



NEW HAVEN CITY BOARD OF ZONING APPEALS
165 CHURCH STREET, NEW HAVEN, CT 06510
TEL (203) 946-6378 FAX (203) 946-7815

CITY OF NEW HAVEN
BOARD OF ZONING APPEALS
REVISED AGENDA

A special meeting of the Board of Zoning Appeals will be held on **Tuesday, February 21, 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. New Public Hearings

- 2.1 **23-13-S. 1330 Whalley Avenue.** Special Exception to permit the use of an event space/assembly hall within an existing structure. Zone: BA. Owner: I Group Whalley LLC. Applicant: Stacie Robinson.
- 2.2 **23-14-V. 255 Roydon Road.** Variances to allow front yard setbacks of 17.2ft and 22.5ft where 25ft is required, a side yard setback of 5ft where 8ft is required, and a building wall height of 18ft where 10ft is permitted. Zone: RS-2. Owner: Esther A. Rivkin. Applicant: Benjamin Trachten.
- 2.3 ***23-15-V, 23-16-CAM. 698 Dixwell Avenue.** Variance to permit 760sf 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: ABCD Investments De LLC. Applicant: Benjamin Trachten.
- 2.4 **23-17-V. 206 Exchange Street.** Variance to permit 856sf of gross floor area per dwelling unit where 1,000sf is required to allow for an additional dwelling unit within an existing structure. Zone: RM-2. Owner: Tara Barnes. Applicant: Dara Barnes.

Item 3. Deliberations.

Referral Reports from City Plan Commission

- 3.1 **23-11-CAL, 23-12-CAM. 155 Adeline Street.** Certificate of Approval of Location for a Repairers and Used Car Dealer License. Coastal Site Plan Review for the use of a Repairers and Used Car Dealership within an existing structure. Zone: IL. Owner/Applicant: Angela Garcia.
- 3.2 **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.

3.3 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.

3.4 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.

Item 4. Old Business

4.1 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

4.2 22-86-S. 351 McKinley Avenue. Special Exception to permit 8 off-street parking spaces where 9 are required. Zone: RM-1. Owner: Klugatz, LLC. Applicant: Fernando Pastor.

Item 5. New Business

5.1 Approval of Meeting Minutes – January 17, 2023

Note:

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

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

1. Click this link:

<https://newhavenct.zoom.us/j/82496902449?pwd=b2I0WG5FT0MvcmZPbzR0VnN3YkZ1dz09>

Passcode: Planning1

2. Or dial in by phone:

Or One tap mobile :

US: +19292056099

Or Telephone:

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Webinar ID: 824 9690 2449

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