



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, November 14, 2023, 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 tabled.

Item 1. Roll Call
(Attendance)

Item 2. New Public Hearings
New Public Hearings

- 2.1 **23-83-S. 329 Dixwell Avenue.** Special exception to allow use of social club in a BA zone and allow 32 parking spaces where 37 are required. Zone: BA/RM-2. Owner: East Rock Lodge #141, LLC., Applicant: Gary Hogan
- 2.2^ **23-90-V. 171 Brooklawn Circle.** Variance to permit side yard of 10 ft where 12 ft is required and right-side yard of 5ft, 3in where 8ft is required. RS-2. Owner: Devora Bell, Applicant: Jimmy Bullet
- 2.3^ **23-84-S 34 Bishop Street.** Special exception to allow 1,961 sq ft of lot area per dwelling unit where 2,000 sq ft is required for a fourth dwelling unit. Zoned RM-2. Owner: Jonathan Wall, Applicant: Salvatore Raffone
- 2.4 **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. Zoned IM. Owner: Kiever Pinos, Applicant: Benjamin Trachten, Trachten Law Firm
- 2.5 **23-92-V, 23-85-S. 528 Orange Street** Variance to permit retail use in a RM2 Zone. Special exception to allow 0 parking spaces where 3 are required and 0 loading spaces where 1 is required. Zoned RM-2. Owner: Alex Kleiner, Applicant: Benjamin Trachten, Trachten Law Firm

- 2.6** **23-93-V, 23-86-S. 669 Dixwell Avenue** Variance to permit a take-out and delivery restaurant in the RM2 zone. Special exception to allow 0 parking spaces where 3 are required and 0 loading spaces where 1 is required. Zoned RM-2. Owner: Abdessamad Bendki, Applicant: Benjamin Trachten, Trachten Law Firm
- 2.7** **23-94-V, 23-87-S, 23-76-CAM. 592 Ella T Grasso Blvd.** Variance to permit rooming/boarding house in IL zone, usable open space of 1,600 sf where 4,650 sf is required, and common amenity space of 3,586 sf where, 4,650 sf is required. Special Exception to allow 0 parking where 28 are required and 0 loading where 1 is required. Coastal Site Plan Review. Zoned IL. Owner: Columbus House Inc., Applicant: Benjamin Trachten, Trachten Law Firm
- 2.8** **23-95-V. 70 Winchester Avenue** Variance to permit side yard of 2ft where 8ft is required, side building wall height of 25 ft where 4 ft is permitted, and an enlargement/alteration of nonconforming conditions on a nonconforming structure. Zoned RM-2. Owner: Camelot LLC., Applicant: Benjamin Trachten, Trachten Law Firm
- 2.9** **23-88-S. 693 Dixwell Avenue** Special exception to allow 0 parking where 1 is required. Zoned BA. Owner: S and Y Investments, LLC., Applicant: Benjamin Trachten, Trachten Law Firm
- 2.10** **23-96-V. 386 Summit Street** Variance to permit an accessory structure (garage/shed) within 4 ft of the side yard where 5 ft is required and a height of 13 ft 9 in where 12 ft is required. Zoned RS-2. Owner: Milton Fabian Garcia Parra, Applicant: Benjamin Trachten, Trachten Law Firm
- 2.11** **23-97-V, 23-77-CAM. 97, 101 Essex Street** Variance to permit 1,428 sq ft of lot area per dwelling unit where 2,100 sq ft is required. (utilizing the density bonus of the Inclusionary Zoning Overlay District). Coastal Site Plan Review. Zoned RM-1. Owner: Navel Development, LLC., Applicant: Benjamin Trachten, Trachten Law Firm
- 2.12** **23-98-V, 23-78-CAM. 89 Nash Street** Variance to permit conversion at 613.37 sq ft floor area per dwelling unit where 1,100 sq ft is required. Coastal Site Plan Review. Zoned RM-2. Owner: John McFadyen, Applicant: Benjamin Trachten, Trachten Law Firm
- 2.13** **23-99-V, 23-89-S, 23-79-CAM. 111 Nash Street** Variance to permit residential use in an accessory structure within a side/rear yard, a side yard of 1 ft where 5 ft is required, a building height of 22.33 ft where 12 ft is required, and a lot area of 958.4 where 2,000 ft is required. Special exception to allow 3 parking spaces where

5 are required. Coastal Site Plan Review. Zoned RM-2. Owner: John Ryan Mfayden, Applicant: Benjamin Trachten, Trachten Law Firm

2.14 **23-90-S, 23-80-CAM. 20 Maltby Place** Special exception to allow 0 parking where 2 are required. Coastal Site Plan Review. Zoned RM-2. Owner: THP Delaware LLC., Applicant: Benjamin Trachten, Trachten Law Firm

2.15^ **23-100-V, 23-81-CAM. 128-130 Adeline Street** Variance to permit minimum lot area of 3840 sq ft where 4000 sq ft is required, a minimum lot area 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. Zoned RM-2. Owner: Peter Porter, Applicant: Benjamin Trachten, Trachten Law Firm

Item 3. Deliberations.

Referral Reports from City Plan Commission

- 3.1** **23-79-V, 23-75-CAM 362, 372, 374, 382, 388, 390 and 394 Grand Avenue and 81, 83, 85, 87 Woolsey Street.** Variance to permit a primary entrance that does not face the sidewalk and Coastal Site Plan Review. Zone: BA-1. Owner/Applicant: Fair Haven Community Health Clinic, Inc.
- 3.2** **23-81-S 361 Willow Street.** Special Exception to permit 0 parking spaces where 1 is required. Zone: RH-1. Owner: 361 Willow Street, LLC. Applicant: c/o Benjamin Trachten, Trachten Law Firm
- 3.3** **23-86-V, 23-74-CAM 306 Greenwich Avenue.** Variance to permit a lot area of 1,198 sq ft per dwelling unit where 1,200 is required (in accordance with the Inclusionary Zoning Ordinance density bonus) and Coastal Site Plan Review. Zone: RM-2. Owner: Greenwich Plymouth 3 & Kimberly LLC. Applicant: c/o Benjamin Trachten, Trachten Law Firm
- 3.4** **23-88-V, 23-82-S, 23-72-CAM 1 Valley Street.** Variances to permit a rear yard of 6.4 ft where 16.66 ft is required, to permit a side yard of 6.4 ft where 12.5 ft is required; Special Exception to allow a recreation facility (pickleball) in the BA zone and permit 0 loading spaces where one loading space is required and Coastal Site Plan Review 23-72-CAM. Zone: BA/BA-2. Owner: 1 Valley Street LLC. Applicant: Pickleville CT, LLC c/o Benjamin Trachten, Trachten Law Firm
- 3.5** **23-84-V, 23-73-CAM 189 Farren Avenue.** Variance to allow 1,161 sq ft of lot area where 1,200 sq ft is required (to utilize the density bonus of the Inclusionary Zoning Ordinance) and Coastal Site Plan Review. Zone: RM-2. Owner: Erya Group A LLC. Applicant: c/o Benjamin Trachten, Trachten Law Firm

Item 4. New Business

4.1 Approval of Meeting Minutes – October 10, 2023 and October 16, 2023

4.2 Approval of 2024 Board of Zoning Appeals Meeting Dates

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:

<https://newhavenct.zoom.us/j/82496902449?pwd=b2I0WG5FT0MvcmZPbzR0VnN3YkZlZ1dz09>

Passcode: Planning1

2. Or dial in by phone:

Or One tap mobile :

US: +19292056099

Or Telephone:

US: +1 929 205 6099

Webinar ID: 824 9690 2449

Passcode: 151939638

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