



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, February 13, 2024** at **6:30pm** via ZOOM at which time and place the Board shall consider the following:

<https://newhavenct.zoom.us/j/82496902449?pwd=b2l0WG5FT0MvcmZPbzR0VnN3YkZ1dz09>

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 **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.
- 2.2 **24-11-V, 24-12-S. 410 Orchard Street.** Variances to permit 405.33sf of lot area per dwelling unit where 2,000sf is required, a maximum building coverage of 85% where 30% is permitted, front yard setbacks of 2ft and 5ft where 17ft is required, a rear yard setback of 5ft where 25ft is required, a side yard setback of 1.86ft where 8ft is required, a building wall height of 44ft 10in where 3ft 10in (side) and 10ft (rear) is permitted, to allow projections to be 0ft from the rear, side and front property lines where a minimum of 5ft is required, to allow projections to extend more than 1/3 the width into the required setback, to allow a structure to be located within the 25ft triangular area bounded on two sides by two street lines, to allow for the creation of 9 dwelling units where 1 is permitted on a nonconforming lot. Special Exception to permit 0 off-street parking spaces where 35 are required. Zone: RM-2. Owner: 410 Orchard Street LLC., Applicant: Attorney Carolyn W. Kone
- 2.3 ***24-13-S. 609 Howard Avenue.** Special Exception to allow 0 off-street parking spaces where 2 are required. Zone: RM-2. Owner: Howard Plaza LLC: Rajendra P. Appalaneni, Applicant: Rajendra P. Appalaneni.
- 2.4 ***24-14-S. 631 Middletown Avenue.** Special Exception to allow live entertainment and extend the closing hours of operation to 12:45am Sunday thru Thursday and 1:45am on Friday and Saturday set forth in a prior approval for an existing restaurant. Zone: RM-1. Owner: Jonah Schwartz, Applicant: Yara A Narvaez.
- 2.5 ***24-15-S. 809 State Street.** Special Exception to permit 0 off-street parking spaces where 1 is required. Zone: BA. Owner: 809 State Street, LLC. Application Timothy J Lee.

- 2.6 ***24-16-S. 77 4th Street.** Special Exception to permit 0 off-street parking where 1 is required. Zone: RM-2. Owner: SZE Realty LLC, Applicant: Attorney Benjamin Trachten, Trachten Law Firm.
- 2.7 ***24-17-V, 24-18-S. 204 Wooster Street.** Variance to permit 645sf of gross floor area per dwelling unit where 1,000sf is required. Special Exception to permit 0 off-street parking spaces where 1 is required for an additional dwelling unit within an existing structure. Zone: RM-2. Owner: 204 Wooster Street LLC. Applicant: Ahna Johnson
- 2.8 **24-10-V. 203, 207 Rosette Street.** Use Variance to permit detached single-room occupancy structures. Variances to permit a side yard setback of 5ft where 8ft is required, a rear yard setback of 5ft where 25ft is required, a maximum building coverage of 32% where 30% is permitted, and a minimum distance between buildings of 3ft where 7ft is required. Zone: RM-2. Owner: Jacob Miller & Amistad Catholic Worker LLC. Applicant: Jacob Miller.

Item 3. Deliberations.

Referral Reports from City Plan Commission

- 3.1 **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.
- 3.2 **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.
- 3.3 **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.
- 3.4 **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
- 3.5 **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.
- 3.6 **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

- 3.7 **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 4. New Business

- 4.1 Approval of Meeting Minutes – January 9, 2024
- 4.2 Approval of Meeting Minutes – January 30, 2024

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)946-8583. Individuals who require language interpretation services, please contact Donnell T. Hilton at dhilton@newhavenct.gov

1. Click this link:

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Passcode: Planning1

2. Or dial in by phone:

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