

**Draft Agenda  
New Haven Board of Zoning  
Appeals**

**February 9, 2021 6:30PM**

**The public hearing will be web-based on Zoom at:**

<https://newhavenct.zoom.us/j/93080640792?pwd=YmV3M0R0VUJmVGhTVTVZZ2RWN3FRdz09>

**Meeting ID: 930 8064 0792**

**Password: f3d8b91b**

**New Public Hearings**

1. **21-1-V. 79 Woolsey Street.** Variances to allow for a building lot coverage of 42% where 30% is permitted and to permit a side yard setback of 1.1ft where 5ft is required for an addition and projection to an existing accessory structure. Zone: RM-2. Owner/Applicant: Noel Rivera.
2. **21-2-V. 154 Hallock Avenue.** Variance to permit 1,851.25sf of lot area per dwelling unit where 2,000sf is required for an additional dwelling unit in an existing 3-family structure. Zone: RM-2. Owner: Farren Moishe LLC. Applicant: Benjamin Trachten
3. **21-3-V. 74 Goodyear Street.** Variances to permit a side yard of 0ft where 12ft is required and a building wall height of 20ft where 0ft is permitted for the construction of a dormer. Zone: RM-1. Owner: Lionheart Holdings Group LLC. Applicant: Benjamin Trachten.
4. **21-4-V. 15 Irving Street.** Variances to permit 1851.25sf of lot area per dwelling unit where 2,000sf is required, 505sf of gross floor area per dwelling unit where 1,000sf is required, a rear yard of 0ft where 25ft is required, side yards of 5.5ft where 8ft and 10ft is required, and to allow building wall heights of 16ft where 0ft (rear) and 11ft (sides) is permitted to allow for a residential use in an accessory structure. Zone: RM-2. Owner: Fortley LLC. Applicant: Benjamin Trachten.
5. **21-5-V. 1083 Whalley Avenue.** Variance to permit a first floor residential density of 831.5sf where 1,000sf is required. Zone: BA. Owner: The Property Link LLC. Applicant: Benjamin Trachten.
6. **21-6-S. 30 Trumbull Street.** Special Exception to allow 0 off-street parking spaces where 1 is required for an additional dwelling unit in an existing structure. Zone: RO. Owner: Urbane Properties LLC. Applicant: Jack O'Brien.

**Referral Reports from City Plan Commission**

7. **20-74-V, 20-75-CAM. 31 Fulton Street.** Use Variance to permit a Baseball Practice Facility with a batting cage and Coastal Site Plan Review. Zone: IH. Owner: Lakota Properties LLC. Applicant: Benjamin Trachten.

**New Business**

8. **Approval of Minutes**

**How to Join us on Zoom for the Public Meeting:**

1a. Join us on the web:

<https://newhavenct.zoom.us/j/93080640792?pwd=YmV3M0R0VUJmVGhTVTVZZ2RWN3FRdz09>

1b. Password: **f3d8b91b**

2. Join us by phone: +13126266799, 93080640792# **OR** +13017158592, 93080640792#

3. Join by Skype for Business: <https://newhavenct.zoom.us/skype/93080640792>

**How to view application materials:**

Visit [boardofzoningappeals.newhavenct.gov](http://boardofzoningappeals.newhavenct.gov)