

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

**April 20, 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. 21-18-S. 78 Cove Street.** Special Exception to allow for an off-street parking space to be located within the front yard. Zone: RS-2. Owner/Applicant: Agatha Slivkova.
- 2. 21-19-V. 700 Prospect Street.** Variance to allow for telecommunication equipment to be located 0ft from the roof edge where 10ft is required. Zone: RS-2. Owner: Albertus Magnus College. Applicant: Cellco Partnership/ Verizon Wireless.
- 3. 21-20-V. 255 Roydon Road.** Variances to permit a side yard of 5ft where 8ft is required, a front yard of 22.5ft where 25ft is required, and a building wall height of 18ft where 10ft is permitted for an addition on an existing structure. Zone: RS-2. Owner/Applicant: Esther Rivkin.
- 4. 21-21-V. 95 Pardee Street.** Variances to permit a side yard of 2ft where 8ft is required and a building wall height of 26ft where 4ft is permitted to allow for a dormer on an existing structure. Zone: RM-2. Owner: Hanna Grey DE, LLC. Applicant: Benjamin Trachten.
- 5. 21-22-V. 1389 Chapel Street.** Variance to permit a front yard of 17ft 6in where 20ft is required for a projection. Owner: SCDA. Applicant: Deborah Dozier.
- 6. 21-23-V. 84 Downing Street.** Variances to allow for a side yard of 1.1ft where 12ft is required and a building wall height of 28ft where 2.2ft is permitted for a dormer. Zone: RM-1. Owner/Applicant: Rudber Duran.

**Referral Reports from City Plan Commission**

- 7. 21-8-S. 576 Chapel Street.** Special Exception to eliminate one required off-street parking space. Zone: RM-2. Owner: TYZ II, LLC.
- 8. 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.
- 9. 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.
- 10. 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.

**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)