



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  
AGENDA

A special meeting of the Board of Zoning Appeals will be held on **Tuesday, April 18, 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 23-28-CAL. 376 Quinnipiac Avenue.** Certificate of Approval of Location for a General Repairers License within an existing structure. Zone: IH. Owner/Applicant: Markos Pappas Sr.

**Item 3. New Public Hearings**

**3.1 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.

**3.2 23-27-V. 35 Roger Road.** Variances to allow for an average height of 18ft where 12ft is permitted and to allow for an accessory structure located within the required rear and side yard setbacks to be converted to a residential dwelling unit. Zone: RS-2. Owner/Applicant: Michael Levien & Brooke Conley.

**3.3 23-29-V. 1 West Park Avenue.** Variance to permit an average height of 12ft 5in where 12 ft is required for the construction of an accessory structure. Zone: RS-1 Owner/Applicant: David Sulkis.

**Item 4. Deliberations.**

*Referral Reports from City Plan Commission*

**4.1 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. **NO ACTION**

**4.2 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. **NO**

## ***ACTION***

### **Item 5. New Business**

#### **5.1 Approval of Meeting Minutes – March 28, 2023**

**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](https://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=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

Passcode: 151939638

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