



CITY OF NEW BRITAIN

ZONING BOARD OF APPEALS

27 West Main Street
New Britain, CT 06051

Emanuel Mangiafico, Chairperson

Clifford Parker, Vice Chairperson

TEL: (860) 826-3430

FAX: (860) 826-2682

ZONING BOARD OF APPEALS City of New Britain

On Tuesday, November 15, 2005, 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:

REHEARING

#4199: John Jastrzemski requests a variance to Section 240-50-40 regarding parking in a required front yard in order to widen a driveway to create a front yard parking space at 206 McClintock Street. Zone T.

CONTINUED ITEM

#4200: Kelsey Realty, LLC requests variances to Sections 90-10 (permitted uses) and 90-40-20 (minimum lot area per dwelling unit) in order to convert a former parochial school into multi-family residential units at 74 Kelsey Street. Zone T.

NEW ITEMS

#4211: Rev. Roberto Laurano requests a special exception to Section 110-20-100 in order to construct a church at 168 Washington Street. Zone A-2.

#4212: Ozzy Raposo requests variances to Sections 60-40-70.02 and 60-40-70.03, regarding minimum side yard setbacks, in order to permit an 18 inch expansion of an existing house into a required side yard at 2257 Corbin Avenue. Zone S-2.

#4213: Dennis Bougie requests variances to Sections 70-40-50 (required lot width), 70-40-10 (minimum lot area) and 70-40-20 (minimum lot area per dwelling unit) in order to split a property into a nonconforming lot at 99 Queen Street. Zone S-2.

#4214: Dennis Bougie requests variances to Sections 70-40-50 (required lot width), 70-40-10 (minimum lot area) and 70-40-20 (minimum lot area per dwelling unit) in order to split a property into a nonconforming lot at 93 Queen Street. Zone S-2.

#4215: Irene Woloszczyk requests a variance to Section 70-10 (permitted uses) in order to allow a beauty salon at 795-797 West Main Street. Zone S-2.

#4216: New Britain Museum of American Art, Inc. requests variances to Sections 250-30-20.10; 250-30-20.20 and 250-30-20.50 in order to allow an illuminated pylon sign within a required setback and a wall mounted sign which exceeds the maximum allowable size at 56 Lexington Street. Zone OP.

#4217: Trinity Towers, LLC requests variances to Section 230-10-20.10 (parking within a required front yard); Section 250-10 (maximum sign size); 240-60-20 (minimum driveway width); 100-40-40 (lot coverage) in order to expand a nonconforming apartment building and to realign parking spaces at 950 Farmington Avenue. Zone A-1

#4218: Erik Tynik requests variances to Section 80-40-50 (minimum lot width) in order to allow a lot split into a nonconforming lot in order to construct a single family house at 29 Lawrence Street. Zone S-2.

#4219: Erik Tynik requests variances to Section 80-40-50 (minimum lot width) and Section 80-40-70.03 (minimum side yard) to allow a lot with an existing house to be split into a nonconforming lot at 27 Lawrence Street. Zone S-2.

#4220: Hospital for Special Care requests a variance to Section 80-10 in order to allow the addition of 7 parking spaces at 2150 Corbin Avenue. Zone S-3.

#4221: Joseph LaChance requests a variance to Section 80-40-70.05 (minimum rear yard) in order to allow a lot containing an existing single family house to be split into a nonconforming lot at 63 Dobek Road. Zone S-3.

#4222: Achieve Financial Credit Union requests a variance to Section 250-30-20.50 (minimum business sign setback) to allow the construction of a monument sign within 8 feet of the lot lines at 450 West Main Street. Zone B-1.

At these hearings interested persons may be heard and written communications may be received. Materials related to these 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