



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, November 18, 2021, the Zoning Board of Appeals will meet at 6:00 p.m. in Room 504, City Hall, 27 West Main Street, New Britain, Connecticut, to conduct public hearings for the following applications:

OLD BUSINESS

#4931: Timothy T. Stewart for DPM New Britain Self Storage, LLC is requesting a modification to an existing variance Section 150-10, for permitted uses and variances to Sections 150-40-70.01, required front yard and 150-40-70.02, required side yard toward a side street, in order to construct additional storage unit buildings on the Cube Smart property at 1055 West Main Street. Zone: B-2

NEW BUSINESS

#4934: Jose Planas is requesting variances to Sections 70-40-70.01, required front yard and 70-40-70.02, required side yard, in order to construct a side yard deck on his single-family house at 552 Corbin Avenue. Zone: S-2

#4935: Frank J. Romano, Jr. is requesting a variance to Section 200-10, permitted uses, in order to allow the expansion of living space from an existing nonconforming two-family house into an attached warehouse space at 34 Pleasant Street. Zone: I-2

#4936, #4937 & #4938: Frank Sgamatto is requesting a special exception (#4936) under Section 150-20-60, to allow an alcohol permit as an accessory to virtual golf operations; a variance (#4937) to Section 270-40-40.10.50, which is the restriction against alcohol permits being issued with a 500 foot distance from a residential zone, school or religious institution and a special exception request (#4938) pursuant to Section 150-20-70, to allow a virtual golf facility, which is categorized under zoning as "commercial recreation, not otherwise classified" at 643 Farmington Avenue. Zone: B-2

#4939, #4940 & #4941: Jessica Angelo-Julien is requesting a variance (#4939) to Section 170-10, permitted uses, in the CBD, Central Business District, in order to allow a hookah lounge; a special exception (#4940) pursuant to Section 170-20-70, in order to allow an alcohol permit in conjunction with the hookah lounge and the existing radio station and recording studio and a variance (#4941) to Section 270-40-40.10.50, which is the restriction against alcohol permits being issued with a 500 foot distance from a residential zone, school or religious institution at 105B West Main Street. Zone: CBD

#4942: Forrest E. Crisman, Jr. for 171 South Street LLC is appealing a decision of the zoning enforcement official, pursuant to Section 270-30-30, citing Section 200-10, which is the permitted uses section for the I-2 zoning district at 171 South Street. Zone: I-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