Chairperson*

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### ZONING BOARD OF APPEALS City of New Britain

On Tuesday, June 28, 2005, the Zoning Board of Appeals will meet at 6:00 p.m. in Room 201, City Hall, 27 West Main Street, New Britain, Connecticut to conduct public hearings for the following applications:

**#4177:** Luxury Recovery, LLC requests a certificate of location approval in order to obtain a state motor vehicle sales license for business operations at 100 Burritt Street. Zone I-2.

**#4178:** George & Pamela Bell requests a variance to Section 240-50-40, which prohibits parking in a required front yard, in order to construct a 10-foot wide semi-circular driveway at 77 Roxbury Road. Zone S-3.

**#4179:** Troy Mendes and James L. Tinker request a special exception pursuant to Section 170-20-20 in order to allow the establishment of a small social club at 16 Washington Street. Zone B-4.

**#4180:** Michael & Margaret Zubrowski requests a variance to Section 240-60-20, which prohibits access driveways from being in excess of 20 feet in width in order to access both garages for a two family house to be constructed at 325 Farmington Avenue. Zone T.

**#4181:** 75-77 Oak Street, LLC requests a special exception pursuant to Section 250-50-10 to allow an advertising billboard to be erected on property at 477 West Main Street. Zone I-2

**#4182:** 75-77 Oak Street, LLC requests a variance to Section 250-50-20 (maximum sign height) in order to allow an advertising billboard to be erected on property at 477 West Main Street. Zone I-2

**#4183:** Paul DeFelice requests variances to Sections 70-40-10 (minimum lot area) and 70-40-50 (minimum lot width), in order to split a property located at 66 Sterling Street into two lots, one conforming and containing the existing house and garage, and the other nonconforming in terms of lot area and width. Zone S-2.

**#4184:** North American Family Institute, Inc. requests a variance to Section 60-40-70.02 (required side yard) in order to allow the conversion of a garage space into an accessory home office at 45 Dover Road. Zone S-1

**#4185:** Thomas Frederickson requests variances to Sections 230-10-10.40, regarding access driveways; Section 260-30-10, regarding the increase of a nonconforming use; and Section 240-50-40, which prohibits parking in a required front yard, in order to allow paved access to the rear western portion of the property at 155 Jones Drive. Zone S-2.

**#4186:** West Side Pub requests a variance to Section 140-20-50 (required front yard) in order to allow the addition of an enclosed deck onto the front portion of an existing restaurant at 586 West Main Street. Zone B-1

**#4187:** SRLB Realty, LLC requests a variance to Sections 250-30-20.30 (maximum height) and 250-30-20.50 (minimum required setback) in order to allow a business identification sign at 31 High Street. Zone B-4.

At these hearings interested persons may be heard and written communications may be received. Materials related to these applications are available for public inspection during normal business hours in the Department of Municipal Development, Room 311, City Hall, 27 West Main Street, New Britain, Connecticut.

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Emanuel Mangiafico, Chairperson  
Kathryn J. Baker, Secretary