



NEW HAVEN CITY BOARD OF ZONING APPEALS  
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CITY OF NEW HAVEN  
BOARD OF ZONING APPEALS  
REVISED AGENDA

A special meeting of the Board of Zoning Appeals will be held on **Tuesday, January 17, 2023** at **6:30pm** via ZOOM at which time and place the Board shall consider the following:

<https://newhavenct.zoom.us/j/82496902449?pwd=b2l0WG5FT0MvcmZPbzR0VnN3YkZ1dz09>

Password: Planning1

**(\*)** Items that will be referred to the City Plan Commission

**Item 1. Roll Call**

(Attendance)

**Item 2. Certificate of Approval of Location**

**2.1 \*23-11-CAL. 155 Adeline Street.** Certificate of Approval of Location for a Repairers and Used Car Dealer License. Zone: IL. Owner/Applicant: Angela Garcia.

**Item 3. New Public Hearings**

- 3.1 22-85-V. 212 West Street.** Variance to allow an existing accessory structure located within the required yards to be converted into two residential dwelling units. Zone: RM-2. Owner: Krikko Productions. Applicant: Gregory K Obbott.
- 3.2 23-1-V. 400 Columbus Avenue.** Variance to allow a monument sign 8ft in height where a maximum height of 5ft is permitted. Zone: BA. Owner: Shawn Galligan. Applicant: Kristine Braccidiferro.
- 3.3 \*23-2-V. 23-3-CAM. 714 Quinnipiac Avenue.** Variance to permit 707sf of gross floor area per dwelling unit where 1,000sf is required and Coastal Site Plan Review for an additional dwelling unit within an existing structure. Zone: BA. Owner: Shelton Ventures LLC. Applicant: Benjamin Trachten.
- 3.4 23-4-V. 85 Arch Street.** Use Variance to permit refrigerated and bulk storage of food items in a residential zone. Variance to permit a side yard setback of 0ft where 8ft and 10ft is required. Zone: RM-2. Owner: 85 Arch Street LLC. Applicant: Benjamin Trachten.
- 3.5 23-5-V. 151 Howard Avenue.** Variance to permit 886.5sf of gross floor area per dwelling unit where 1,000sf is required for an additional dwelling unit within an existing structure. Zone: RM-1. Owner: SFR 2 DE LLC. Applicant: Benjamin Trachten.
- 3.6 23-6-V. 355 Greenwich Avenue.** Variance to allow a side yard setback of 6ft where 8ft is required for the construction of a dormer on an existing structure. Zone: RM-2. Owner: Jairo Flores Cordova. Applicant: Benjamin Trachten.

- 3.7 **\*23-7-S. 40 Eldridge Street.** Special Exceptions to permit the development of a corridor/flag lot and to allow off-street parking within the required front yard. Zone: RS-2. Owner: Friends Center Teacher Housing LLC. Applicant: Allyx Schiavone.
- 3.8 **23-8-S. 244 Grand Avenue.** Special Exception to permit a restaurant wine and beer liquor permit. Zone: BA-1. Owner: KII LLC. Applicant: Jose Jiminian.
- 3.9 **\*23-9-V, 23-10-S. 114 Sylvan Avenue.** Variance to permit 786sf of gross floor area per dwelling unit where 1,000sf is required. Special Exception to allow for 0 off-street parking spaces where 1 is required for an additional dwelling unit within an existing structure. Zone: RM-2. Owner: Jasim Uddin. Applicant: Benjamin Trachten.
- 3.10 **\*23-12-CAM. 155 Adeline Street.** Coastal Site Plan Review for the use of a Repairers and Used Car Dealership within an existing structure. Zone: IL. Owner/Applicant: Angela Garcia.

**Item 3. Deliberations.**

*Referral Reports from City Plan Commission*

- 3.1 **22-80-S. 61, 63 Kimberly Avenue, 482-483 Greenwich Avenue.** Special Exceptions to allow for transition parking and off-street parking spaces located within the front yard setback. Zone: RM-2/BA. Owner: Kelvin Lopez, 482 Greenwich Realty LLC. Applicant: Kelvin Lopez
- 3.2 **22-86-S. 351 McKinley Avenue.** Special Exception to permit 8 off-street parking spaces where 9 are required. Zone: RM-1. Owner: Klugkat, LLC. Applicant: Fernando Pastor.

**Item 4. New Business**

- 4.1 Approval of Meeting Minutes – December 13, 2022
- 4.2 Consideration of a proposed settlement in RAL Enterprises, LLC v. The City of New Haven Board of Zoning Appeals, Docket No. NNH-CV22-6120895-S. If the Board of Zoning Appeals approves the proposed settlement, there will be a remote hearing before the Superior Court for the Judicial District of New Haven on Thursday, January 26, 2022 at 10:00 AM. At the hearing, the court will consider whether to approve the settlement pursuant to Conn. Gen. Stat. Sec. 8-8(n). Access to the remote hearing is facilitated by the Caseflow Office at 203-503-6807 of the Courthouse; anyone wishing to attend should call before the day of the hearing.

**Note:**

The appeals & applications with reports of other City departments are on file & may be seen at the City Plan Department, 5<sup>th</sup> Floor, City Hall, 165 Church Street, New Haven, Connecticut or available online at:

[boardofzoningappeals.newhavenct.gov](http://boardofzoningappeals.newhavenct.gov)

**Note:**

Since the meeting is remote, participation by a quorum of members is expressly prohibited at the physical location and will not be present, however any member of the public may request, in writing, a physical location and “any electronic equipment necessary” to attend the meeting in real time no later than twenty-four (24) hours prior to the meeting. Said

individual shall have the “same opportunities to provide comment or otherwise participate” in the meeting as would be afforded if the meeting was held in person with the following exception: Under law, if such person loses the ability to participate because of an interruption, failure or degradation of such person’s connection to the meeting by electronic equipment the committee is not required to adjourn or postpone the meeting.

**Note:**

The City of New Haven does not discriminate on the basis of disability or language in admission to, access to, or operations of programs, services, or activities. Individuals who need an accommodation, publications in alternate formats/languages or who need auxiliary aids for effective communication in programs and services of the City of New Haven can make such requests by calling (203) 946-7833, or TTY (203)946-8582. Individuals who require language interpretation services, please contact Nate Hougrand at [nhougrand@newhavenct.gov](mailto:nhougrand@newhavenct.gov)

**1. Click this link:**

<https://newhavenct.zoom.us/j/82496902449?pwd=b2I0WG5FT0MvcmZPbzR0VnN3YkZlcz09>

**Passcode:** Planning1

**2. Or dial in by phone:**

Or One tap mobile :

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**VISIT THE COMMISSION’S WEBPAGE:** <https://boardofzoningappeals.newhavenct.gov>