

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

June 8, 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. **21-47-V. 81 Pearl Street.** Variance to allow for a projection to be located 0ft from the side property line where 5ft is required. Zone: RM-2. Owner/Applicant: Dennis Deziel.
2. **21-48-V. 103 Cove Street.** Variance to allow for a projection to be located 2.3ft and 6ft from the front yard property lines on a corner lot where 5ft and 20ft is required respectfully. Zone: RS-2. Owner: Jordan Laudano. Applicant: Diane Laudano.
3. **21-49-V, 21-50-S. 184 James Street** (MBLU: 174/0737/02100). Variances to allow for a building wall height of 35.5ft where 0ft is permitted and a side yard of 0ft where 10ft is required. Special Exception to allow 0 off-street parking spaces where 1 is required for an additional dwelling unit. Zone: RM-2. Owner: BBYM DE2 LLC. Applicant: Benjamin Trachten.
4. **21-51-V, 21-52-S. 214 Wooster Street.** Variance to permit a package permit to be located within 350ft from a school where 500ft is required. Special Exception to allow a package permit in a residential zone. Zone: RM-2. Owner: Dominic Grignano. Applicant: Benjamin Trachten.
5. **21-53-S. 609 Howard Avenue.** Special Exceptions to allow for the expansion of a neighborhood convenience use (Pharmacy) and to allow 0 off-street parking spaces where 1 is required for an additional dwelling unit in an existing structure. Zone: RM-2. Owner: Howard Plaza, LLC. Applicant: Benjamin Trachten.
6. **21-54-S. 641 Ferry 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: 76 Sanford Avenue Associates LLC. Applicant: Benjamin Trachten.
7. **21-55-V. 455 Howard Avenue.** Variances to allow for a building wall height of 30ft where 16ft is permitted and to allow for the construction of 2 dwelling units where 1 is permitted on a non-conforming lot. Zone: RM-2. Owner: City of New Haven. Applicant: Mark Wilson.
8. **21-56-V. 652 George Street.** Variance to permit 932sf of gross floor area per unit where 1,000sf is required for 2 additional dwelling units in an existing structure. Zone: RO. Owner/Applicant: Edward Avergun.

Referral Reports from City Plan Commission

9. **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.
10. **21-24-V, 21-25-S. 264 Lombard Street.** Variances to permit 953.6sf of gross floor area per dwelling unit where 1,000sf is required and to allow for multiple projections to be located 2ft and 3ft respectively from the side yard property lines where 5ft is required. Special Exception to allow 0 off-street parking spaces where 1 is required for an additional dwelling unit in an existing structure. Zone: RM-1. Owner: Farren Moische LLC. Applicant: Benjamin Trachten.
11. **21-26-V, 21-27-S. 551 Orange Street.** Variance to permit 600sf of gross floor area per dwelling unit where 1,000sf is required and a Special Exception to allow for 0 off-street parking spaces where 1 is required for an additional dwelling unit where 3 currently exist. Zone: RM-2. Owner/Applicant: Norman Silliker & Matthew Whiting.
12. **21-28-S. 65 East Pearl Street.** Special Exception to allow for 0 off-street parking spaces where 1 is required for an additional dwelling unit where 1 currently exists. Zone: RM-1. Owner/Applicant: Uloma Onuma.
13. **21-36-V, 21-37-S. 28 Stevens Street.** Variance to allow for 672sf of gross floor area per dwelling unit

where 1,000sf is required and Special Exception to allow for 0 off-street parking spaces where 1 is required for an additional dwelling unit in an existing single-family structure. Zone: RM-2. Owner: Poindexter FS LLC. Applicant: Nateysha Poindexter.

- 14. 21-45-V, 21-46-S. 234 Howard Avenue.** Variance to allow for 855sf per dwelling unit where 1,000sf is required and a Special Exception to allow for 0 parking spaces where 2 is required to allow for two additional dwelling units where 4 currently exist. Zone: RM-1. Owner/Applicant: Julie Avergun.

New Business

- 15. 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