



NEW HAVEN BOARD OF ZONING APPEALS
165 CHURCH STREET, NEW HAVEN, CT 06510
TEL (203) 946-6378 newhavenct.gov/cityplan

CITY OF NEW HAVEN
BOARD OF ZONING APPEALS
AGENDA

A Public Hearing of the Board of Zoning Appeals will be held on **Tuesday, October 10, 2023, 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

(* Items that will be referred to the City Plan Commission)

Item 1. Roll Call
(Attendance)

Item 2. New Public Hearings

- 2.1** *23-79-V, 23-75-CAM 362, 372, 374, 382, 388, 390 and 394 Grand Avenue and 81, 83, 85, 87 Woolsey Street. Variance to permit a primary entrance that does not face the sidewalk and Coastal Site Plan Review. Zone: BA-1. Owner/Applicant: Fair Haven Community Health Clinic, Inc.
- 2.2** 23-80-V 15 Colby Court. Variances to allow a lot area of 2,069 sq ft where 2,100 sq ft is required, to allow a front yard of 4 ft where 20 ft is required, to allow a side building wall height of 28 ft where 16 ft is required, and to allow a side yard of 4 ft where 12 ft is required. Zone: RM-1. Owner: Art Builders LLC, Applicant: c/o Benjamin Trachten, Trachten Law Firm
- 2.3** 23-81-V 145 Starr Street. Variance to permit 904 sq ft of gross floor area where 1,000 sq ft is required. Zone: RM-2. Owner: Nehemia Levin, Applicant: c/o Benjamin Trachten, Trachten Law Firm
- 2.4** 23-82-V 15 Winchester Avenue. Variances to permit a rear yard setback of 1ft where 25ft is required and a building wall height of 30ft where 2ft is permitted. Zone: RM-2. Owner: Ozalp Bulent. Applicant: Robert Mangino.
- 2.5** 23-83-V 169 Gilbert Avenue. Variance to permit lot area per dwelling of 1,016 sq ft where 1,200 sq ft is required (in accordance with the Inclusionary Zoning density bonus calculations). Zone: RM-2. Owner: Gilbert Estate, LLC, Applicant: c/o Benjamin Trachten, Trachten Law Firm
- 2.6** *23-81-S 361 Willow Street. Special Exception to permit 0 parking spaces where 1 is required. Zone: RH-1. Owner: 361 Willow Street, LLC. Applicant: c/o Benjamin Trachten, Trachten Law Firm

- 2.7** *23-84-V, 23-73-CAM 189 Farren Avenue. Variance to allow 1,161 sq ft of lot area where 1,200 sq ft is required (to utilize the density bonus of the Inclusionary Zoning Ordinance) and Coastal Site Plan Review. Zone: RM-2. Owner: Erya Group A LLC. Applicant: c/o Benjamin Trachten, Trachten Law Firm
- 2.8** 23-85-V 243 Willow Street. Variances to permit a side yard of 2.5 ft and 5.5 ft where 8 ft and 10 ft is required, to permit a side building wall height of 29 ft 10.5 in where 5 ft is permitted, to permit a rear yard of 2 ft 6 in where 25 ft is required. Zone: RM-2. Owner: King's Gate HAV 0, LLC. Applicant: c/o Benjamin Trachten, Trachten Law Firm
- 2.9** *23-86-V, 23-74-CAM 306 Greenwich Avenue. Variance to permit a lot area of 1,198 sq ft per dwelling unit where 1,200 is required (in accordance with the Inclusionary Zoning Ordinance density bonus) and Coastal Site Plan Review. Zone: RM-2. Owner: Greenwich Plymouth 3 & Kimberly LLC. Applicant: c/o Benjamin Trachten, Trachten Law Firm
- 2.10** 23-87-V 123 Avon Street. Variance to permit a side yard of 7 ft where 8 ft is required for an addition to rear of structure. Zone: RM-1. Owner: Tessa Madden. Applicant: Patricio Olmeda.
- 2.11** *23-88-V, 23-82-S, 23-72-CAM 1 Valley Street. Variances to permit a rear yard of 6.4 ft where 16.66 ft is required, to permit a side yard of 6.4 ft where 12.5 ft is required; Special Exception to allow a recreation facility (pickleball) in the BA zone and permit 0 loading spaces where one loading space is required and Coastal Site Plan Review 23-72-CAM. Zone: BA/BA-2. Owner: 1 Valley Street LLC. Applicant: Pickleville CT, LLC c/o Benjamin Trachten, Trachten Law Firm
- 2.12** 23-89-V 156 West. Variances to permit lot area per dwelling of 1,089 sq ft where 1,200 sq ft is required (in accordance with the Inclusionary Zoning density bonus calculation). Zone: RM-2. Owner: West Ventures LLC, Applicant: c/o Benjamin Trachten, Trachten Law Firm

Item 3. Deliberations.

Referral Reports from City Plan Commission

- 3.1** *23-69-S. 1409 Chapel Street. Variances to permit a front yard of 13 ft where 20 ft is required, a rear yard of 18 ft where 25 ft is required for the construction of an addition to the existing building at 76 Peck Aly onto 80 Peck Aly, and lastly the addition of two additional residential units where one is permitted, and two nonconforming units are existing (3,500 square feet lot area/per unit). Zone: RM1. Owner: Seventy-Six Peck Alley, LLC. Applicant Jay Juliano.
- 3.2** *23-72-V. 23-73-S. 88, 94, 98 Hazel Street. Variances to permit a lot area of 3,049 square feet where the 4,000 square feet is required, a lot width of 38 ft where 50 ft is required, a lot area per dwelling unit of 1,524.5 square feet where 2,000 square feet is required, a side yard setback of 0 ft and 13 ft where at least 8 ft would be required on one side, and a Special Exception to allow for 4 off-street parking spaces where 8 are required to allow for the creation of 8 dwelling units. Zone: RM2. Owner/Applicant: Neighborhood Housing Services of New Haven. Use Variance to permit refrigerated and bulk storage of

food items in a residential zone. Variance to permit a side yard setback of 0ft where 8ft and 10ft is required. Zone: RM-2. Owner: 85 Arch Street LLC. Applicant: Benjamin Trachten.

3.3 *23-75-S. 296 Blatchley Avenue. Special Exception to allow for a neighborhood convenience use (deli / grocery store) within a residential zone. Zone: RM2. Owner: 296 Blatchley Avenue, LLC. Applicant: Ariel Diaz.

3.4 *23-79-S. 86 Edwards Street. Special Exception to permit 0 parking spaced where 1 is required. Zone: RM-2. Owner/Applicant Roy's Treehouse, LLC.

3.5 *23-80-S. 224 Kimberly Avenue. Special exception to permit 0 parking spaces where 1 is required. Zone: RM-2 Owner/Applicant: Greenwich Plymouth & Kimberly, LLC.

Item 4. New Business

4.1 Approval of Meeting Minutes – September 13, 2023, September 19, 2023

4.2 Executive Session to discuss active litigation in which the Board is a party: John DiPaola, et al v. the City of New Haven Board of Zoning Appeals, et al., Docket No. NNH-CV22-6121990-S

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)946-8583. Individuals who require language interpretation services, please contact Nate Hougrand at nhougrand@newhavenct.gov

1. Click this link:

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