



# New Britain Connecticut

## LEGAL NOTICE ZONING BOARD OF APPEALS City of New Britain

On Thursday, October 18, 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:

### **CONTINUED ITEM**

**#4350:** Qamar Farooq requests a variance to Section 90-40-70.02 required side yard in order to construct access stairways at 19 Lawlor Street. Zone T

### **POSTPONED ITEMS**

**#4352:** Avner S. Krohn requests 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. Zone B-1

**#4355:** Avner S. Krohn requests a special exception to Section 170-20-130 to allow 9 residential apartment units on the upper level floors at 160 Main Street. Zone B-4.

**#4356:** Avner S. Krohn requests 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. Zone B-4

### **NEW ITEMS**

**#4369:** Raymond Moore for New Britain Board of Education requests a variance to Section 230-100.10 regarding fence height to construct an 8-foot chain link security fence at 505-A South Main Street. Zone T

**#4370:** Lidia Cordero requests a variance to Section 270-40-40.10.30, which prohibits alcohol permits in residential zoning districts, to allow an alcohol permit for a retail package store in a nonconforming commercial storefront within an existing multi-family building at 75 Oak Street. Zone T.

**#4371:** Paul Bianca requests a variance to Section 240-50-40, which prohibits parking in a required front yard area, to allow the creation of additional paved parking for a nonconforming multi-family building at 100 Upton Street. Zone T.

**#4372:** Bralite Holdings, LLC request a variance to Section 230-10-100, maximum fence height, in order to install a 10-foot wooden security fence at 55-85 Spring Street. Zone A-3.

**#4373:** Reno-West Main, LLC requests a variance to Section 250-30-20.10, maximum sign area, in order to replace an existing 32 square foot business identification sign with a larger 48 square foot business identification sign at 972 West Main Street. Zone B-3.

**#4374:** Dave Johnson requests a variance to Section 120-40-20, lot area per dwelling unit, in order to convert a former funeral home space into a third residential apartment unit at 123 Glen Street. Zone A-3.

**#4375:** Catholic Cemeteries Association of Hartford, Inc. requests a variance to Section 160-10 (permitted uses) to convert a former car dealership into cemetery space and maintenance/storage building use at 1139-1141 Stanley Street. Zone B-3.

**#4376:** Neighborhood Housing Services of New Britain, Inc. requests variances to Section 160-40-70.02, required side yard, and Section 240-30, required offstreet parking, to construct a mixed-use, commercial and residential in-fill building at 147 Broad Street. Zone B-3.

**#4377:** J. Mark Laczewski requests a variance to Section 240-20 and Section 240-30, required offstreet parking, to allow the continuation of offstreet parking conditions for a mixed-use property at 82-86 Vine Street. Zone RO.

**#4378:** Hartford Area Habitat for Humanity requests a variance to Section 240-50-40, which prohibits parking within a required front yard area, in order to create two access driveways on a single property at 28A and 28B Erwin Place. Zone T.

**#4379:** Polam Federal Credit Union requests variances to Section 110-10 (permitted uses) and Section 230-110-10.10 (required transitional yard) in order to allow accessory business parking to encroach onto a portion of a residentially zoned property at 55 Broad Street. Zone B-3 and A-2.

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