



CITY OF NEW BRITAIN

ZONING BOARD OF APPEALS

27 West Main Street
New Britain, CT 06051

Emanuel Mangiafico, Chairperson

Clifford Parker, Vice Chairp

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ZONING BOARD OF APPEALS City of New Britain

On Tuesday, August 23, 2005, the Zoning Board of Appeals will meet at 6:30 p.m. in Room 201, City Hall, 27 West Main Street, New Britain, Connecticut to conduct public hearings for the following applications:

POSTPONED ITEMS

#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

#4192: Mark Nicolini requests a variance to Section 90-10 (permitted uses) in order to resume an alcohol permit location at 53 Pleasant Street. Zone T.

NEW ITEMS

#4196: P&S Contemporary Affordable Builders, LLC requests variances to Sections 70-40-10, minimum lot area, 70-40-20, minimum lot area per dwelling unit and 70-40-70.05, minimum rear yard setback, in order to allow a property to be split into two nonconforming lots and developed at 40- 44 Horse Plain Road . Zone S-2.

#4197: Mike Marzi for ConnDOT requests a variance to Section 120-40-10, minimum lot size, in order to allow reduction in the size of an existing nonconforming lot at 406 Arch Street. Zone A-3.

#4198: Barbara Campbell for St. Mark's Episcopal Church requests a variance to Section 250-20-10.10, sign restrictions, in order to allow a message board and identification sign at 147 West Main Street. Zone OP.

#4199: John Jastrzmeski requests a variance to Section 240-50-40 regarding parking in a required front yard, in order to widen a driveway to create a front yard parking space at 206 McClintock Street. Zone T.

#4200: Atty. DeNigris for Kelsey Realty, LLC requests variances to Sections 90-10, permitted uses, and 90-40-20 minimum lot area per dwelling unit, in order to convert a former parochial school at 74 Kelsey Street into multi-family residential units. Zone T.

#4201: Dennis Bougie requests variances to Sections 70-40-10, minimum lot area, and 70-40-50, minimum lot width, in order to allow a property at 99 Queen Street to be split into two nonconforming lots. Zone S-2.

#4203: Ricardo F. Jorge requests a special exception pursuant to Section 160-20-90, in order to allow a club alcohol permit for a newly created social club at 30 Charles Street. Zone B-3.

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



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