



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  
FINAL AGENDA

A special meeting of the Board of Zoning Appeals will be held on **Tuesday, January 11, 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. New Public Hearings**

**2.1 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.

**2.2 21-84-S. 21 Eld Street** (MBLU: 211 0377 03100).

Variance for building coverage of 45.9% where 30% maximum is permitted; a side yard setback of 0' where 8' is required along the East side; a side yard setback of 0' where 10' is required along the west side; a rear yard setback of 0' where 25' is required; a building wall height of 29'5" where 16'3" maximum is permitted along the rear, a building wall height of 29'5" where 16'3" maximum is permitted along the east side and a building wall height of 29'5" where 16'3" maximum is permitted along the west side. Zone: RM-2.

Owner: Curtis McBride. Applicant: Ben Trachten.

**2.3 21-86-V. 263 Chapel Street.** (MBLU: 174 0710 00800)

Variances to allow for a front yard of 1ft where 17ft is required, a side yard of 1ft where 8ft is required, a building wall height of 20ft where 2ft is permitted, and a maximum building lot coverage of 48% where 30% is permitted for an addition to an existing structure. Zone: RM-2.

Owner: Cold Spring School. Applicant: Kyle Bradley.

**2.4 21-90-S. 142 Temple Street.** (MBLU: 241 0233 01600)

Special Exceptions to permit 0 off-street parking spaces where 27 are required, and to permit 0 off-street loading spaces where 2 are required. Zone: BD.

Owner: Olympia Building LLC. Applicant: Benjamin Trachten.

- 2.5 21-91-V. 129 York Street.** (MBLU: 262 0219 00200)  
Variance to allow a package permit to be located approximately 1,000ft away from another establishment with a package permit where 1,500ft is required. Zone: BD-1. Owner: Crown Court Apartments LLC. Applicant: James Segaloff.
- 2.6 21-73-V. 244 Maple Street** (MBLU: 352 1107 00200). Variance to allow building coverage of 31% where a maximum of 30% is permitted for a building addition. Owner /Applicant: Richard Turlington. Zone: RS-1.

**Item 3. Deliberations.**

*Referral Reports from City Plan Commission*

- 3.1 21-88-S, 21-89-V. 771 Orange Street** (MBLU: 213 0425 00100). Special Exception to allow for a package store in a residential zone. Variance to allow a package permit to be located 700ft away from another establishment with a package permit where 1,500ft is required. Zone: RM-2. Owner: 771 Orange LLC. Applicant: Charles Negaro.

**Item 4. Miscellaneous**

- 4.1** Approval of Special Meeting Minutes – December 14, 2021  
**4.2** Approval of Special Meeting Minutes – November 9, 2021  
**4.3** Approval of Special Meeting Minutes – September 29, 2021  
**4.4** Approval of Special Meeting Minutes – August 10, 2021

**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 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=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>**