



NEW HAVEN CITY BOARD OF ZONING APPEALS
165 CHURCH STREET, NEW HAVEN, CT 06510
TEL (203) 946-6378 FAX (203) 946-7815

CITY OF NEW HAVEN
BOARD OF ZONING APPEALS
AGENDA

A special meeting of the Board of Zoning Appeals will be held on **Tuesday, March 8, 2022 at 6:30pm** via ZOOM at which time and place the Board shall consider the following:

<https://newhavenct.zoom.us/j/95873921750?pwd=eWpyQml4OThjME5KNIQvb0N0aGJFZz09>

Password: Planning2

Item 1. Roll Call

(Attendance)

Item 2. Certificate of Approval of Location

2.1 22-14-CAL. 155 Adeline Street (MBLU 304 0090 00500).

Certificate of Approval of Location for a Used Car Dealership License. Zone: IL.
Owner/Applicant: Angela Garcia.

Item 3. New Public Hearings

3.1 22-11-V. 47 Dyer Street (MBLU 329 0407 03300).

Variances to allow for a side yard setback of 7ft where 8ft is required and a building wall height of 26ft 6in where 14ft is permitted for a dormer. Zone: RS-2. Owner: Matthew Croasmun. Applicant: Keith Santora.

3.2 22-12-V. 31 Mead Street. (MBLU 339 0190 04600)

Variance to allow for 896sf of Gross Floor Area per dwelling unit where 1,000sf is required for the legalization of an existing dwelling unit. Zone: RM-1. Owner: SFR 2 DE LLC. Applicant: Benjamin Trachten.

3.3 22-13-V. 778 Congress Avenue. (MBLU 303 0094 03400)

Variance to permit a side yard setback of 2ft where 7ft is required for the construction of a dormer. Zone: BA. Owner: Dorothy Bryant. Applicant: Benjamin Trachten.

3.4 22-15-S. 338 Elm Street. (MBLU 280 0271 01300)

Special Exception to permit a Full Restaurant Liquor License. Zone: BA. Owner: Old Engine House No. 3, LLC – C/O C A White Inc. Applicant: P2B New Haven, LLC.

3.5 22-16-V. 164 Plymouth Street. (MBLU 273 0021 02600)

Variance to permit a 10ft rear yard setback where 25ft is required to allow for the construction of a single-dwelling accessory structure. Zone: RM-2. Owner/Applicant: Columbus House Inc.

- 3.6 22-17-V. 22-18-S. 167 Clay Street.** (MBLU 172 0766 02500).
Variances to permit a side yard setback of 4ft where 8ft and 10ft is respectively required, a building wall height of 30ft 6in where 8ft is permitted, and to construct a two-dwelling structure where a single dwelling unit is allowed on a non-conforming lot. Special Exception to allow for two off-street parking spaces to be located within the required front yard. Zone: RM-2. Owner: Yong Fang Li. Applicant: Robert Mangino.
- 3.7 22-19-S. 970 State Street.** (MBLU 212 0367 04200)
Special Exception to permit a Full Restaurant Liquor License. Zone: BA. Owner: 966 State Street LLC. Applicant: Corey Spruill.

Item 4. Deliberations.

Referral Reports from City Plan Commission

- 4.1 22-9-V, 22-10-S. 829 Orange Street** (MBLU: 196 0439 00100).
Use Variance to permit an ice cream shop and beer/wine service in a residential zone, Variance to allow for 20 indoor seats and 20 outdoor seats where a maximum of 6 seats are permitted. Special Exception to allow for 0 off-street parking spaces where 9 is required. Zone: RM-2. Owner: Tideways Properties/ Tideways East, LLC. Applicant: Elena's on Orange, LLC/ Dr. Elena Grewal.
- 4.2 22-3-S. 1376 State Street** (MBLU: 170 0476 00900).
Special Exception to allow for 0 off-street parking spaces where 1 is required for the legalization of an existing dwelling unit. Zone: BA. Owner: Marc Winslow. Applicant: Benjamin Trachten.
- 4.3 22-4-V. 22-5-S. 793 State Street** (MBLU: 211 0595 01100).
Variances to permit a side yard of 5ft where 9.5ft is required, a rear yard of 2.5ft where 12.67ft is required, a FAR of 2.63 where 2.0 is permitted, and to allow for 991.87sf of gross floor area per dwelling unit where 1,000sf is required. Special Exceptions to allow for 0 off-street parking spaces where 20 are required and 0 off-street loading spaces where 1 is required for the creation of 15 dwelling units and commercial uses. Zone: BA. Owner(s): Alpha Acquisitions LLC and City of New Haven. Applicant: Benjamin Trachten.
- 4.4 21-82-S; 21-01-CAM. 203 Wallace Street** (MBLU 200 0588 00600).
Special exception for the creation of an adult use (adult cabaret); location waiver and to lessen the parking requirements. Zone: IL. Owner: Peter Forchetti. Applicant: Kenneth Rozich.

Item 5. Minutes

- 5.1** Approval of Meeting Minutes – February 8, 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 William Long at wlong@newhavenct.gov

1. Click this link:

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2. Or dial in by phone:

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