



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, May 9, 2023, at 6:30pm** via ZOOM at which time and place the Board shall consider the following:

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

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 23-30-V. 244 Bradley Street. Variance to allow for a front yard setback of 6ft 10in where 25ft is required for an addition to an existing structure. Zone: RS-2/RM-2. Owner/Applicant: Norma Thompson

3.2 23-31-V. 382-384 Central Avenue. Variances to allow for a building coverage of 34% where a maximum of 30% is permitted, a building wall height of 19ft where 12ft is permitted to allow for the construction an accessory dwelling unit. Zone: RM-1. Owner/Applicant: Adam Greenberg.

3.3 23-32-V. 24 Hillhouse Avenue. Variance to allow for projections to be located directly to the front property line where a setback of 5ft is required for the construction of entry steps and accessible ramps to an existing structure. Zone: RH-2 (PDU-14). Owner/Applicant: Yale University.

3.4 23-33-V. 37 Hillhouse Avenue. Variance to allow for a building wall height of 44.50' where 36.00 is permitted and to allow for a height of 38.50' where 33.00' is permitted for the construction of an addition to an existing structure. Zone: RH-2 Owner/Applicant: Yale University

3.5 23-34-S. 631 Middletown Avenue. Special Exception to extend the hours of operation from 11:00pm to 2:00am set forth in a prior approval for an existing restaurant. Zone: BA. Owner: Jonah Schwartz. Applicant: Yara Narvaez.

3.6 23-35-V. 220 Dover Street. Variance to permit a side yard setback of 4ft where 8ft is

required for the construction of a dormer. Zone: RM-2. Owner/Applicant: Helmi Ali

3.7 23-36-V. 264 Russell Street. Variance to allow for a front yard of 17 feet where 25 is permitted for the construction of a single-family structure. Zone: RS-2 Owner: Habitat for Humanity of Greater New Haven Inc. Applicant: Benjamin Trachten.

3.8 23-37-V. 8 Whalley Avenue. Variance to allow for a floor area ratio of 4.5 where 3.0 is permitted. Zone: CDG Owner: 8 Whalley Avenue LLC. Applicant: Benjamin Trachten.

3.9 23-38-V. 82 Pearl Street. Variance to permit 701sf of gross floor area per dwelling unit where 1,000 sf is required to allow for an additional dwelling unit within an existing 2-family structure. Owner: Bruce Cross. Applicant: Benjamin Trachten.

3.10 23-39-S. 208 Wooster Street. Special Exception to allow for a neighborhood convenience use (bakery/café) within a residential zone. Zone: RM-2. Owner/Applicant: Andrea Zola and Justin Dodge.

3.11 23-40-V, 23-41-S. 351 Winthrop Avenue. Variances to permit a minimum lot area of 4,928sf of lot area where 5,400sf is required, allow for a custodial care facility to be located within 1,500ft of a use of the same type, and to allow for 11 residents where a maximum of 6 is permitted. Special Exceptions to permit the use of a Custodial Care Facility and to allow for 2 off-street parking spaces where 5 are required. Zone: RM-2. Owner: Brightside Properties of Connecticut, LLC. Applicant: Rachael Dols.

3.12 23-42-S. 701, 709 Townsend Avenue, Raynham Hill Drive. Special Exception to permit the use of an event facility within a historic residential structure. Zone: RS-3. Owner/Applicant: East Shore Partners, LLC.

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.

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.

Item 5. New Business

5.1 Approval of Meeting Minutes – April 18, 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:

US: +1 929 205 6099

Webinar ID: 824 9690 2449

Passcode: 151939638

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