



New Britain *Connecticut*

LEGAL NOTICE

ZONING BOARD OF APPEALS City of New Britain

On Tuesday, December 19, 2006, 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:

#4305: Alexandra Spadaccini requests a variance to Section 70-40-70.01 (required front yard) to add a carport onto an existing single-family house at 192 Miriam Road. Zone S-2.

#4306: George Morell requests a variance to Section 90-40-70.01 to allow a second floor overhang to project into a required front yard area at 27 Albany Avenue. Zone T.

#4307: Pinnacle Development Group, LLC requests a variance to Section 90-10 (permitted uses) to allow a former funeral home to be converted into a three-family house at 540 East Street. Zone T.

#4308: Nicolas Rucci requests a variance to Section 80-40-70.02 to allow a portion of a cellar hatchway on a recently constructed single-family house to encroach 1.3 feet into a required side yard at 29 Elizabeth Street. Zone S-3.

#4309: HRA of New Britain requests a special exception pursuant to Sections 160-20-40 and 90-20-50 to establish a nursery school in the former St. Ann's school building at 114 North Street. Zones B-3 and T.

At these hearings interested persons may be heard and written communications may be received. The 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
Emanuele Mangiafico, Chairperson
Kathryn J. Baker, Secretary