



New Britain *Connecticut*

LEGAL NOTICE

Decisions of the
ZONING BOARD OF APPEALS
City of New Britain

On Tuesday, October 24, 2006, the following actions were taken at the Zoning Board of Appeals meeting:

#4281: Bruno Baroni & Son Construction Co., LLC's request for variances to Section 70-40-50 (required lot width) to allow an existing property to be split into two nonconforming lots and to construct a single family house with a nonconforming 25-foot front yard setback at 240 Slater Road was GRANTED.

#4289: Constance Mack's request for a variance to Section 90-40-70.01 (required front yard) in order to allow the addition of a wheel chair lift to an existing front porch at 14 Atlantic Street was GRANTED.

#4290: NHS of New Britain, Inc.'s request for variances to Sections 160-40-70.02 (required side yard) and 240-30 (required offstreet parking) in order to construct a mixed-use commercial and residential in-fill building at 147 Broad Street was GRANTED.

#4291: Aaron Eisenberg's request for a special exception pursuant to Section 170-20-140 to allow residential apartments over a first floor nonresidential use at 51-55 West Main Street was GRANTED.

#4292: Aaron Eisenberg's request for variances to Sections 170-40-20 and 270-40-40.230.60 (minimum lot area per dwelling unit) in order to convert the upper four floors into 28 elderly apartment units at 51-55 West Main Street was GRANTED.

#4293: Ann Stelmat and Anthony Philpin's request for a variance to Section 240-50-40 (parking within a required front yard area) in order to construct a circular front yard driveway at 617 Lincoln Street was DENIED.

#4294: Elizabeth Blaszczyński's request for a special exception pursuant to Section 160-20-90 in order to obtain a liquor permit for an existing café at 113 Broad Street was DENIED.

#4295: HRA of New Britain, Inc.'s request for a special exception pursuant to Section 90-20-50 to expand nursery school operations at 180 Clinton Street was conditionally GRANTED.

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



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