



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, July 9, 2024 at 6:30pm** in Meeting Rooms 1 and 2, 2nd Floor Atrium 165 Church Street New Haven, CT 06510, and additionally 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 **24-58-S. 74 Kimberly Avenue.** Special Exception to permit a poultry market, including the slaughtering of poultry for sale on the premises. Zone: BA. Owner: Richard Mongillo. Applicant: Benjamin Trachten.
- 2.2 **24-59-V. 67 Winchester Avenue.** Variances to allow a side yard setback of 2.8ft where 8ft is required, a building wall height of 17ft where 5.6ft is permitted, and a building coverage of 37% where 30% is permitted for an addition to an existing structure. Zone: RM-2. Owner: 67 Winchester LLC. Applicant: Benjamin Trachten.
- 2.3 **24-60-V. 147 Fillmore Street.** Variance to permit 1,161sf of lot area per dwelling unit where 1,200sf is required utilizing the Inclusionary Zoning bonuses for an additional dwelling unit within an existing 2-family structure. Zone: RM-2. Owner: Loukania LLC. Applicant: Benjamin Trachten.
- 2.4 **24-61-V. 172 Dover Street.** Variances to allow 828sf of gross floor area per dwelling unit where 1,000sf is required and a side building wall height of 32ft where 10ft is permitted (existing 5ft side yard setback) for an addition to allow for an additional dwelling unit within an existing 2-family structure. Zone: RM-2. Owner: Invest New Haven, LLC.
- 2.5 **24-62-V. 47 Trumbull Street.** Variances to permit 765sf of gross floor area per dwelling unit where 1,000sf is required for the conversion of an existing structure from office space to five residential dwelling units. Zone: RO. Owner: Trumbull 47, LLC. Applicant: Benjamin Trachten.
- 2.6 ***24-63-S. 1946 Chapel Street.** Special Exceptions to permit the extension of a non-conforming use (General Law Offices) previously permitted by Special Exception, to permit 0 off-street parking spaces where 4 are required, and for the modification of a condition of approval

permitting 2 attorneys and 4 staff set forth in a prior decision to allow 4 attorneys and 4 staff. Zone: RS-1. Owner: 1948 Chapel Street LLC. Applicant: Benjamin Trachten.

- 2.7 *24-64-V, 24-65-S. 945 Elm Street. Variance to permit 814.25sf of gross floor area per dwelling unit where 1,000sf is required. Special Exception to allow 3 off-street parking spaces where 4 are required to legally establish an existing 4-family structure. Zone: RM-2. Owner: City Restorations LLC. Applicant: Benjamin Trachten.

Item 3. Deliberations.

Referral Reports from City Plan Commission

- 3.1 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.
- 3.2 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 4. New Business

- 4.1 Approval of Meeting Minutes – June 18, 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:

<https://newhavenct.zoom.us/j/82496902449?pwd=b2I0WG5FT0MvcmZPbzR0VnN3YkZ1dz09>

Passcode: Planning1

2. Or dial in by phone:

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Webinar ID: 824 9690 2449

Passcode: 151939638

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