



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, June 18, 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. Continued Public Hearings

2.1 24-40-S. 101 Farren Avenue. Special Exception to permit a Full Restaurant Liquor License. Zone: BA. Owner: Edward Angelo. Applicant: Jose Rodriguez.

Item 2. New Public Hearings

3.1 24-48-S. 930 & 932 State Street. Special exception to permit a full restaurant liquor permit with live entertainment including acoustics. Zone: BA. Owner: Kin Fai Property Corporation. Applicant: Kenneth Graham.

3.2 24-49-V. 34 Mountain Road. Variance to allow a side yard of 7ft where 8ft is required and a building wall height of 17ft where 14ft is permitted to construct an addition onto an existing single-family home. Zone: RS-2. Owner/Applicant: Shelly Holness.

3.3 24-50-V. 67 Lilac Street. Variance to allow for multiple projections to be located directly up to the front property line (0ft) where a setback of 5ft is required for the construction of entry steps and accessible ramps to an existing structure. Zone: RM-2. Owner/Applicant: Tera Brock.

3.4 24-51-V. 28 Elmwood Road. Variances to allow an average building wall height of 19ft where 12ft is permitted, a building coverage of 31% where a maximum of 30% is permitted, and to allow an existing structure located within the rear and side yard setbacks to be converted into a residential accessory dwelling unit (ADU). Zone: RS-2. Owner: Liam Brennan. Applicant: Fernando Pastor

3.5 24-52-V. 507 & 509 Winchester Avenue. Variances to permit a front yard of 10.5ft where 17ft is required, a side yard of 0ft where 8ft is required (northerly), and a building wall height of 32ft where 0ft is permitted (northerly) to create an additional dwelling unit within an existing 2-family structure. Zone: RM-2. Owner: Prospect Hill LLC. Applicant: Colin Ryan.

- 3.6 * 24-53-S. 50 Arthur Street. Special Exceptions to permit a group daycare home for up to 12 children and to permit 0 off-street parking space where 2 are required. Zone: RM-2. Owner/Applicant: Vincenta Ascencio Brito.
- 3.7 24-54-V. 282 Exchange Street. Variance to permit a Gross Floor Area (GFA) of 959sf per dwelling unit where 1,000sf is required to create an additional dwelling unit within an existing 2-family structure. Zone: RM-1. Owner/Applicant: Lydia Rivera.
- 3.8 24-55-V. 188 Bassett Street. Variance to allow a building coverage of 56% where a maximum of 30% is permitted for an addition to an existing structure to be used as an adult education center. Zone: RM-2. Owner: City of New Haven. Applicant: City of New Haven c/o City Engineer, Giovanni Zinn
- 3.9 *24-56-V, 24-57-CAM. 26 Water Street. Use Variance and Coastal Site Plan Review to permit an 884sf two-sided Off-Premise sign on property not located within the limits of the Bulletin and Spectacular Zoning Map Overlay District and bulk Variances to allow for a maximum sign area of 1,768sf where 900sf is permitted and a maximum height of 63ft where 30ft is permitted. Zone: IH. Owner: Kenneth Mackenzie. Applicant: John Kirirah.

Item 3. Deliberations.

Referral Reports from City Plan Commission

- 4.1 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.
- 4.2 24-39-S. 670 Washington Avenue. Special Exception to permit a change of use from an existing use (barbershop) to another use (smoke shop/apparel) in a Residential Zone. Zone: RM-2. Owner: Mario Lara. Applicant: Willie Vasquez.
- 4.3 24-41-V, 24-42-CAM. 30 Lenox Street. Use Variance and Coastal Site Plan Review to permit the use of a Flex/Shared Workshop Space within an existing structure located in an Industrial Zoning District. Zone: IH. Owner: Trelleborg Coated Systems. Applicant: Attorney Benjamin Trachten, Trachten Law Firm.
- 4.4 24-43-S. 146 Greenwich Avenue. 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-1. Owner: LBSE Holdings LLC. Applicant: Attorney Benjamin Trachten, Trachten Law Firm.

Item 5. New Business

- 5.1 Approval of Meeting Minutes – May 14, 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>