



NEW HAVEN CITY BOARD OF ZONING APPEALS
165 CHURCH STREET, NEW HAVEN, CT 06510
TEL (203) 946-6378 FAX (203) 946-7815

CITY OF NEW HAVEN
BOARD OF ZONING APPEALS
AGENDA

A special meeting of the Board of Zoning Appeals will be held on **Tuesday, November 9, 2021 at 6:30pm** via ZOOM at which time and place the Board shall consider the following:

<https://newhavenct.zoom.us/j/95873921750?pwd=eWpyQml4OThjME5KNIQvb0N0aGJFZz09>

Password: Planning2

Item 1. Roll Call
(Attendance)

Item 2. Certificate of Approval of Location

- 2.1 **21-68-CAL. 247 Forbes Avenue** (MBLU: 069 0971 01000). Certificate of Approval of Location. Owner/Applicant: Melvin Galdamez. Zone: IH.

Item 3. Referral Reports From City Plan Commission

- 3.1 **21-77-S. 742 Chapel Street; 754 Chapel Street; 756 Chapel Street; 760 Chapel Street; 294 State Street; 300 State Street; 310 State Street** (MBLU: 240 0236 01500; 240 0236 01400; 240 0236 01300; 240 0236 01200; 240 0236 01600; 240 0236 01700; 240 0236 01201). Special Exception to allow 3 on-site parking spaces where 36 spaces are required and 1 on-site loading space where 2 spaces are required for 79 dwelling units. Owner/Applicant: BC Chapel Street, LLC. Zone: BD-1.
- 3.2 **21-78-V; 21-78-S. 21 Harrington Avenue** (MBLU: 056 0943 01501). Variances to permit 3,339.6sf per dwelling unit where 3,500sf is required. Special exception for parking where 1 parking space is required for an additional dwelling unit. Owner/Applicant Elien Olmos. Zone: RM-1.

Item 4. Public Hearing

- 4.1 **21-73-V. 244 Maple Street** (MBLU: 352 1107 00200). Variance to allow building coverage of 31% where a maximum of 30% is permitted for a building addition. Owner /Applicant: Richard Turlington. Zone: RS-1.
- 4.2 **21-79-S. 1330 Whalley Avenue** (MBLU: 420 1201 00600). Special exception for the operation of an Assembly Hall and a special exception for shared parking for two or more uses. Owner: 1 Group Whalley, LLC. Applicant: Kenneth Redding. Zone: BA.

- 4.3 **21-79-V. 780 State Street** (MBLU: 210 0377 02400). Variance for roof mounted antennas to be setback 5'6" along Eld Street and 8'9" along State Street where a 10' setback is required from edge. Owner: Frew & Frew, LLC. Applicant: Kenneth Baldwin. Zone: BA.
- 4.4 **21-80-V. 590 Orange Street** (MBLU: 222 0368 01900). Variance for 585sf of lot area per dwelling unit where a minimum of 1,000sf is required and for 1,200sf of lot area per dwelling unit where 2,000sf is required. Owner: Evangelical Covenant Church. Applicant: Ben Trachten. Zone: RM-2.
- 4.5 **21-80-S. 61 Bishop Street** (MBLU: 212 0367 07000). Special exception to create parking space in the front yard. Owner: 61 Bishop LLC. Applicant: Patrick Frazier, Esq. Zone: RM-2.
- 4.6 **21-81-V. 44 Kendall Street** (MBLU: 069 0971 01500). Use Variance for residential only use where such as is not permitted. Owner: Peter Woerner. Applicant: Bernard Pellegrino. Zone: IH.
- 4.7 **21-82-V. 97 Sheffield Street** (MBLU: 225 0454 00200). Variance for 779sf of lot area per dwelling unit where a minimum of 1,000sf is required and for 980sf of lot area per dwelling unit where 2,000sf is required. Owner: RB Real Estate, LLC. Applicant: Ben Trachten. Zone: RM-2.
- 4.8 **21-81-S. 302 Eastern Street** (MBLU: 116 1033 01147). Special exception to permit a daycare operation within a Planned Development Unit (PDU). Owner: RV Commercial, LLC. Applicant: Keith Myers. Zone: RM-1.
- 4.9 **21-83-V. 140 Foster Street** (MBLU: 213 0425 02500). Variance for a side yard setback of 3 feet where 8 feet is required and for a building wall height of 29 feet where the maximum is 6 feet. Owner: Sachin Anand. Applicant: Ben Trachten. Zone: RM-2.
- 4.10 **21-82-S; 21-01-CAM. 203 Wallace Street** (MBLU: 200 0588 00600). Special exception for the creation of an adult use (adult cabaret); location waiver and to lessen the parking requirements. Owner: Peter Forchetti. Applicant: Kenneth Rozich. Zone: IL.
- 4.11 **21-84-S. 21 Eld Street** (MBLU: 211 0377 03100). Variance for building coverage of 45.9% where 30% maximum is permitted; a side yard setback of 0' where 8' is required along the East side; a side yard setback of 0' where 10' is required along the west side; a rear yard setback of 0' where 25' is required; a building wall height of 29'5" where 16'3" maximum is permitted along the rear, a building wall height of 29'5" where 16'3" maximum is permitted along the east side and a building wall height of 29'5" where 16'3" maximum is permitted along the west side. Owner: Curtis McBride. Applicant: Ben Trachten. Zone: RM-2.

Item 5. Minutes

- 5.1 Approval of Special Meeting Minutes – August 10, 2021
- 5.2 Approval of Special Meeting Minutes – September 29, 2021

Note:

The appeals & applications with reports of other City departments are on file & may be seen at the City Plan Department, 5th Floor, City Hall, 165 Church Street, New Haven, Connecticut or available online at: boardofzoningappeals.newhavenct.gov

Note:

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.

Note:

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1. Click this link:

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2. Or dial in by phone:

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VISIT THE COMMISSION’S WEBPAGE: <https://boardofzoningappeals.newhavenct.gov>