

**STATEMENT OF USE
SPECIAL EXCEPTION & SITE PLAN
155 NEW HAVEN AVENUE
DERBY, CONNECTICUT**

Proposed by:

**BLIZZARD MECHANICAL LLC
495 ROOSEVELT DR, 1
DERBY, CONNECTICUT**

1. INTRODUCTION:

- a. The property is multi-level with two (2) buildings and is located in the B-2 zone. Prior uses include an automobile dealership, retail store, and manufacturing & warehousing.
- b. The property has frontage and access from New Haven Avenue/Chapel Street and Burtville Avenue.
- c. No changes are proposed to the existing site plan.

2. PROPOSED USES:

- a. Blizzard Mechanical is a HVAC contractor. It will occupy 10,010+/-SF of the mid and lower ground level of the main building for its business office, assembly of work product and storage. Contract work is performed at the site of the customer.
- b. There will be two office employees. Currently there are a total of ten (10) employees/technicians. They may stage at the location and travel to the work site or may go directly to the work site in the service vehicles. Occasionally, employees may work on fabrication at the site.
- c. The Derby Zoning Regulations do not have a parking requirement for this type of business. There are thirteen (13) parking spaces dedicated to the applicant. This number is based on the fact that the work is done at the customer site.
- d. The property is served by public water and sewer and all necessary utilities.
- e. Signs identifying the business shall be approved by the Commission.