



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 **Wednesday, September 13 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 **23-48-V. 15 Winchester Avenue.** Variances to permit a rear yard setback of 1ft where 25ft is required and a building wall height of 30ft where 2ft is permitted. Zone: RM-2. Owner: Ozalp Bulent. Applicant: Robert Mangino.
- 2.2 **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.
- 2.3 ***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.
- 2.4 **23-71-V. 76 & 80 Peck Aly.** Variances to permit a front yard of 13 ft where 20 ft is required, a rear yard of 18 ft where 25 ft is required for the construction of an addition to the existing building at 76 Peck Aly onto 80 Peck Aly, and lastly the addition of two additional residential units where one is permitted, and two nonconforming units are existing (3,500 square feet lot area/per unit). Zone: RM1. Owner: Seventy-Six Peck Alley, LLC. Applicant Jay Juliano.
- 2.5 ***23-72-V. 23-73-S. 88, 94, 98 Hazel Street.** Variances to permit a lot area of 3,049 square feet where the 4,000 square feet is required, a lot width of 38 ft where 50 ft is required, a lot area per dwelling unit of 1,524.5 square feet where 2,000 square feet is required, a side yard setback of 0 ft and 13 ft where at least 8 ft would be required on one side, and a Special Exception to allow for 4 off-street parking spaces where 8 are required to allow for the creation of 8 dwelling units. Zone: RM2. Owner/Applicant: Neighborhood Housing Services of New Haven.
- 2.6 **23-74-V. 23 West Street.** Variances to permit a minimum lot area of 3,049 square ft

where 5,400 sq ft is required, a minimum lot width of 35 ft where 50 ft is required, a 2-unit dwelling on a lot where a single family would be required. Zone: RM2. Owner: Ben Tisdale. Applicant: Tasha Snipes.

- 2.7 ***23-75-S. 296 Blatchley Avenue.** Special Exception to allow for a neighborhood convenience use (deli / grocery store) within a residential zone. Zone: RM2. Owner: 296 Blatchley Avenue, LLC. Applicant: Ariel Diaz.
- 2.8 **23-76-V. 479 Norton Parkway.** Variance to permit a side yard of 5ft 1in where 8ft is required, and a building height of 26ft 5in where 10ft 2in is required. Zone RS2. Owner/Applicant: Pamela Robertson and Perry Robertson.
- 2.9 **23-77-V. 183-185 Kimberly Avenue.** Variance to permit the construction of six residential dwelling units where a maximum of four are allowed. Zone RM2 . Owner/Applicant: Balmer Gonzalez. **No Action Requested**
- 2.10 **23-78-V. 294 Foxon Boulevard.** Variance to permit operation 999 feet from another establishment with a package permit where 1,500 feet is required, and operation 430 feet from a school where 500 ft is required. Zone: BA. Owner: 2310 Foxon LLC. Applicant: Faryl Charlot.
- 2.11 ***23-79-S. 86 Edwards Street.** Special Exception to permit 0 parking spaces where 1 is required. Zone: RM2. Owner/Applicant: Roy's Treehouse, LLC.
- 2.12 ***23-80-S. 224 Kimberly Avenue.** Special Exception to permit 0 parking spaces where 1 is required. Zone: RM2. Owner/Applicant: Greenwich Plymouth & Kimberly, LLC.
- 2.13 **23-81-S. 45 Church Street.** Special Exception to allow for a Bar/Café/Nightclub to operate in 4,992 in a street-level space. Zone: BD-1. Owner/Applicant: 45 Cooper Associates LLC.

Item 3. Deliberations.

Referral Reports from City Plan Commission

- 3.1 **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.
- 3.2 **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.
- 3.3 **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.

- 3.4 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.
- 3.5 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.
- 3.6 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.
- 3.7 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.
- 3.8 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.

Item 4. New Business

4.1 Approval of Meeting Minutes – July 11, 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=b2I0WG5FT0MvcmZPbzR0VnN3YkZlZ1dz09>

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>