



NEW HAVEN CITY BOARD OF ZONING APPEALS
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CITY OF NEW HAVEN
BOARD OF ZONING APPEALS
AGENDA

A special meeting of the Board of Zoning Appeals will be held on **Tuesday, October 18, 2022** at **6:30pm** via ZOOM at which time and place the Board shall consider the following:

<https://newhavenct.zoom.us/j/82496902449?pwd=b2l0WG5FT0MvcmZPbzR0VnN3YkZ1dz09>

Password: Planning1

Item 1. Roll Call

(Attendance)

Item 2. New Public Hearings

- 2.1 **22-63-V. 338 Elm Street.** Variance to allow for a projection to extend to the side property line where a minimum of 5ft is permitted. Zone: BA. Owner: C.A. White. Applicant: P2B New Haven LLC.
- 2.2 **22-64-V. 652 George Street.** Variance to allow for 932sf of gross floor area per dwelling unit where 1,000sf is required for the creation of an additional dwelling unit in an existing structure. Zone: RO. Owner/Applicant: Edward Avergun.
- 2.3 **22-65-S. 114 Sylvan Avenue.** Special Exception to permit a neighborhood convenience use (grocery and related goods) in a residential zoning district. Zone: RM-2. Owner: Jasim Uddin. Applicant: Benjamin Trachten.
- 2.4 **22-66-S. 97 Whitney Avenue.** Special Exceptions to permit a child daycare center for up to 24 children, and to permit 1 off-street parking space where 3 is required. Zone: RO/RM-2. Owner: Flagg Building LLC. Applicant: New Haven Hebrew Day School Inc.
- 2.5 **22-67-S. 261 Newhall Street.** Special Exception to permit a neighborhood convenience use (grocery and related goods) in a residential zoning district. Zone: RM-2. Owner: House of Jacob Church, Inc. Applicant: Benjamin Trachten.
- 2.6 **22-68-V. 1308 Townsend Avenue.** Variances to permit a side yard of 5ft where 8ft is required and to allow an accessory structure within 4ft of the side yard where 5ft is permitted. Zone: CGD. Owner: Irma Solorzano. Applicant: Benjamin Trachten.
- 2.7 **22-69-V, 22-70-S. 8 Whalley Avenue.** Variance to permit a rear yard of 5ft where 10ft is required and Special Exception to permit 0 off-street parking spaces where 3 are required for the creation of 6 dwelling units. Zone. CGD. Owner: 8 Whalley Avenue LLC. Applicant: Benjamin Trachten.

- 2.8 22-71-V. 144 Foster Street.** Variance to allow for a projection to be located 3ft 3in from the side property line where a minimum of 5.6ft is required. Zone: RM-2. Owner/Applicant: Casey Pickett.
- 2.9 22-72-V. 418 State/105 Court Street.** Variance to allow for 0sf of usable open space where 975sf is required. Zone: BD-1. Owner: 105 Court Street LLC. Applicant: Benjamin Trachten.
- 2.10 22-73-V, 22-74-S. 351 McKinley Avenue.** Variance to allow for a projection to be located 1ft 3in from the side property line where a minimum of 5.6ft is required. Special Exception to permit the conversion of an existing structure into 10 dwelling units. Zone: RM-1. Owner: Klug Katz, LLC. Applicant: Fernando Pastor.

Item 3. Deliberations.

Referral Reports from City Plan Commission

- 3.1 22-58-S. 57 Houston Street.** Special Exception to permit 0 off-street parking spaces where 1 is required for the creation of an additional dwelling unit in an existing 2-family structure. Zone: RM-1. Owner: 57-59 Houston Street LLC. Applicant: Benjamin Trachten.

Item 4. New Business

- 4.1 Clarification/discussion on previously approved application: 22-51-V, 22-52-S. 53 Shelton Avenue.** Variance to allow a building wall height of 28ft where 5ft and 12ft 6in is respectively permitted. Special Exception to permit 3 off-street parking spaces where 18 are required. Zone: RH-2. Owner: City of New Haven. Applicant: BIMEC Housing.
- 4.2 Approval of Meeting Minutes – September 13, 2022**

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:

The City of New Haven does not discriminate on the basis of disability or language in admission to, access to, or operations of programs, services, or activities. Individuals who need an accommodation, publications in alternate formats/languages 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)946-8582. Individuals who require language interpretation services, please contact Nate Hougrand at nhougrand@newhavenct.gov

1. Click this link:

<https://newhavenct.zoom.us/j/82496902449?pwd=b2I0WG5FT0MvcmZPbzR0VnN3YkZ1dz09>

Passcode: Planning1

2. Or dial in by phone:

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