



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, September 13, 2022 at 6:30pm** via ZOOM at which time and place the Board shall consider the following:

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

**Password: Planning1**

**Item 1. Roll Call**

(Attendance)

**Item 2. New Public Hearings**

- 2.1 22-53-V. 15 Brown Street.** Variance to allow for the construction of a 2-family structure where a single-family structure is permitted on a non-conforming lot. Zone: RM-2. Owner: MDG Consulting, LLC. Applicant: Benjamin Trachten.
- 2.2 22-54-V. 24 Salem Street.** Variances to allow for a front yard of 2ft where 17ft is required, a side yard of 5ft where 8ft is required, and a building wall height of 22ft where 10ft is permitted for an addition to an existing structure. Zone: RM-2. Owner: Bryant Thomas. Applicant: Benjamin Trachten.
- 2.3 22-55-V. 67 Beech Street.** Variances to allow for a side yard of 5ft where 8.25ft is required and a rear yard of 6ft where 11ft is required for the construction of a 2-family structure. Zone: BA. Owner: Andrew Consiglio Jr., Trustee. Applicant: Benjamin Trachten.
- 2.4 22-56-S. 278 Park Street.** Special Exception to permit a Full Restaurant Liquor License. Zone: PDU 107. Owner: St. Thomas Moore Corporation. Applicant: Gran Gusto New Haven, LLC.
- 2.5 22-57-V. 6-8 Evergreen Court.** Variances to allow for a front yard of 10ft where 20ft is required, a side yard of 0ft where 8ft is required, a rear yard of 8ft where 25ft is required, a maximum building coverage of 43% where 30% is permitted, a building wall height of 20ft where 0ft and 16ft is permitted, and to allow 2,200sf of lot area per dwelling unit where 3,500sf is required. Zone: RM-1. Owner: National Construction LLC. Applicant: Benjamin Trachten.
- 2.6 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.

- 2.7 **22-59-V. Main Street Annex (MBLU: 057 00941 3301).** Variance to allow for three single-family structures to be constructed where multi-family is permitted on a vacant lot. Zone: BB. Owner: Rosewood Home Builders LLC. Applicant: Habitat for Humanity of Greater New Haven, Inc.
- 2.8 **22-60-V. 168 Dover Street.** Variance to allow for 898sf of gross floor area per dwelling unit where 1,000sf is required for the creation of an additional dwelling unit in an existing 2-family structure. Zone: RM-2. Owner: Invest New Haven LLC. Applicant: Benjamin Trachten.
- 2.9 **22-61-S. 150 Wooster Street.** Special Exception to permit a Full Restaurant Liquor License. Zone: BA. Owner: Nuvention LLC. Applicant: 150 Wooster Street, LLC.
- 2.10 **22-62-V. 86 Spring Street.** Use Variance to allow for a Take-out restaurant and commercial kitchen. Zone: RM-2. Owner: Salvatore Mangiafreno. Applicant: Hazel Lebron.

**Item 3. Deliberations.**

*Referral Reports from City Plan Commission*

- 3.1 **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.
- 3.2 **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.
- 3.3 **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.
- 3.4 **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 4. New Business**

- 4.1 Approval of Meeting Minutes – July 12, 2022

**Note:**

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

[boardofzoningappeals.newhavenct.gov](https://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](mailto:nhougrand@newhavenct.gov)

**1. Click this link:**

<https://newhavenct.zoom.us/j/82496902449?pwd=b2I0WG5FT0MvcmZPbzR0VnN3YkZlZ1dz09>

**Passcode:** Planning1

**2. Or dial in by phone:**

Or One tap mobile :

US: +19292056099

Or Telephone:

US: +1 929 205 6099

Webinar ID: 824 9690 2449

Passcode: 151939638

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