

September 26, 2025

Mr. Kevin P. White, Zoning Enforcement Officer
City of Derby
1 Elizabeth Street
Derby, CT 06418

SLR Project No.: 141.11563.00023

RE: Glitzy Twins, LLC dba Luscious & Co. – Hair Salon
155 New Haven Avenue
Derby, Connecticut

Dear Mr. White,

Pursuant to your request, we have reviewed the maps, plans, and data submitted in support of the above-referenced application. Our office received the following documents in support of this application:

1. Application with Statement of Use
2. Authorization Letter from Daniel Blizman of Twomile, LLC, dated September 11, 2025
3. Floor Plan entitled "SK-2, Proposed for Luscious and Co.," no scale shown, undated, prepared by Design X MFG.
4. Building Sketch with layout of proposed uses, not drawn to scale, undated, with an unknown author
5. Plan entitled "Site As-Built for Two Mile Properties, 155 New Haven Avenue, Derby, Connecticut, Sheet AB-1," scale: 1"=20', dated November 20, 2009, revised to September 23, 2025, prepared by John Paul Garcia & Associates, P.C.
6. Copies of letters sent to abutters and certificates of mailings received from USPS

Review Comments

Based upon the documents received in support of this application, we offer the following comments:

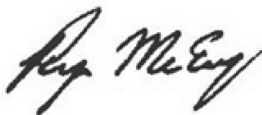
1. In accordance with Section 195-141, the applicant has provided evidence of notice to abutting property owners within 150' of the subject parcel.
2. The Building Sketch includes notations regarding "Building Community Church" on the mezzanine level. The applicant's attorney should confirm, in writing, if this use is proposed. If so, this use would require a separate Special Exception Application.

3. The site plan should be revised to show the parking for Buck Electric and Blizzard Mechanical with 18 required spaces for Blizzard Mechanical and a minimum of 4 spaces for Buck Electric per their approval.
4. The site plan shows an area on the south side of the existing parking lot to include a landscaped island. We recommend that, at a minimum, for other areas not shown with parking spaces on the north side of the parking lot, to incorporate landscaped islands as well as provide additional spaces for ornamental or shade trees within the otherwise expansive paved surfaces.
5. There is a freestanding sign shown in the northern portion of the parcel, with no dimensions provided, though a note that a variance is required. The applicant should provide a little more detail on why a variance may be needed, and any dimensions to the sign if known at this time in accordance with Section 195-34.T
6. The area of wall signs shown on the building appear to exceed what would otherwise be allowed for wall sign areas. Section 195-69.B.(1)(a)[1] provides the limitations on wall sign areas in non-residential zones for buildings located within 100' of the street line.

At the Commission's request, we have provided the applicant and their representatives with a copy of this letter. Should you have any questions or concerns, please do not hesitate to contact our office at 203-271-1773.

Regards,

SLR International Corporation



Ryan McEvoy, PE
Principal Civil Engineer
rmcevoy@slrconsulting.com

cc: Mayor Joseph L. DiMartino – City of Derby
Brian Lema, Esq. – Derby Corporation Counsel – Berchem Moses PC
Dan Blizman – Twomile LLC

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RECEIVED

By Marc J. Garofalo, MPA, MCC, MCTC at 1:46 pm, Sep 30, 2025

