



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, June 14, 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 22-35-CAL. 485 Ella T Grasso Boulevard aka 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 22-25-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*).
- 3.2 22-28-S. 278 Park Street.** (MBLU 280 0271 01400)  
Special Exception to permit a Full Restaurant Liquor License. Zone: PDU 107. Owner: Yale University. Applicant: GranGusto New Haven, LLC.
- 3.3 22-29-S. 501 Long Wharf Drive.** (MBLU 205 0529 00102)  
Special Exception to permit a Full Restaurant Liquor License. Zone: PDD 53. Owner: Fusco Maritime Associates, LLC. Applicant: 501 Long Wharf, LLC.
- 3.4 22-30-V. 35 Lawrence Street.** (MBLU 198 0415 04600)  
Variances to permit a rear yard of 18ft 3in where 20ft is required, a side yard of 1.6ft where 5.6ft is required for a projection. Zone: RM-2. Owner: 35 Lawrence Street Corp. Applicant: Chris Hill.

- 3.5 22-31-S. 631 Middletown Avenue.** (MBLU 143 1063 00400)  
Special Exception to permit a Full Restaurant/Cafe Liquor License. Zone: RM-1. Owner: Jonah Schwartz. Applicant: Yara Narvaez
- 3.6 22-32-S. 898 Whalley Avenue.** (MBLU 388 1141 00500)  
Special Exception to permit a Full Restaurant Liquor License. Zone: BA. Owner: SPB Realty. Applicant: Rose Foote.
- 3.7 22-33-V. 43 Mead Street.** (MBLU 339 0190 04900)  
Variances to permit a side yard of 9ft and 5ft where 12ft and 8ft are required, a building wall height of 29ft where 18ft and 10ft is permitted, and to allow for 790.5sf of gross floor area per dwelling unit where 1,000sf is required. Zone: RM-1. Owner: Reichmen Brodie Real Estate LLC. Applicant: Benjamin Trachten.
- 3.8 22-34-S. 1503 State Street.** (MBLU 154 0840 01100)  
Special Exception to permit a Café Liquor License. Zone: BA. Owner/Applicant: WR Real Estate LLC.
- 3.9 22-36-S. 952 State Street.** (MBLU 212 0367 05300)  
Special Exception to permit a Beer & Wine Liquor License. Zone: BA. Owner: Cheng’s Realty Corp. Applicant: Sultan Thahir.
- 3.10 22-37-S. 30 Trumbull Street.** (MBLU 210 0383 01600)  
Special Exception to allow for 0 off-street parking spaces where 1 is required for an additional dwelling unit. Zone: RO. Owner: Urbane Properties LLC. Applicant: Eric O’Brien.

**Item 4. Deliberations.**

*Referral Reports from City Plan Commission*

- 4.1 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.
- 4.2 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 5. New Business**

- 5.1** Approval of Meeting Minutes – April 12, 2022

**Item 6. Executive Session of the BZA to discuss pending litigation to 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.

**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](https://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](mailto:wlong@newhavenct.gov)

**1. Click this link:**

<https://newhavenct.zoom.us/j/95873921750?pwd=eWpyQml4OThjME5KNlQvb0N0aGJFZz09>

**Passcode:** Planning2

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

Or One tap mobile:

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Passcode: 464273339

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