



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, November 15, 2022 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 **22-75-V. 285 Nicoll Street.** Variance to permit a side yard setback of 3.1ft where 4.5ft is required for the construction of a projection (fire escape). Zone: IL. Owner/Applicant: Narang New Haven CO., LLC.
- 2.2 * **22-76-S, 22-77-CAM. 81-87 Woolsey Street, 362-394 Grand Avenue.** Special Exceptions to allow for transition parking, off-street parking spaces located within the front yard setback, 74 off-street parking spaces where 92 are required, and Coastal Site Plan Review. Zone: RM-2/BA-1. Owner/Applicant: Fair Haven Community Health Clinic Inc., 87 Woolsey St. LLC, 382-394 Grand Avenue LLC.
- 2.3 **22-78-V. 100 Davis Street.** Variance to permit a front yard setback of 18ft where 20ft is required to allow for the construction of a dormer. Zone: RM-1. Owner/Applicant: Sherief Farouk.
- 2.4 * **22-79-S. 813 Chapel Street.** Special Exception to allow 0 off-street parking spaces where 5 are required and 0 loading spaces where 1 is required for the creation of 5 dwelling units in an existing structure. Zone: BD-1. Owner: 813 Chapel LLC. Applicant: Benjamin Trachten.

Item 3. Deliberations.

Referral Reports from City Plan Commission

- 3.1 **22-65-S. 114 Sylvan Avenue.** Special Exception to permit a neighborhood convenience use (grocery and related goods) in a residential zoning district. Zone: RM-2. Owner: Jasim Uddin. Applicant: Benjamin Trachten.
- 3.2 **22-66-S. 97 Whitney Avenue.** Special Exceptions to permit a child daycare center for up

to 24 children, and to permit 1 off-street parking space where 3 is required. Zone: RO/RM-2. Owner: Flagg Building LLC. Applicant: New Haven Hebrew Day School Inc.

- 3.3 22-69-V, 22-70-S. 8 Whalley Avenue.** Variance to permit a rear yard of 5ft where 10ft is required and Special Exception to permit 0 off-street parking spaces where 3 are required for the creation of 6 dwelling units. Zone. CGD. Owner: 8 Whalley Avenue LLC. Applicant: Benjamin Trachten.

Item 4. New Business

4.1 Approval of Meeting Minutes – September 13, 2022

4.2 Approval of Meeting Minutes – October 18, 2022

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 :

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Or Telephone:

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Webinar ID: 824 9690 2449

Passcode: 151939638

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