



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, May 14, 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 ^24-22-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. *(Withdrawn)*

Item 2. New Public Hearings

3.1 *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.

3.2 24-38-V. 31 Sheldon Terrace. Variance to permit 1,960sf of lot area per dwelling unit where 2,000sf is required for the creation of 2 dwelling units within an existing 2-family structure. Zone: RM-2. Owner: Sheldon Terrace LLC. Applicant: Colin Ryan.

3.3 24-39-V. 113-115 Cedar Street. Variances to permit a side yard of 1ft where 8ft is required, a front yard of 1ft where 17ft are required and a building coverage of 50% where a maximum of 30% is permitted for building additions to an existing residential structure. Zone: RM-2 Owner: Holy Hill Church of GOD. Applicant: Jose Champagne.

3.4 *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.

- 3.5 **24-40-S. 101 Farren Avenue.** Special Exception to permit a Full Restaurant Liquor License. Zone: BA. Owner: Edward Angelo. Applicant: Jose Rodriguez.
- 3.6 ***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.
- 3.7 ***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.
- 3.8 **24-44-V. 86-88 Hazel Street.** Variance to permit a maximum building coverage at 39.2% of lot area where a maximum of 30% is required. Zone: RM-2. Owner: Neighborhood Housing Services of New Haven. Applicant: Anika Singh Lemar
- 3.9 **24-45-V. 90-92 Hazel Street.** Variance to permit a maximum building coverage at 39.3% of lot area where a maximum of 30% is required. Zone: RM-2. Owner: Neighborhood Housing Services of New Haven. Applicant: Anika Singh Lemar
- 3.10 **24-46-V. 94-96 Hazel Street.** Variance to permit a maximum building coverage at 39.4% of lot area where a maximum of 30% is required. Zone: RM-2. Owner: Neighborhood Housing Services of New Haven. Applicant: Anika Singh Lemar
- 3.11 **24-47-V. 98-100 Hazel Street.** Variance to permit a maximum building coverage at 40.2% of lot area where a maximum of 30% is required. Zone: RM-2. Owner: Neighborhood Housing Services of New Haven. Applicant: Anika Singh Lemar

Item 3. Deliberations.

Referral Reports from City Plan Commission

- 4.1 **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.
- 4.2 **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.
- ^4.3 **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.

4.4 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.

Item 5. New Business

5.1 Approval of Meeting Minutes – April 9, 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>