



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, February 8, 2022** 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. New Public Hearings

2.1 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. Zone: IL. Owner: Peter Forchetti. Applicant: Kenneth Rozich.

2.2 21-83-V, 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. Zone: RM-2. Owner: Curtis McBride. Applicant: Ben Trachten.

2.3 22-1-V. 48 Henry Street (MBLU: 282 0347 05100).

Variance to allow 841sf of Gross Floor Area per dwelling unit where 1,000sf is required to allow for 2 additional dwelling units in an existing structure. Zone: RM-2. Owner: Sublime Ventures LLC. Applicant: Benjamin Trachten.

2.4 22-2-V. 147 Saltonstall Avenue (MBLU: 173 0720 01400).

Variances to permit side yards of 1ft and 4ft where 10ft and 8ft is respectively required, and to allow a building wall height of 28ft 6in where 2ft and 8ft is permitted for the creation of a dormer. Zone: RM-2. Owner: Edwin Martinez. Applicant: Benjamin Trachten.

2.5 22-3-S. 1376 State Street (MBLU: 170 0476 00900).

Special Exception to allow for 0 off-street parking spaces where 1 is required for the legalization of an existing dwelling unit. Zone: BA. Owner: Marc Winslow. Applicant: Benjamin Trachten.

- 2.6 22-4-V, 22-5-S. 793 State Street** (MBLU: 211 0595 01100).
Variances to permit a side yard of 5ft where 9.5ft is required, a rear yard of 2.5ft where 12.67ft is required, a FAR of 2.63 where 2.0 is permitted, and to allow for 991.87sf of gross floor area per dwelling unit where 1,000sf is required. Special Exceptions to allow for 0 off-street parking spaces where 20 are required and 0 off-street loading spaces where 1 is required for the creation of 15 dwelling units and commercial uses. Zone: BA. Owner(s): Alpha Acquisitions LLC and City of New Haven. Applicant: Benjamin Trachten.
- 2.7 22-6-V. 253 Lawrence Street** (MBLU: 220 0413 02100).
Variance to allow for 808sf of gross floor area per dwelling unit where 1,000sf is required for the legalization of an existing dwelling unit. Zone: RM-1. Owner: Costanza Ventures LLC. Applicant: Benjamin Trachten.
- 2.8 22-7-V. 204 Newhall Street** (MBLU 287 0480 02501).
Variances to allow for a side yard of 6ft where 10ft is required and a building wall height of 29ft where 12ft is permitted for the creation of a dormer. Zone: RM-2. Owner: National Construction LLC. Applicant: Benjamin Trachten.
- 2.9 22-8-V. 1 Whalley Avenue** (MBLU 296 0302 00600).
Variances to allow for a front yard of 11ft 6in where a maximum of 5ft is permitted, to allow for 0 primary entrances facing a public sidewalk, and to allow for less than 75% of the street-facing façade to be transparent between 2ft and 8ft for an addition to an existing structure. Zone: CGD. Owner/Applicant: Murad Charania.
- 2.10 22-9-V, 22-10-S. 829 Orange Street** (MBLU: 196 0439 00100).
Use Variance to permit an ice cream shop and beer/wine service in a residential zone, Variance to allow for 20 indoor seats and 20 outdoor seats where a maximum of 6 seats are permitted. Special Exception to allow for 0 off-street parking spaces where 9 is required. Zone: RM-2. Owner: Tideways Properties/ Tideways East, LLC. Applicant: Elena's on Orange, LLC/ Dr. Elena Grewal.

Item 3. Deliberations.

Referral Reports from City Plan Commission

- 3.1 21-90-S. 142 Temple Street.** (MBLU: 241 0233 01600)
Special Exceptions to permit 0 off-street parking spaces where 27 are required, and to permit 0 off-street loading spaces where 2 are required. Zone: BD.
Owner: Olympia Building LLC. Applicant: Benjamin Trachten.

Item 4. Miscellaneous

- 4.1** Approval of Meeting Minutes – January 11, 2022
4.2 Approval of Meeting Minutes – December 14, 2021
4.3 Approval of Meeting Minutes – November 9, 2021
4.4 Approval of Meeting Minutes – September 29, 2021
4.5 Approval of Meeting Minutes – August 10, 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 and 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:

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

Passcode: Planning2

2. Or dial in by phone:

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