



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, July 11, 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 23-66-CAL. 85 Welton Street.** Certificate of Approval of Location for auto repair and towing to be known as Broadway Auto Repair and Towing, LLC. Owner: Peter Saldamarco. Applicant: Angel Serrano-Borrogo.
- 2.2 23-68-CAL. 299 Chapel Street.** Certificate of Approval of Location for manufacture of custom truck bodies to be known as Mongoose Industry Businesses. Owner/Applicant: Kostya Polyansky.

Item 3. New Public Hearings

- 3.1 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.
WITHDRAWN
- 3.2 23-43-V. 387 Ferry Street.** Variances to allow for a side yard setback of 6ft where 8ft is required, a building wall height of 19ft 4in where 12ft is permitted, and a building coverage of 37.4% where a maximum of 30% is permitted for an addition to an existing structure. Zone: RM-2. Owner/Applicant: William Cepeda.
- 3.3 *23-44-V, 23-45-CAM. 71 Welton Street.** Variances to permit a rear yard setback of 5ft where 12.67ft is permitted, a side yard setback of 5ft where 9.5ft is required, and Coastal Site Plan review for the construction of a new maintenance building. Zone: IH. Owner: AJM CT Realty LLC. Applicant: Tom Knapp.
- 3.4 23-46-S. 98 South Water Street.** Special Exception to permit a Full Restaurant Liquor

License for an existing restaurant. Zone: BC. Owner: Pequonnock Yacht Club. Applicant: Bilian Chen.

- 3.5 ***23-47-S. 410 Ferry Street.** Special Exception to allow for a neighborhood convenience use (bakery/café) within a residential zone. Zone: RM-2. Owner: RBM LLC. Applicant: Esquipulos Bakery LLC.
- 3.6 **23-48-V. 15 Winchester Avenue.** Variances to permit a rear yard setback of 1ft where 25ft is required and a building wall height of “Xft” where 2ft is permitted. Zone: RM-2. Owner: Ozalp Bulent. Applicant: Robert Mangino. **No Action Requested.**
- 3.7 ***23-49-S. 669 Dixwell Avenue.** Special Exception to allow for a neighborhood convenience use (convenience store/bakery) within a residential zone. Zone: RM-2. Owner: Abdessamad Bendki. Applicant: Benjamin Trachten.
- 3.8 **23-50-V. 245 Dwight Street.** Variance to permit residential use in an accessory structure located within the required rear and side yard setbacks. Zone: RM-2. Owner: Nimalak LLC. Applicant: Benjamin Trachten. **No Action Requested**
- No A**
- 3.9 **23-51-V. 86 West Street.** Variances to permit 1,440sf of lot area per dwelling unit where 2,000sf is required, front yard setbacks of 4ft and 9ft where 17ft is required, a side yard setback of 2.58ft where 8ft is required, a rear yard setback of 22.68ft where 25ft is required, and a building wall height of 16.5ft where 4ft is permitted to allow for the construction of a two-family structure. Zone: RM-2. Owner: Clinton Avenue Investments LLC. Applicant: Benjamin Trachten.
- 3.10 **23-52-V. 55 Bishop Street.** Variance to permit 1,742.5sf of lot area per dwelling unit where 2,000sf is required to allow for an additional residential dwelling unit within an existing single-family structure. Zone: RM-2. Owner: Cross, Bruce & Yang. Applicant: Benjamin Trachten.
- 3.11 ***23-53-V, 23-54-CAM. 45 Haven Street.** Variance to permit 888sf of gross floor area per dwelling unit where 1,000sf is required. Coastal Site Plan review to allow for an additional dwelling unit within an existing two-family structure. Zone: RM-2. Owner: CT 45 Haven LLC. Applicant: Benjamin Trachten.
- 3.12 ***23-55-V, 23-56-S. 29 Nicoll Street.** Variance to permit 895.57sf 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 allow for an additional dwelling unit within an existing three-family structure. Zone: RM-2. Owner: Taraz, Manouchehr Graham & Sean. Applicant: Benjamin Trachten.
- 3.13 ***23-57-V, 23-58-S, 23-71-CAM. 69 Grand Avenue, 19 Clinton Avenue & MBLU 160/0761/02101 (Perkins Street).** Variances to permit a building façade on Perkins Street to be within 20 feet of property line for approximately 70% of the property line and within 30 feet of the property line for approximately 80% of the property where 10 feet is required for 75% of property line; and to allow the building façade along Clinton Avenue

to be within 20 feet of property line for 45% of property and within 30 of property for 75% of property where 10 feet is required for 75% of property line. Special Exceptions to permit parking for 19 off-street parking spaces where 59 are required and one loading space where three are required and Coastal Site Plan Review. Zone: BA-1. Owner: City of New Haven. Applicant: Pennrose, LLC.

- 3.14 23-59-V. 70 Morris Avenue.** Variances to allow for a rear yard setback of 15 feet where 20 feet is required to allow for a projection on the rear of the structure. Zone: RS-2. Owner: Statewide Construction. Applicant: Vicki Imperato.
- 3.15 23-60-V. 155 Lloyd Street.** Variances to allow for a side yard setback of 0ft where 8ft and 10ft are respectively required and a maximum building wall height of 34ft 4in where 0ft is permitted to raise the roof of an existing nonconforming structure. Zone: RM-2. Owner: Eddie Carter, Jr. Applicant: Chester Kennedy.
- 3.16 *23-61-V, 23-62-S 203 Alden Avenue and 197 Alden Avenue (Rear).** Variances to allow for a lot coverage of 35.8 percent where 30 percent is permitted, a building wall height of 32 feet where 10 feet is permitted; and a side yard setback of 5.9 feet where 8 feet is required. Special Exception to allow for a neighborhood convenience use (bakery and prepared foods) within a residential zone. Zone: RM-1. Owner: 203 Alden, LLC. Applicant: Benjamin Trachten.
- 3.17 23-63-S. 410 Blake Street.** Special Exception to allow for the use of an Indoor Recreation Center/Arcade Room within 500 feet of a residential use. Zone: IL. Owner: West Rock Plaza, LLC. Applicant: Michael Brown/Maniacs Gaming Co.
- 3.18 *23-64-V, 23-65-S 521 Columbus Avenue.** Variance to allow for 836 square feet of gross floor area per dwelling unit where 1000 square feet is required. Special Exception to allow for 0 off-street parking spaces where 1 is required for an additional dwelling unit in an existing structure³². Zone: RM-2. Owner: James Stephens. Applicant: Benjamin Trachten.
- 3.19 23-67-S. 1400 Whalley Avenue.** Special Exception to allow live entertainment to be added to existing use and liquor service permit. Zone: BA. Owner: Net2. Applicant: Andrea Stone.
- 3.20 *23-69-S. 1409 Chapel Street.** Special Exception to allow for a neighborhood convenience use (convenience store) within a residential zone. Zone: RO. Owner: Jonah Schwartz. Applicant: Mohammed Emdadullah.
- 3.21 23-70-V. Former Wall Street (from College St. to York St.) and Former High Street (from Grove St. to former Wall St.) – MBLU 260/0288/00200.** Variance for the placement of two bollards approximately 9.75 feet from east property line to prevent unauthorized vehicle entry onto Yale pedestrian walkway. Zone: RH-2. Owner/Applicant: Yale University.

Item 4. Deliberations.

Referral Reports from City Plan Commission

- 4.1 **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.

Item 5. New Business

5.1 Approval of Meeting Minutes – May 9, 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)946-8583. 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=b2I0WG5FT0MvemZPbzR0VnN3YkZ1dz09>

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>