



NEW HAVEN CITY BOARD OF ZONING APPEALS  
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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, December 13, 2022 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. New Public Hearings**

- 2.1** \*22-80-S. 61, 63 Kimberly Avenue, 482-483 Greenwich Avenue. Special Exceptions to allow for transition parking and off-street parking spaces located within the front yard setback. Zone: RM-2/BA. Owner: Kelvin Lopez, 482 Greenwich Realty LLC. Applicant: Kelvin Lopez
- 2.2** 22-81-V. 311 Saint John Street. Variances to permit 660sf of gross floor area per dwelling unit where 1,000sf is required and to allow a projection to be located directly on the side property line where a minimum of 5.6ft is required for the creation of an additional dwelling unit in an existing structure. Zone: RM-2. Owner: Roger & Ruth Johnson. Applicant: Ahna Johnson.
- 2.3** 22-82-V. 1839 Chapel Street. Variances to permit a front yard setback of 8ft where 25ft is required and a rear yard of 21ft where 25ft is required for an addition on an existing structure. Zone: RS-2. Owner: Sharon Ostfeld-Johns & Todd Foley. Applicant: Benjamin Trachten.
- 2.4** 22-83-V. 85 Arch Street. Use Variance to permit refrigerated and bulk storage of food items in a residential zone. Variances to permit a maximum building coverage of 49% where 30% is permitted and side yard setback of 0ft where 8ft and 10ft is required. Zone: RM-2. Owner: 85 Arch Street LLC. Applicant: Benjamin Trachten. **WITHDRAWN**
- 2.5** 22-84-S. 174 & 178 Carlisle Street. Special Exception to permit a child daycare center up to 24 children. Zone: RM-2. Owner: 178 Carlisle St LLC. Applicant: Benjamin Trachten.
- 2.6** 22-85-V. 212 West Street. Variance to allow an existing accessory structure located within the required yards to be converted into two residential dwelling units. Zone: RM-2. Owner: Krikko Productions. Applicant: Gregory K Obbott.

- 2.7 **\*22-86-S. 351 McKinley Avenue.** Special Exception to permit 8 off-street parking spaces where 9 are required. Zone: RM-1. Owner: Klugkatz, LLC. Applicant: Fernando Pastor.
- 2.8 **22-87-V. 162 Huntington Street.** Variance to allow an existing accessory structure located within the required yards to be converted into a residential dwelling unit. Zone: RS-1. Owner: 162 Huntington LLC. Applicant: Benjamin Trachten.

**Item 3. Deliberations.**

*Referral Reports from City Plan Commission*

- 3.1 **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.
- 3.2 **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 4. New Business**

- 4.1 Approval of 2023 Board of Zoning Appeals Meeting Schedule
- 4.2 Approval of Meeting Minutes – September 13, 2022
- 4.3 Approval of Meeting Minutes – November 15, 2022

**Item 5. Executive Session of the BZA to discuss pending litigation in which the board is a party**

- 5.1 Robert Hendrikson, et al. v. The City of New Haven Board of Zoning Appeals, et al., NNHCV22- NNH-CV22-6121450-S

**Note:**

The appeals & applications with reports of other City departments are on file & may be seen at the City Plan Department, 5<sup>th</sup> Floor, City Hall, 165 Church Street, New Haven, Connecticut or available online at:

[boardofzoningappeals.newhavenct.gov](http://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](mailto:nhougrand@newhavenct.gov)

**1. Click this link:**

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

**Passcode:** Planning1

**2. Or dial in by phone:**

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