



New Britain *Connecticut*

ZONING BOARD OF APPEALS City of New Britain

On Thursday, September 17, 2009, the Zoning Board of Appeals will meet at 6:00 p.m. in Room 201, City Hall, 27 West Main Street, New Britain, Connecticut to conduct a public hearing for the following applications:

POSTPONED ITEM

#4473 & #4474: Peter Niro requests a special exception pursuant to Section 250-50-10 to permit an advertising billboard, and a variance to Section 250-50-20, regarding the height of such signs at 60 Peter Court. Zone I-2

NEW ITEMS

#4481: Stanislaw & Danuta Ostapowicz request a variance to Section 90-40-80.01, maximum coverage of a required rear yard area, in order to legalize the enclosure and apparent expansion of a canopy or carport adjoining a detached rear yard garage at 126 Jordan Street. Zone T

#4482(A & B): Nicholas Varunes, Esq. for Shah Corp. I d/b/a Royalty Shop, requests a special exception pursuant to Section 140-20-50, (application (#4482B) and variances to Section 270-40-40.10.50, application (#4482A) in order to allow a grocery beer permit for a small convenience store at 16 Horseplain Road. Zone B-1

#4483: Peter R. Knaus requests a variance to Section 200-10, permitted uses, in order to allow the establishment of a health and fitness club at 40 South Street. Zone I-2

#4484: Katarzyna Maleszewska requests a variance to Section 240-50-40, prohibiting parking in the required front yard area, in order to allow a second driveway and front yard parking area in front of a small condominium complex at 17 McClintock Street. Zone T

#4485: Peter Wells for Second Baptist Church of New Britain, Inc. requests a Special Exception approval pursuant to Section 100-20-10, in order to allow the construction of a church at 188 & 200 Rocky Hill Avenue. Zone A-1

#4486: Michael Karabin requests variances to Sections 30-20-470, requiring that newly created side lot lines be a single, straight bearing and 190-40-50, minimum lot width, in order to split a parcel into two lots at 101 Winchell Road. Zoned I-1

#4487: Zbigniew and Ewa Sarnacki request a variance to Section 240-50-40, which prohibits parking in the required front yard area, in order to legalize a section of paved parking that has been created in front of the house at 37 Gladiola Street. Zone S-3

#4488: Edward Shappy III requests a variance to Section 240-50-40, which prohibits parking in the required front yard area, in order to allow a portion of a driveway to be widened to approximately 30 feet in width, creating a front yard parking space near the street line at 14 Kenwood Drive. Zone S-1

#4489 & #4490: Rafael Cordero and Jose Santiago request a special exception, pursuant to Section 160-20-124 (application #4490) and variances (application #4489) to Section 270-40-40.35.50, which prohibits repair garage within 100 feet of any residential zoning district; Section 270-40.35.60, which requires conforming transitional yard setbacks along any bordering residential property and Section 230-170-50, which requires that all parking be on paved surfaces at 710 Allen Street. Zone B-3

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
Donald Naples, Vice-Chairperson
Gladys Rosario, Secretary