



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, April 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=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** \*24-20-V, 24-36- CAM. 314 Lenox Street. Variance to allow for 922sf of gross floor area per dwelling unit where 1,000sf is required. Coastal Site Plan review for an additional dwelling unit in an existing structure. Zone: RM-1. Owner/Applicant: Elien Olmos, ERO Enterprises.
- 2.2** 24-21-V. 124 Oakley Street. Variance to allow a 6ft fence to be placed within the 25ft area to be free of obstructions on a corner lot. Zone: RM-1. Owner/Applicant: Tanya Ballard.
- 2.3** \*24-22-S. 149 Legion Avenue. Special Exception to allow 0 off-street parking spaces where 63 are required for a medical office building. Zone: BA/BD-2. Owner: LPRI MLK New Haven, LLC. Applicant: Emilia Perez.
- 2.4** 24-23-V. 67 Kimberly Avenue. Variances to allow a side yard setback of 2ft where 8ft is required and a building wall height of 19ft where 4ft is permitted for an addition on an existing structure. Zone: RM-2. Owner: Jose Castro. Applicant: Thomas Juliano.
- 2.5** 24-24-V. 274 Quinnipiac Avenue. Variance to permit a side yard setback of 0ft where 5.6ft is required for a projection on an existing structure. Zone: RM-1. Owner/Applicant: Rosendo Pena.
- 2.6** 24-25-V. 1089 Whalley Avenue. Variance to allow 840sf of gross floor area per dwelling unit where 1,000sf is required. Zone: BA. Owner: LG Partners LLC. Applicant: Benjamin Trachten.
- 2.7** \*24-26-V, 24-37-CAM. 12 Ferry Street. Variance to allow for a building wall height of 27ft 7in where a maximum of 16ft (west) and 20ft(east) is permitted. Coastal Site Plan review for the construction of a structure consisting of 7 dwelling units. Zone: RM-2. Owner: East Ferry Street, LLC. Applicant: Benjamin Trachten.

- 2.8 24-27-V. 47 Foxon Street.** Variances to allow a front yard setback of 11ft where 20ft is required, a building wall height of 24ft where a maximum of 20ft is permitted, and a minimum average lot width of 42ft where 50ft is required for the subdivision of a parcel and construction of a single-family structure. Zone: RM-1. Owner: City of New Haven. Applicant: Habitat for Humanity of Greater New Haven, LLC. Attorney: Benjamin Trachten.
- 2.9 \*24-28-S, 24-29-CAM. 51 Maltby Place.** Special Exception to permit 0 off-street parking spaces where 1 is required. Coastal Site Plan review for the creation of an additional dwelling unit in an existing 2-family structure. Zone: RM-2. Owner: Ramon Gonzalez. Applicant: Benjamin Trachten.
- 2.10 \*24-30-V, 24-31-S, 24-32-CAM. 63 Hamilton Street.** Use Variance to permit residential use in the Light Industrial zone. Special Exception to allow 0 loading spaces where 1 is required. Coastal Site Plan review for the construction of a structure consisting of up to 64 residential dwelling units. Zone: IL. Owner: Wooster Lofts LLC. Applicant: Benjamin Trachten.
- 2.11 \*24-33-S. 100 Atwater Street.** Special Exception to permit 0 off-street parking spaces where 1 is required to allow for an additional dwelling unit within an existing 2-family structure. Zone: RM-2. Owner: DVASH CT LLC. Applicant: Benjamin Trachten.
- 2.12 24-34-V. 203 Alden Avenue.** Variance to permit 2,388sf of lot area per dwelling unit where 3,500sf is required for the construction of structure consisting of 6 residential dwelling units. Zone: RM-1. Owner: 203 Alden LLC. Applicant: Benjamin Trachten.
- 2.13 24-35-V. 256 & 264 Russell Street.** Variance to permit a front yard setback of 15ft where 25ft is required for the construction of a single-family structure. Zone: RS-2. Owner: Habitat for Humanity of Greater New Haven Inc. Applicant: Benjamin Trachten.

### **Item 3. Deliberations.**

#### *Referral Reports from City Plan Commission*

- 3.1 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
- 3.2 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.

- 3.3 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.
- 3.4 24-16-S. 77 4<sup>th</sup> 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.

**Item 4. New Business**

**4.1 Approval of Meeting Minutes – March 12, 2024**

**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 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=b2I0WG5FT0MvcmZPbzR0VnN3YkZ1dz09>

**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>**