



NEW HAVEN CITY BOARD OF ZONING APPEALS
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CITY OF NEW HAVEN
BOARD OF ZONING APPEALS
SPECIAL MEETING AGENDA

A special meeting of the Board of Zoning Appeals will be held on **Tuesday, September 19 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. Deliberations.

Referral Reports from City Plan Commission

- 2.1 **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.
- 2.2 **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.
- 2.3 **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.
- 2.4 **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.

- 2.5 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 3. New Business

3.1 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 :

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>