

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

**March 16, 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. **21-7-V. 225 Winchester Avenue.** Variances to allow for a side yard setback of 5ft 6in where 10ft is required and a building wall height of 28ft 8in where 11ft is permitted for a dormer. Zone: RM-2. Owner: City Restorations, LLC. Applicant: Stephen Smith.
2. **21-8-S. 576 Chapel Street.** Special Exception to eliminate one required off-street parking space. Zone: RM-2. Owner: TYZ II, LLC.
3. **21-9-V, 21-15-S. 86 Chestnut Street.** Use Variance to allow for an office in a residential zone, Variance to allow for less than the required 50% non-opaque visible windows for the ground floor storefront. Special Exceptions to permit a Barbershop in a residential zone and to allow 0 off-street parking spaces where 1 is required. Zone: RM-2. Owner/Applicant: Gena Ruocco-Lockery.
4. **21-10-V. 552 Central Avenue.** Variance to allow for a projection to be located within 3ft of the property line where 5ft is permitted. Zone: RM-1. Owner: Kaile LLC. Applicant: Benjamin Trachten.
5. **21-11-S. 10 Rowe Street.** Special Exception to allow 0 off-street parking spaces where 1 is required for an additional dwelling unit in an existing structure. Zone: RM-2. Owner/Applicant: Elien Olmos.
6. **21-12-V, 21-13-S. 80 Hamilton Street.** Use Variance to allow for "Cultural Activities not carries on as a gainful business, including art galleries, libraries, and museums" in an industrial zone. Special Exception to allow 13 off-street parking spaces where 66 is required. Zone: IL. Owner: Knollwood Washington LLC. Applicant: Robert Greenberg.
7. **21-14-V. 268 Nicoll Street.** Variance to allow for two pole signs in a residential zone and to allow the signs to be located closer to the street than one-half of the front yard at a distance of 8.58ft and 8.54ft. Zone: RM-2. Owner: Narang New Haven Co, LLC. Applicant: Lynda Laureano.
8. **21-16-V. 55 Benton Street.** Variances to allow for a side yard of 3ft where 12ft is required and a building wall height of 22ft where 6ft is permitted for a rear addition to an existing structure. Zone: RS-2. Owner: William C. Jones. Applicant: Wes Oliver.
9. **21-17-V. 509 Winchester Avenue.** Variances to allow for a side yard of 1ft where 8ft is required and a building wall height of 32ft where 2ft is permitted for a rear addition. Zone: RM-2. Owner: Elm City Homes LLC. Applicant: Colin Ryan.

**Referral Reports from City Plan Commission**

10. **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.

**New Business**

11. **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)