



# New Britain *Connecticut*

## LEGAL NOTICE

### ZONING BOARD OF APPEALS City of New Britain

On Thursday, September 20, 2007, 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:

**#4358:** Vincent J. Brescia & Vincent M. Brescia request a variance to Section 240-50-40 to allow a front yard driveway in excess of 20 feet in width to access a second proposed rear yard garage at 20 Coburn Avenue. Zone S-3.

**#4359:** Beverly M. Polance requests a variance to Section 90-40-70.02 (required side yard) to allow the addition of a roof to an existing porch at 133 Barnes Street. Zone S-3.

**#4360:** Doreen L. Reichardt requests variances to Section 90-40-70.01 (required front yard) and Section 230-40-30 in order to permit a recently constructed handicapped ramp at 417 Glen Street. Zone T.

**#4361:** Clifford & Gertrude Alderman request a variance to Section 90-40-50 (minimum lot width) to allow a property to be split into two lots at 33 Sunrise Avenue. Zone T.

**#4362:** C. Palmer & Sons Building & Remodeling, LLC requests a variance to Section 80-40-50 (required lot width) in order to clarify a prior lot split that created two nonconforming lots at 25 Lawrence Street. Zone S-3.

**#4363:** Davco Development Group, LLC requests a variance to Section 80-40-50 (required lot width) in order to allow development on a nonconforming lot at 108 Dudley Street. Zone S-3.

**#4364:** The Original Firehouse Pizza, LLC requests variances to Section 110-10 (permitted uses) and 270-40-50.10.30 (the prohibition of granting alcohol permits in a residential district) to allow re-issuance of a restaurant beer and wine permit at 175 Burritt Street. Zone A-2.

**#4365:** Andrzej Mastalarek requests a variance to Section 240-50-40, which prohibits parking in a required front yard, in order to legalize a driveway widened to approximately 25 feet within a front yard area at 126 Merigold Street. Zone S-3.

**#4366:** Daughters of Mary of the Immaculate Conception, Inc. requests a variance to Section 130-10 (permitted uses) in order to allow an adult day care facility at 314 Osgood Avenue. Zone OP.

**#4367:** Daughters of Mary of the Immaculate Conception, Inc. requests a special exception pursuant to Section 130-20-10 in order to allow 42 units of HUD Section 202 Senior Housing and 6 guest units at 314 Osgood Avenue. Zone OP.

**#4368:** Daughters of Mary of the Immaculate Conception, Inc. requests a special exception pursuant to Section 130-20-70 in order to allow child day care/nursing school programs at 314 Osgood Avenue. Zone OP.

At these hearings interested persons may be heard and written communications may be received. The 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.

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