



New Britain *Connecticut*

LEGAL NOTICE

ZONING BOARD OF APPEALS City of New Britain

On Thursday, October 18, 2007, the following actions were taken at the Zoning Board of Appeals meeting:

#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 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 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 GRANTED.

#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 GRANTED.

#4369: Raymond Moore for New Britain Board of Education's request for 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 was conditionally GRANTED.

#4370: Lidia Cordero's request for 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 was DENIED.

#4371: Paul Bianca's request for 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 was DENIED.

#4372: Bralite Holdings, LLC's request for 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 was conditionally GRANTED

#4373: Reno-West Main, LLC's request for 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 was GRANTED.

#4374: Dave Johnson's request for 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 was GRANTED.

#4375: Catholic Cemeteries Association of Hartford, Inc.'s request for 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 was GRANTED.

#4376: Neighborhood Housing Services of New Britain, Inc.'s request for 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 was conditionally GRANTED.

#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 was GRANTED.

#4378: Hartford Area Habitat for Humanity's request for 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 was POSTPONED.

#4379: Polam Federal Credit Union's 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 was GRANTED.

#4291 & 4192: Aron Eisenberg's request for an additional 90-day extension of special exception and variance approval at 51-55 West Main Street was GRANTED.

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