

**DERBY PLANNING & ZONING COMMISSION  
APPLICATION FOR SPECIAL EXCEPTION USE & SITE PLAN APPROVAL**

Planning & Zoning Commission — City of Derby  
1 Elizabeth Street. Derby, CT 06418

DATE: May 20, 2025

NAME OF APPLICANT: Blizzard Mechanical LLC

ADDRESS OF APPLICANT: c/o Atty Dominick Thomas, 315 Main St., Derby, CT 06418

TELE: 203-735-9521 / djt@cohen-thomas.com

INTEREST IN PROPERTY: Own \_\_\_ Rent \_\_\_ Lease \_\_\_ Option to Buy xx Other \_\_\_

OWNER OF PROPERTY: Riverside Properties LLC

ADDRESS OF PROPERTY: 155 New Haven Avenue

LOCATION OF PROPERTY: 155 New Haven Avenue

ZONE: B-2 MAP: 6-4 BLOCK: \_\_\_\_\_ LOT: 42

SIZE (SQ. FOOTAGE) & DIMENSIONS OF PROPERTY: 79,540 SF


GROSS FLOOR AREA (SQ. FOOTAGE) OF PROPOSED BUILDING/USE: 10,010 SF

CITY STREET FRONTAGE: New Haven Ave., Chapel St., Burtville Ave.

CITY WATER & SEWERS: Public Water & Public Sewer

INTENDED USE AND/OR PROPOSED SPECIAL EXCEPTION USE (Describe in detail, if multi-familyhousing, state # of bedrooms in each apartment): \_\_\_\_\_

Office and interior storage and work area for a HVAC business. Outside parking of work vehicles.

  
Dominick J. Thomas / Attorney for Applicant  
Applicant's Signature

Cohen & Thomas  
Company Name (If Applicable)

**SUBMIT TO THE ZONING OFFICER:**

Ten complete packets consisting of the following documents:

1. Site Plan, accompanied by this application.
2. Statement of Use.
3. Preliminary architectural plans of all proposed buildings, structures & signs, including general exterior elevation, perspective drawings and generalized floor plans.

A fee as described on the Derby P & Z Fee schedule shall accompany this application. Attach legal description of property.

PLEASE TAKE NOTE: FAILURE TO SUBMIT COMPLETE PACKETS WILL RESULT IN YOUR APPLICATION NOT BEING ACCEPTED.

REFER TO DERBY ZONING REGULATIONS ARTICLE V — SITE PLAN REVIEW FOR  
DETAILED INFORMATION ON SITE PLAN REQUIREMENTS.

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**FOR OFFICIAL USE:**

Application Submitted \_\_\_\_\_ Filing Fee Paid \_\_\_\_\_ Forward for Review \_\_\_\_\_

Comments: \_\_\_\_\_  
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