



# New Britain *Connecticut*

## LEGAL NOTICE

Decisions of the  
Zoning Board of Appeals  
City of New Britain

On Thursday, September 13, 2007, the following actions were taken at the Zoning Board of Appeals meeting:

**#4333:** Community Partners in Action's request for a variance to Section 90-10 (permitted uses) in order to allow the construction of an adolescent residential care facility at 175 Rhodes Street was DENIED.

**#4343:** Annzen, LLC's request for a special exception pursuant to Section 140-20-50, in order to obtain a package store liquor permit at 446-450 South Main Street was GRANTED.

**#4349:** Parkview Development, LLC's request for a variance to Section 230-100.20 regarding fence height for property at 471 Burritt Street/270 & 280 Booth Street was conditionally GRANTED.

**#4350:** Qamar Farooq's request for a variance to Section 90-40-70.02 required side yard in order to construct access stairways at 19 Lawlor Street was CONTINUED.

**#4351:** Trinity-on-Main, Ltd.'s request for a special exception pursuant to Section 170-20-70 in order to obtain a non-profit theater liquor permit at 69 Main Street was GRANTED.

**#4352:** Avner S. Krohn's request for variances to Sections 250-30-20.10, maximum sign area, 250-30-20.30 maximum sign height, and 250-30-20.50, minimum sign setback for a business identification sign at 450 South Main Street was POSTPONED.

**#4353:** Marc Gottesdiener's request for variances to Sections 110-40-20, lot area per dwelling unit, 110-40-21, required open space, 240-10-20.10, required parking and 230-10-20.20, parking location in order to legalize additional apartment units at 18 Farmington Avenue was GRANTED.

**#4354:** Green Table Tavern, LLC's request for a special exception to Section 170-20-70 in order to obtain a restaurant liquor permit at 136 Main Street was GRANTED.

**#4355:** Avner S. Krohn's request for a special exception to Section 170-20-130 to allow 9 residential apartment units on the upper level floors at 160 Main Street was POSTPONED.

**#4356:** Avner S. Krohn's request for a variance to Section 170-40-20, minimum lot area per dwelling unit, in order to allow 9 residential apartment units at 160 Main Street was POSTPONED.

**#4357:** Raymond Moore for New Britain Board of Education's request for a variance to Section 230-100.10 regarding fence height for property at 505-A South Main Street was DISMISSED.

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