



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, July 12, 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 22-25-V. 82-90 Wall Street. (MBLU 243 0289 00400, 00301, 00201)

Variances to permit a rear yard of 2ft where 20ft is required, a building wall height of 15.7ft where .4ft (side yard) and 4ft (rear yard) is permitted, a rear enclosure wall with a height of 9.6ft where 8ft is permitted, a roof overhang 0ft from the rear property line where 20ft is required, projections located within .2ft of the rear property line where 20ft is required, and projections located 0ft from the front property line where 5ft is required. Zone: RH-2. Owner/Applicant: Yale University.

2.2 22-38-V. 115 Linden Street. (MBLU 214 0424 02500)

Variance 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.

2.3 22-39-S. 19 Elm Street. (MBLU 224 0292 01800)

Special Exception to permit 24 off-street parking spaces where 48 are required, 0 off-street loading spaces where 1 is required, and a walking distance to off-street parking spaces located on a separate lot of 1,499ft where 1,000ft is required. Zone: BD. Owner: 19 Elm LLC. Applicant: Benjamin Trachten.

2.4 22-40-V. 62 Elliot Street. (MBLU 299 0145 00300)

Variance to allow for 884sf of gross floor area per dwelling unit where 1,000sf is required for an additional dwelling unit in an existing structure. Zone: RM-2. Owner: 62 Elliot LLC. Applicant: Benjamin Trachten.

2.5 22-41-V. 265 Chatham Street. (MBLU 168 0796 01500)

Variances to allow side yards of 6ft and 2ft where 10ft and 8ft is respectively required, to allow a building wall height of 34ft where 12ft and 4ft is respectively permitted, and

833.75sf of gross floor area per dwelling unit where 1,000sf is required. Zone: RM-2.
Owner: Shelton Ventures LLC. Applicant: Benjamin Trachten.

- 2.6 22-42-V. 211 Kimberly Avenue.** (MBLU 273 0018 02800)
Variances to allow side yards of 1ft and 7.5ft where 8ft and 10ft is respectively required, a maximum building coverage of 36.4% where 30% is permitted, and 778sf of gross floor area per dwelling unit where 1,000sf is required. Zone: RM-2. Owner: Reichman Brodie Real Estate LLC. Applicant: Benjamin Trachten.
- 2.7 22-43-V, 22-44-S. 511 Dixwell Avenue.** (MBLU 291 0431 02200)
Variances to allow a minimum lot area per dwelling unit of 1686sf where 2,000sf is required, a rear yard of 9.5ft where 25ft is required, a building wall height of 23ft where 16ft and 19ft is respectively permitted, a maximum building coverage of 41.6% where 30% is required, and to allow for the construction of a two-family structure where a single-family is permitted on a non-conforming lot. Special Exception to allow for 1 off-street parking space where 2 are required. Zone: RM-2. Owner: Clinton Avenue Investments LLC. Applicant: Benjamin Trachten.
- 2.8 22-45-V, 22-46-S. 30 Townsend Avenue.** (MBLU 294 0342 00900)
Special Exception to permit a Commercial kennel or other establishment, where the care, breeding or sale of animals is the principal purpose of the enterprise. Variance to allow this use 0ft from a residential zone where 500ft is required. Zone: BA. Owner: Tow Rentals, LLC. Applicant: Cheryl DeFillippo.
- 2.9 22-47-V. 105 Woodside Terrace.** (MBLU 407 1099 01500)
Variance to install an electric meter on the street façade of an existing structure. Zone: RS-2. Owner/Applicant: Brian McGrath.
- 2.10 22-48-V. 403 Central Avenue.** (MBLU 384 1104 01300)
Variance to allow for a maximum building coverage of 32% where 30% is permitted for an accessory structure. Zone: RM-1. Owner: Joseph & Jill Adolphe. Applicant: Scott Farquharson.
- 2.11 22-49-CAM, 22-50-S. 81-87 Woolsey Street, 362-374 Grand Avenue.**
Special Exceptions to allow for transition parking, to permit 57 off-street parking spaces where 64 are required, and Coastal Site Plan Review. Zone: RM-2/BA-1.
Owner/Applicant: Fair Haven Community Health Clinic Inc.
- 2.12 22-51-V, 22-52-S. 53 Shelton Avenue.** (MBLU 284 0392 02300)
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.

Item 3. Deliberations.

Referral Reports from City Plan Commission

- 3.1 22-37-S. 30 Trumbull Street.** (MBLU 210 0383 01600)

Special Exception to allow for 0 off-street parking spaces where 1 is required for an additional dwelling unit. Zone: RO. Owner: Urbane Properties LLC. Applicant: Eric O'Brien.

Item 4. New Business

4.1 Approval of Meeting Minutes – June 14, 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:

Or One tap mobile :

US: +19292056099

Or Telephone:

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