



ZONING BOARD OF APPEALS

Clifford J. Hurgin Municipal Center
1 School Street, Bethel, Connecticut 06801 *(203) 794-8578

RECEIVED

ZONING BOARD OF APPEALS MINUTES
September 16th, 2008 – BETHEL MUNICIPAL CENTER SEP 17 2008
7:00 P.M. – DENIS J. RIORDAN ROOM D

TOWN OF BETHEL
TOWN CLERK

COMMISSION MEMBERS PRESENT: P. Verderosa, Chairman; C. Tager; J. Hawkins;
N. Santaniello; J. Hurgin; K. Watson; J. Streaman and S. Palmer, Planning & Zoning Official

Chairman Verderosa called the meeting to order at 7:02pm and read the Legal Notice into the record.

At this time Chairman Verderosa recognized J. Streaman as a full member and N. Santaniello as an Alternate Member of the Zoning Board of Appeals.

PUBLIC HEARING:

08-09: TARAPSA,LLC.,107-109 Greenwood Avenue: To request a variance of Sections 118-42 B(3) and 118-42B(4), To permit zero (0) on-site parking spaces where 43 spaces are required.

C. Tager read the Staff Report by S. Palmer, Planning & Zoning Official, into the record. Correspondance entered into the record: Letter dated September 1st, 2008 to the Zoning Board of Appeals from Perry Anastasakis, Famous Pizza, One P.T. Barnum Square; Letter dated September 1st, 2008 from Sally LaFlam; Letter dated September 1st, 2008 from Angela Carosella, Bethel Plaza, Inc.

Perry Anastasakis, 17 Chestnut Ridge Road, represented the Application .

The applicant is requesting a variance to allow a reduction in the number of parking spaces provided on the property to permit the expansion of a restaurant known as Famous Pizza. The request seeks to allow zero (0) on-site parking spaces where the existing and proposed uses require 43 spaces. The property is located at the corner of Greenwood Avenue & P.T. Barnum Square; it's in the Commercial "C" Zone and is .224 acres in size.

The existing uses include two 2nd floor apartments, three 1st floor retail spaces and one restaurant. There are 33 parking spaces required for those existing uses. The proposal will convert a retail space adjacent to the restaurant, which will be used for additional patron dining. This conversion of use prompts and increase to the parking needs for the entire site to 43 spaces. This increase is considered an expansion of a non-conforming condition as there are no on-site parking spaces to accommodate the proposed use. While there are no parking spaces on the subject property, there is parking available on .56-acre property directly adjacent to 9 P.T.

