



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, April 12, 2022 at 6:30pm** via ZOOM at which time and place the Board shall consider the following:

<https://newhavenct.zoom.us/j/95873921750?pwd=eWpyQml4OTlhME5KNIQvb0N0aGJFZz09>

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 22-16-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.

3.2 22-20-S. 65 Burr Street. (MBLU: 029 0893 00500).

Special Exception to permit a neighborhood convenience use (Coffee Shop including the sale of baked goods) in a residential zone. Zone: RS-2. Owner: 65 Burr Street LLC.
Applicant: Marissa Gandelman.

3.3 22-21-V. 508 Chapel Street. (MBLU 207 0544 00300).

Variance to permit a Gross Floor Area of 822.33sf where 1,000sf is required for an additional dwelling unit in a two-family structure. Zone: RM-2. Owner: 508 Chapel LLC.
Applicant: Benjamin Trachten.

3.4 22-22-V. 145 Blake Street (MBLU 354 1295 01900)

Use Variance to allow for an office use in a residential zone. Zone: RM-1. Owner: 145 Blake Street LLC. Applicant: James Perito.

3.5 22-23-V. 45 Sheffield Avenue (MBLU 255 0435 00800).

Variances to allow for a side yard of 8ft 9in where 10ft is required and a building wall height of 33ft where 17ft 6in is permitted. Zone: RM-2. Owner: Matthew Denney and Lara Takasugi. Applicant: Matthew Denney.

- 3.6 22-24-S. 1400 Whalley Avenue.** (MBLU 435 1198 00800)
Special Exception to permit a Full Restaurant Liquor License. Zone: BA. Owner: Netz LLC. Applicant: Andrea Stone.
- 3.7 22-25-V. 82-90 Wall Street.** (MBLU 243 0289 00400, 00301, 00201)
Variances to permit a rear yard of 2ft where 20ft is required, a building wall height of 15.7ft where .4ft (side yard) and 4ft (rear yard) is permitted, a rear enclosure wall with a height of 9.6ft where 8ft is permitted, a roof overhang 0ft from the rear property line where 20ft is required, projections located within .2ft of the rear property line where 20ft is required, and projections located 0ft from the front property line where 5ft is required. Zone: RH-2. Owner/Applicant: Yale University. **(No Action Requested)**
- 3.8 22-26-V, 22-27-S. 318 Edgewood Avenue.** (MBLU 337 0240 01500)
Use Variance to allow for a retail use (bookstore) with an accessory neighborhood convenience use (coffee shop including the sale of baked goods). Special Exception to allow for two off-street parking spaces where 5 is required. Zone: RM-2. Owner: Edgewood Holdings LLC. Applicant: Lauren Anderson.

Item 4. Deliberations.

Referral Reports from City Plan Commission

- 4.1 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.

Item 5. New Business

- 5.1** Approval of Meeting Minutes – March 8, 2022
- 5.2** Election of Officers

Item 6. Executive Session of the BZA to discuss pending litigation in which the board is a party

- 6.1** RAL Enterprises, LLC v. The City of New Haven Board of Zoning Appeals, et al., Docket No. NNH-CV22-6120895-S
- 6.2** John DiPaola, et al. v. The City of New Haven Board of Zoning Appeals, et al., Docket No. NNH-CV22-6121990-S
- 6.3** Robert Hendrikson, et al. v. The City of New Haven Board of Zoning Appeals, et al., NNH-CV22- 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, 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:

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

Passcode: Planning2

2. Or dial in by phone:

Or One tap mobile:

US: +19292056099

Or Telephone:

US: +1 929 205 6099

Webinar ID: 958 7392 1750

Passcode: 464273339

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