



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, March 12, 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 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. **This item has been withdrawn.**
- 2.2 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.
- 2.3 24-18-V. 145 Starr Street.** Variance to permit 904sf of Gross Floor Area per dwelling unit where 1000sf is required to create an additional dwelling unit within an existing 2-family structure (utilizing the bonuses of the Inclusionary Zoning Overlay District). Zoned RM-2. Owner: Nehemia Levin, Applicant: Attorney Benjamin Trachten.
- 2.4 24-19-V. 1401 Chapel Street.** Variance to permit 763sf of Gross Floor Area per dwelling unit where 1000sf is required to create an additional two dwelling units within an existing mixed-use structure. Zoned RO. Owner: H & R Investments, LLC., Applicant: Attorney Benjamin Trachten.
- 2.5 24-19-S. 14 Kimberly Avenue.** Special Exception to extend the hours of operation of a Gasoline Station/Convenience Store set forth in a prior approval to allow 24-hour operation. Zoned BA. Owner: K Brothers, LLC., Applicant Mahmood Alrqibat.

**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 – February 13, 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 :

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Or Telephone:

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Webinar ID: 824 9690 2449

Passcode: 151939638

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