



NEW HAVEN BOARD OF ZONING APPEALS  
165 CHURCH STREET, NEW HAVEN, CT 06510  
TEL (203) 946-6378 newhavenct.gov/cityplan

CITY OF NEW HAVEN  
BOARD OF ZONING APPEALS  
AGENDA

A Public Hearing of the Board of Zoning Appeals will be held on **Tuesday, January 9, 2024 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 is expected to be passed over.

**Item 1. Roll Call**  
(Attendance)

**Item 2. New Public Hearings**

- 2.1 **\*23-106-V, 23-92-S, 23-82-CAM. 62 Miller Street** Variance to permit 926sf of gross floor area per dwelling where 1,000 sq ft is required. Special Exception to permit 0 off-street parking spaces where 1 is required and Coastal Site Plan Review to allow for an additional dwelling unit within an existing 2-family structure. Zone: RM-1. Owner: Light Investments LLC. Applicant: Benjamin Trachten, Trachten Law Firm.
- 2.2 **24-1-V. 37 Woodland Street** Variance to permit a side yard of 6 ft where 8 ft is required, a side building wall height of 30 ft where 20 ft is permitted (westerly), and a side building wall height of 30 ft where 12 ft is permitted (easterly). Zone: RM-2. Owner: SA Financial LLC., Applicant: Benjamin Trachten, Trachten Law Firm.
- 2.3 **\*24-2-V, 24-3-S. 252 Davenport Avenue** Variances to permit a rear yard of 12 ft where 25 ft is required and a lot area per dwelling unit of 1,635.5 sf where 2,000 sf is required. Special Exception to allow 4 off-street parking spaces within the front yard to allow for the construction of 4 dwelling units. Zone: RM-2. Owner: National Veterans Council for Legal Redress, Applicant: Carl Bordeaux, Agent.
- 2.4 **\*24-4-V, 24-5-S. 280 Blake Street** Variance to permit a side yard of 1.5 ft where 8 ft is required for an addition to an existing structure. Special Exception to allow 17 off-street parking spaces where 38 are required and permit a full liquor license, including accessory entertainment. Zone: BA. Owner: Peachy and Lala Productions LLC., Applicant: Ian Alderman, Manager

- 2.5 **\*24-6-S. 78 Cove Street** Special Exception to allow 3 off-street parking spaces to be located within the required front yard. Zone: RS-2 Owner: S. Acacia LLC, Applicant: Agatha Slivkova-Agent/Manager.
- 2.6 **^24-7-S. 45 Church Street** Special Exception to allow for the expansion of a previously approved Bar/Café/Nightclub from 4,992sf to 12,543 sf. Zone: BD-1. Owner: 45 Cooper Associates LLC, Applicant: Alexandra Arpi c/o The Vault NH LLC.
- 2.7 **\*24-8-S. 2 Thorn Street** Special exception to allow 78 off-street parking spaces where 150 are required for a nursing/rehabilitation facility. Zone: BA. Owner: New Haven Dream LLC, Applicant: Agent and Attorney, Sara Sharp
- 2.8 **\*24-9-S. 33 Chapel Street** Special Exception to permit 0 off-street parking spaces where 1 is required to allow for an additional dwelling unit in an existing 2-family structure. Zone: RM-1. Owner: BH 770 Batim LLC. Applicant: Benjamin Trachten, Trachten Law Firm LLC.

**Item 3. Deliberations.**

*Referral Reports from City Plan Commission*

- 3.1 **23-91-V, 23-84-S. 90 River Street** Variance to permit an indoor soccer recreation facility in the IM zone. Special Exception to allow 0 parking where 163 spaces are required and 0 loading spaces where 1 is required. Zone: IM. Owner: Kiever Pinos, Applicant: Benjamin Trachten, Trachten Law Firm
- 3.2 **23-100-V, 23-81-CAM. 128-130 Adeline Street** Variance to permit minimum lot area of 3,840 sq ft where 4,000 sq ft is required, a minimum lot width of 45 ft where 50 ft is required, a lot area per dwelling unit of 1920 sq ft where 2000 sq ft is required, a side building wall height of 23 ft where 14 is permitted (southerly), and to permit a side yard wall of 7ft where 8ft is required. Coastal Site Plan Review. Zone: RM-2. Owner: Peter Porter, Applicant: Benjamin Trachten, Trachten Law Firm
- 3.3 **^23-102-V, 23-91-S. 693 Orchard Street** Variance to permit 992 sq ft of gross floor area per dwelling where 1,000 sq ft is required to convert a 1-family into a 2-family dwelling. Special Exception to allow 0 parking where 1 is required. Zone: RM-2. Owner: Beulah Land Development Corporation, Applicant: Darrell Brooks.
- 3.4 **23-93-S. 297 Dixwell Avenue.** Special Exception to allow 0 parking space where 10 are required and 0 loading spaces where 1 is required for the construction of a 2-story retail/residential structure. Zone: BA. Owner: Nita and Mansi LLC., Applicant: Benjamin Trachten, Trachten Law Firm.

**Item 4. New Business**

- 4.1 Approval of Meeting Minutes – December 12, 2023

**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)946-8583. Individuals who require language interpretation services, please contact Donnell T. Hilton at [dhilton@newhavenct.gov](mailto:dhilton@newhavenct.gov)

**1. Click this link:**

<https://newhavenct.zoom.us/j/82496902449?pwd=b2I0WG5FT0MvcnZPbzR0VnN3YkZ1dz09>

**Passcode:** Planning1

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

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Webinar ID: 824 9690 2449

Passcode: 151939638

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