

**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 service vehicles. Occasionally, employees may work on fabrication at the site. Fabrication of sheet metal is done inside and with low noise and no odor.
- c. The hours of operation will be 7am to 5pm, Monday to Friday. Weekends and other hours as needed to respond to emergency situations which are normally at the customer location.
- d. The Derby Zoning Regulations do not have a parking requirement for this type of business. There are twenty-three (23) parking spaces dedicated to the applicant and Buck Electric LLC, the other trade contractor tenant. This number is more than sufficient since work is performed at the customer site for both tenants. Blizzard Mechanical has eight (8) utility vans and one (1) rack body. Most are taken home by the employees and driven directly to the site or the office location to pick up material.
- e. The property is served by public water and sewer and all necessary utilities.
- f. Signs identifying the business shall be approved by the Commission.