



NEW HAVEN CITY BOARD OF ZONING APPEALS
165 CHURCH STREET, NEW HAVEN, CT 06510
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CITY OF NEW HAVEN
BOARD OF ZONING APPEALS
AGENDA

A special meeting of the Board of Zoning Appeals will be held on **Tuesday, March 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. *Withdrawn*
- 2.2 **23-18-S. 1296 State Street.** Special Exceptions to permit the use of an assembly/event space and to permit a Café Liquor License within an existing structure. Zone: BA. Owner: Ulaj Luigj. Applicant: Rory Goldson.
- 2.3 **23-19-S. 966 State Street.** Special Exception to permit a Café Liquor License for an existing restaurant. Zone: BA. Owner: 966 State Street, LLC. Applicant: Yuta Kamori.
- 2.4 ***23-20-S. 215 Whalley Avenue.** Special Exceptions to allow for transition parking and off-street parking spaces to be located within the required front yard setback. Zone: CGD/RM-2. Owner/Applicant: Mid-Western Connecticut Council of Alcoholism, Inc.
- 2.5 **23-21-V. 165 Main Street Annex.** Variance to permit 665.4sf of gross floor area per dwelling unit where 1,000sf is required to legally establish the current density of five dwelling units within the existing structure. Zone: BB. Owner: Nicholas Licata. Applicant: Benjamin Trachten.
- 2.6 **23-22-V. 599 Elm Street.** Variance to permit residential use within an existing structure located within the required side and rear yard setbacks. Zone: RM-2. Owner: S&E Apartments LLC. Applicant: Benjamin Trachten.
- 2.7 **23-23-V. 39 Rock Hill Road.** Variance to allow a rear yard setback of 6ft where 25ft is required for an accessory structure. Zone: RM-1. Owner: Javier Cabrera. Applicant: Benjamin Trachten.

- 2.8 ***23-24-V, 23-25-S. 337 Saint John Street.** Variance to permit 584sf of gross floor area per dwelling unit where 1,000sf is required. Special Exception to allow 0 off-street parking spaces where 1 is required to legally establish the current density of four dwelling units. Zone: RM-2. Owner: Alpha Acquisitions LLC. Applicant: Benjamin Trachten.
- 2.9 **23-26-S. 310 Winthrop Avenue.** Special Exception to permit the use of a Custodial Care Facility. Zone: RM-2. Owner: Pointer Del LLC. Applicant: Continuum of Care, Inc.

Item 3. Deliberations.

Referral Reports from City Plan Commission

- 3.1 **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.

Item 4. New Business

- 4.1 Approval of Meeting Minutes – February 21, 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 :

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Passcode: 151939638

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