

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

August 10, 2021 6:30PM

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

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

Password: Planning2

New Public Hearings

1. **21-74-V. 129 Amity Road.** Variances to allow for a side yard of 6ft where 13ft is required and a rear yard of 10ft where 17.33ft is required. Zone: BA. Owner: 129 Amity Road, LLC. Applicant: James Segaloff.

Continued Public Hearings

2. **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. (TABLED)

Referral Reports from City Plan Commission

3. **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.
4. **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.
5. **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.
6. **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.
7. **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.

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/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

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.

The City of New Haven does not discriminate on the basis of disability in admission to, access to, or operations of programs, services, or activities. Individuals who need an accommodation, publications in alternate formats or who need auxiliary aids for effective communication in programs and services of the City of New Haven can make such requests by calling (203)946-7833 or TTY (203)946-8532.