



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, December 12, 2023** 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

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

(^) Item is expected to be tabled.

Item 1. **Roll Call**
(Attendance)

Item 2. **New Public Hearings**

- 2.1 **23-90-V. 171 Brooklawn Circle.** Variance to permit side yard of 10 ft where 12 ft is required and right-side yard of 5ft, 3in where 8ft is required. Zone: RS-2. Owner: Devora Bell, Applicant: Jimmy Bullet. **WITHDRAWN**
- 2.2 ***23-91-V, 23-84-S. 90 River Street** Variance to permit an indoor soccer recreation facility in the IM zone. Special Exception to allow 0 parking where 163 spaces are required and 0 loading spaces where 1 is required. Zone: IM. Owner: Kiever Pinos, Applicant: Benjamin Trachten, Trachten Law Firm
- 2.3 ***23-100-V, 23-81-CAM. 128-130 Adeline Street** Variance to permit minimum lot area of 3,840 sq ft where 4,000 sq ft is required, a minimum lot width of 45 ft where 50 ft is required, a lot area per dwelling unit of 1920 sq ft where 2000 sq ft is required, a side building wall height of 23 ft where 14 is permitted (southerly), and to permit a side yard wall of 7ft where 8ft is required. Coastal Site Plan Review. Zone: RM-2. Owner: Peter Porter, Applicant: Benjamin Trachten, Trachten Law Firm
- 2.4 **23-101-V. 34 Bishop Street.** Variance to permit 1,961 sq ft of lot area per dwelling unit where 2,000 sq ft is required for a fourth dwelling unit. Zone: RM-2. Owner: Jonathan Wall, Applicant: Salvatore Raffone
- 2.5 ***23-102-V, 23-91-S. 693 Orchard Street** Variance to permit 992 sq ft of gross floor area per dwelling where 1,000 sq ft is required to convert a 1-family into a 2-family dwelling. Special Exception to allow 0 parking where 1 is required. Zone: RM-2. Owner: Beulah Land Development Corporation, Applicant: Darrell Brooks.

- 2.6** **23-103-V. 105 Hyde Street** Variance to permit side yard of 2 ft where 8 ft is required; side yard of 6 ft where 8-12 ft is required for a new three seasons porch and steps in the rear of the principal structure. Zone: RS-2. Owner Maria De Mayo Cruz, Applicant: Maria De Mayo Cruz.
- 2.7** **23-104-V. 493 East Street** Variance to permit occupancy at 1,452 sq ft of lot area where 2,000 sq ft is required. Zone: RM-2. Owner: Francette and Dwayne Carson, Applicant: Francette and Dwayne Carson.
- 2.8** **23-105-V. 261 Townsend Avenue** Variance to permit a side yard of 1 ft where 8 ft is required to construct a greenhouse in the rear yard. Zone: RS-2. Owner: Sean O’Connell, Applicant: Sean O’Connell.
- 2.9** ***23-106-V, 23-92-S, 23-82-CAM. 67 Miller Street.** Variance to permit 926 sq ft where 1,000 sq ft is required to convert 2-family dwelling into a 3-family dwelling. Special Exception to allow 0 parking spaces where 1 is required. Coastal Site Plan Review. Zone: RM-1. Owner: Light Investments LLC. Applicant: Benjamin Trachten, Trachten Law Firm. **NO ACTION REQUESTED**
- 2.10** **23-107-V. 27 Pearl Street.** Variance to permit use in an accessory structure within side and rear yards; side yard of 3.5 ft and 2.2 ft where 5 ft is required; occupancy at 1,912 sq ft of lot area where 2,000 sq ft of lot area is required. Zone: RM-2. Owner: Sachin Anand, Applicant: Benjamin Trachten, Trachten Law Firm.
- 2.11** ***23-93-S. 297 Dixwell Avenue.** Special Exception to allow 0 parking space where 10 are required and 0 loading spaces where 1 is required for the construction of a 2-story retail/residential structure. Zone: BA. Owner: Nita and Mansi LLC., Applicant: Benjamin Trachten, Trachten Law Firm.
- 2.12** **23-108-V. 370 Orchard Street.** Variance to permit occupancy at 1,952 sq ft of lot area where 2,000 sq ft of lot area is required. Zone: RM-2. Owner 370 Orchard Management LLC., Applicant: Benjamin Trachten, Trachten Law Firm.

