



Department of Development Services  
Planning Division  
Meeting Minutes of the  
Planning & Zoning Commission  
(Approved Minutes)

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REGULAR MEETING OF THE PLANNING & ZONING COMMISSION  
TUESDAY, May 12, 2009

**Commissioners Present**

Sandra Bobowski  
Temple Shannon  
John Lupo, Jr.  
David Blatt  
Edwin Vargas, Jr.  
Gabriel Rosenberg

**Staff Present**

Kim Holden  
Mulu Deres

**Commissioners Absent**

David Jorgensen  
Fran Reale

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Chairperson Bobowski called the meeting to order.

**I. Minutes**

On a motion made by Commissioner Lupo, Jr., and seconded by Commissioner Vargas, Jr., the minutes of April 14, 2009, were approved.

**II. Public Hearing**

**A. 36 New Britain Avenue, Zoning Map Change from R-2, Medium Density Residential, to B-4 Neighborhood Shopping District.**

Chairperson Bobowski called the public hearing to order.

Chief Staff Planner Kim Holden read the legal notice and Chairperson Bobowski read the rules of conduct.

Principal Planner Mulu Deres presented the application and answered questions.

The application is for a zone change map classification for 36 New Britain Avenue, located on the north side of New Britain Avenue between Washington and Broad Street. On the opposite side of the block is Webster Street to Ellsworth Street, which is split zoned B-4 and B-3; Ellsworth Street to Julius Street zoned R-4; and Julius Street to Broad Street zoned B-3. The land uses are mostly buildings. These uses include residences, a package store, a used furniture store, a clothing store, bodegas, hair salons and other personal services.

The zone change would not adversely impact traffic flow in the area. The Plan of Development designates the area for neighborhood business. Therefore, staff recommends approval of the proposed zone change of 36 New Britain Avenue from the R-2 district to the B-4 district.

Commissioner Rosenberg asked if B-4 goes all the way around and Mulu stated that only the northwest corner lot is zoned B-3.

Mr. Peter Rafala, property owner for 18-24 New Britain Avenue, stated that the building on the other side of the subject property is not commercial and that its use is strictly residential.

Chairperson Bobowski closed the public hearing.

### **III. Regular Meeting**

The Commission considered the following items from the public hearing:

- A. 36 New Britain Avenue, Zoning Map Change from R-2, Medium Density Residential, to B-4 Neighborhood Shopping District.

On a motion made by Commissioner Rosenberg, and seconded by Commissioner Lupo, Jr., the following resolution was approved:

Whereas, The Planning and Zoning Commission, under Section 41 has reviewed the application to change the zoning classification of 36 New Britain Avenue from an R-2 to B-4 zoning district; and

Whereas, The block in which the subject site is located has three zoning districts, B-4, R-2, and B-3; and

Whereas, The proposed zone change is consistent with the Plan of Development's designation of the area for neighborhood business development; and

Whereas, The requested zone change would make the zoning on this block frontage more consistent; and

Whereas, The requested zone change would allow the construction of a business use building; and

Whereas, The zone change would not adversely impact pedestrian and vehicular traffic; Now therefore, Be It

Resolved: The Planning and Zoning Commission, hereby, approves Zoning Map Change of 36 New Britain Avenue from R-2 Medium Density residential to B-4 Neighborhood Shopping District.

Resolved: On this twelfth day of May 2009.

The following Commissioners voted affirmatively: Bobowski, Lupo, Jr., Shannon, Rosenberg, Blatt, and Vargas, Jr.,

IV. New/Old Business

Meeting adjourned.

Respectfully submitted,

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Kim Holden, Chief Staff Planner