



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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Decisions of the ZONING BOARD OF APPEALS City of New Britain

On Tuesday, July 26, 2005, the following actions were taken at the Zoning Board of Appeals meeting:

#4181: 75-77 Oak Street, LLC's request for a special exception pursuant to Section 250-50-10 to allow an advertising billboard to be erected on property at 477 West Main Street was POSTPONED.

#4182: 75-77 Oak Street, LLC's request for 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 was POSTPONED.

#4189: Wanda Ortiz' request for a variance to Section 240-50-40, which prohibits parking in a required front yard, in order to allow a concrete parking pad created in the front yard area at 81 Wood Road was DENIED.

#4190: J. Dorio Builders and Realty, Inc.'s request for variances to Section 90-40-20 (minimum lot area per dwelling unit); Section 90-40-70.01 (minimum front yard setback) and Section 90-40-70.04 (minimum side yard setback toward a side street) in order to allow the subdivision of a lot containing an existing 3-family house at 55 Austin Street was GRANTED with conditions .

#4191: Amici Partners, LLC's requests a variance to Section 130-10 (permitted uses) in order to allow the operation of a beauty salon at 272 West Main Street was GRANTED.

#4192: Mark Nicolini's request for a variance to Section 90-10 (permitted uses) in order to resume an alcohol permit location at 53 Pleasant Street was POSTPONED.

#4194: Sarkis and Adrienne Dodakian's request for a variance to Section 90-40-10 (minimum lot area) in order to move the eastern side lot line three feet eastward at 71 Oakland Avenue was GRANTED.

#4195: Sarkis and Adrienne Dodakian's request for a variance to Section 90-40-10 (minimum lot area) in order to move the eastern side lot line three feet eastward at 77 Oakland Avenue was DENIED.

ZONING BOARD OF APPEALS
Emanuel Mangiafico, Chairperson
Kathryn J. Baker, Secretary