

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

**July 13, 2021 6:30PM**

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

<https://newhavenct.zoom.us/j/95873921750?pwd=eWpyQml4OTlhME5KNlQvb0N0aGJFZz09>

**Password: Planning2**

**Certificate of Approval of Location**

1. **21-66-CAL. 419 Quinnipiac Avenue (MBLU: 091 0996 00700).** Certificate of Approval of Location for a Limited Repairer and Used Car Dealer License. Zone: IH. Owner: Steven Santoemma. Applicant: Marangelly Morales.

**New Public Hearings**

2. **21-55-V. 455 Howard Avenue (MBLU: 265 0035 01800).** 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.
3. **21-57-V. 81 Saltonsall Avenue (MBLU: 166 0721 00501).** Variance to allow for 858.75sf of gross floor area per dwelling unit where 1,000sf is required. Zone: RM:1. Owner: ST Rose RC Church Convent. Applicant: Benjamin Trachten.
4. **21-58-V, 21-59-S. 83 Sheffield Avenue (MBLU:255 0435 01600).** Variance to allow a projection to be located 0ft from the property line where a minimum of 5ft is required. Special Exception to allow for 0 off-street parking spaces where 1 is required for an additional dwelling in an existing structure. Zone: RM-2. Owner/Applicant: Chuanhua He.
5. **21-60-V. 112 Fountain Street (MBLU: 386 1135 00400).** Variances to allow for a side yard of 0ft where 12ft is required, a rear yard of 0ft where 25ft is required, and a building coverage of 38.3% where a maximum 30% is required for the subdivision of an existing parcel. Zone: RM-1. Owner: Saints Aedan and Brendan Parish Corporation. Applicant: Brian Stone.
6. **21-61-V. 115 Linden Street (MBLU: 214 0424 02500).** Variances to allow for a maximum building coverage of 34% where 30% is permitted, a side yard of 5ft 5in where 8ft is required, and a building wall height of 17ft 6in where 10ft 10in is permitted for an addition to an existing structure. Zone: RM-1. Owner/Applicant: Anita Karne & Mehul Dalal.
7. **21-62-V. 124 Carmel Street (MBLU: 332 0304 02100).** Variances to allow for a side yard of 1.4ft where 10ft is required and to allow a building wall height of 25ft 2in where 2ft 8in is permitted. Zone: RM-2. Owner: Beulah Land Development Corporation. Applicant: Darrell Brooks.
8. **21-63-V. 161 Whalley Avenue (MBLU: 295 0301 03900).** Variance to permit 3 dwelling units where a minimum of 11 are required. Zone: CGD. Owner: Karadeniz LLC. Applicant: Benjamin Trachten.
9. **21-64-V. 335 Saint John Street (MBLU: 209 0568 04500).** Variance to allow for 596.5sf of gross floor area per dwelling unit where 1,000sf is required. Zone: RM-2. Owner: Sublime Ventures, LLC. Applicant: Benjamin Trachten.
10. **21-65-V. 339 Greene Street (MBLU: 208 0561 01300).** Variances to allow for a rear yard setback of 0ft where 25ft is required, a side yard setback of 0ft where 10ft is required, and to permit a maximum building coverage of 49% where 30% is allowed. Zone: RM-2. Owner: Nino Riberio. Applicant: Benjamin Trachten.
11. **21-67-S. 595 Chapel Street (MBLU: 208 0549 01900).** Special Exception to permit a coffee shop/bakery in a residential zone. Zone: RM-2. Owner: 597-601 Chapel St, LLC. Applicant: Chidi Onukwugha.
12. **21-68-V, 21-69-S. 725 Whitney Avenue (MBLU: 216 0482 00700).** Variances to allow for 606.67sf of gross floor area per dwelling unit where 1,000sf is required and 0sf of usable open space per dwelling unit where 250sf is required. Special Exception to allow for 0 off-street parking spaces where 2 are required for two additional dwelling units in an existing structure. Zone: RH-1.

Owner: Beacon Hill Realty Holdings LLC. Applicant: Benjamin Trachten.

13. **21-70-V, 21-71-S. 20-34 Fair Street (MBLU: 225 0532 00700, 225 0532 00300).** Variance to permit 175sf of usable open space per dwelling unit where a minimum of 250sf is required. Special Exception to permit a 186 dwelling Planned Development Unit. Zone: BA. Owner: Fair Properties, LLC. Applicant: 20 Fair LLC.
14. **21-72-V, 21-73-S. 1041 State Street (MBLU: 182 0804 01300).** Variances to allow for residential use on the first floor in combination with residential use in the upper floors, an FAR of 4.6 where a maximum of 3.0 is permitted, a rear yard setback of 0ft where 25ft is required, to permit the location of an off-premise sign within 1,500ft of another off-premise sign, to allow for an off-premise sign to be located within 250 of a Park district, to allow for an off-premise sign to be located within 250ft of a Historic District, and to allow for a sign height of 35ft where 30ft is permitted, Special Exception to allow 33 off-street parking spaces where 37 is required and 0 off-street loading spaces where 2 is required. Zone: IL. Owner: Bryan Smallman. Applicant: Post Road Residential.

**Referral Reports from City Plan Commission**

15. **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.
16. **21-51-V, 21-52-S. 214 Wooster Street. (MBLU: 207 0534 00100)** 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.
17. **21-53-S. 609 Howard Avenue. (MBLU: 265 0085 01300)** 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.
18. **21-54-S. 641 Ferry Street. (MBLU: 169 0818 02400)** 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.

**New Business**

19. **Approval of Minutes**

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

1a. Join us on the web:

<https://newhavenct.zoom.us/j/95873921750?pwd=eWpyQml4OTJhME5KNlQvb0N0aGJFZz09>

1b. Password: Planning2

2. Or One tap mobile :

US: +13126266799,,95873921750#,,,,\*464273339# or +19292056099,,95873921750#,,,,\*464273339#

3. Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free) or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free)

Webinar ID: 958 7392 1750

Passcode: 464273339

**How to view application materials:**

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

*Since the meeting is remote, participation by a quorum of members is expressly prohibited at the physical location 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.*