Item 3. Deliberations.

Referral Reports from City Plan Commission

- 3.1** **23-83-S. 329 Dixwell Avenue.** Special exception to allow use of social club in a BA zone and allow 32 parking spaces where 37 are required. Zone: BA/RM-2. Owner: East Rock Lodge #141, LLC., Applicant: Gary Hogan
- 3.2** **23-92-V, 23-85-S. 528 Orange Street** Variance to permit retail use in a RM2 Zone. Special exception to allow 0 parking spaces where 3 are required and 0 loading spaces where 1 is required. Zoned RM-2. Owner: Alex Kleiner, Applicant: Benjamin Trachten, Trachten Law Firm

- 3.3** **23-93-V, 23-86-S. 669 Dixwell Avenue** Variance to permit a take-out and delivery restaurant in the RM2 zone. Special exception to allow 0 parking spaces where 3 are required and 0 loading spaces where 1 is required. Zoned RM-2. Owner: Abdessamad Bendki, Applicant: Benjamin Trachten, Trachten Law Firm
- 3.4** **23-94-V, 23-87-S, 23-76-CAM. 592 Ella T Grasso Blvd.** Variance to permit rooming/boarding house in IL zone, usable open space of 1,600 sf where 4,650 sf is required, and common amenity space of 3,586 sf where, 4,650 sf is required. Special Exception to allow 0 parking where 28 are required and 0 loading where 1 is required. Coastal Site Plan Review. Zoned IL. Owner: Columbus House Inc., Applicant: Benjamin Trachten, Trachten Law Firm
- 3.5** **23-88-S. 693 Dixwell Avenue** Special exception to allow 0 parking where 1 is required. Zoned BA. Owner: S and Y Investments, LLC., Applicant: Benjamin Trachten, Trachten Law Firm
- 3.6** **23-97-V, 23-77-CAM. 97, 101 Essex Street** Variance to permit 1,428 sq ft of lot area per dwelling unit where 2,100 sq ft is required. (utilizing the density bonus of the Inclusionary Zoning Overlay District). Coastal Site Plan Review. Zoned RM-1. Owner: Navel Development, LLC., Applicant: Benjamin Trachten, Trachten Law Firm
- 3.7** **23-98-V, 23-78-CAM. 89 Nash Street** Variance to permit conversion at 613.37 sq ft floor area per dwelling unit where 1,100 sq ft is required. Coastal Site Plan Review. Zoned RM-2. Owner: John McFadyen, Applicant: Benjamin Trachten, Trachten Law Firm
- 3.8** **23-99-V, 23-89-S, 23-79-CAM. 111 Nash Street** Variance to permit residential use in an accessory structure within a side/rear yard, a side yard of 1 ft where 5 ft is required, a building height of 22.33 ft where 12 ft is required, and a lot area of 958.4 where 2,000 ft is required. Special exception to allow 3 parking spaces where 5 are required. Coastal Site Plan Review. Zoned RM-2. Owner: John Ryan Mfayden, Applicant: Benjamin Trachten, Trachten Law Firm
- 3.9** **23-90-S, 23-80-CAM. 20 Maltby Place** Special exception to allow 0 parking where 2 are required. Coastal Site Plan Review. Zoned RM-2. Owner: THP Delaware LLC., Applicant: Benjamin Trachten, Trachten Law Firm

Item 4. New Business

4.1 Approval of Meeting Minutes – November 14, 2023

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 Donnell T. Hilton at dhilton@newhavenct.gov

1. Click this link:

<https://newhavenct.zoom.us/j/82496902449?pwd=b2I0WG5FT0MvemZPbzR0VnN3YkZ1dz09>

Passcode: Planning1

2. Or dial in by phone:

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