



CITY OF NEW BRITAIN

EST. 1871

ZONING BOARD OF APPEALS
MATTHEW MALINOWSKI, CHAIRMAN

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LEGAL NOTICE CITY OF NEW BRITAIN ZONING BOARD OF APPEALS

On Thursday, July 22, 2021, 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 public hearings for the following applications:

NEW BUSINESS

#4918: Tracy Becker for Sign Pro Inc. is requesting variances to Section 250-20.10.20 which limits announcement signage in residential zones to not more than 6 square feet in total sign area and to Section 250-20.10.40 which allows such signage to have indirect lighting only at 100 Richard Street (aka 57 Fern Street). Zone: A-1

#4919: Daniel Papapietro & Margaret Wilson are requesting variances to Section 40-20-10 through 40-20-30 regarding the application of dimensional regulations for lot coverage and yard setbacks, especially as it relates to existing nonconforming structures, in order to reconstruct and enlarge a small porch to create a first floor bathroom space at 66 Forest Street. Zone: S-2

#4920: Christine Prendergast is requesting a variance to Section 230-120-10, which prohibits placement of a swimming pool within any required minimum yard setback at 228 Corbin Avenue. Zone: S-2

#4921: John Geragosian is requesting a variance to Section 140-10 permitted uses, in order to return an office space in a historic house to residential use at 380 West Main Street. Zone: B-1

#4922: DATTCO, Inc. is requesting sign variances to Section 250-30.20.10, maximum size for a detached ground sign and 250-30.20.50, minimum required setback, in order to allow a "monument style" entrance sign at the DATTCO, Inc. bus sales and repair facility at 315 South Street. Zone: I-2

#4923: Judah Thomas for Thrive Revenant Church is requesting a special exception, pursuant to Section 190-20-10, in order to allow the operation of a small church in a portion of an I-1, Industrial Park property at 365 John Downey Drive. Zone: I-1

#4924: Chassidy Hamilton & Crystal Henry are requesting a variance to Section 170-10, permitted uses, in order to allow a hookah lounge to occupy an existing storefront at 16 Broad Street. Zone: CBD

#4925: Marco Ocasio is requesting a variance to Section 230-120-10, which prohibits placement of a swimming pool within any required minimum yard setback at 260 Hart Street. Zone: S-2

Individuals seeking public participation may join the queue by calling 1 (727) 731-4167, passcode 343000#. The applications are available for public inspection during normal business hours in the City Plan Office, Room 208, City Hall, 27 West Main Street, New Britain, Connecticut.

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Matthew Malinowski, Chairman
Danielle Rosado, Secretary