



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, August 13, 2024 at 6:30pm** in Meeting Rooms 1 and 2, 2nd Floor Atrium 165 Church Street New Haven, CT 06510, and additionally 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 passed over.

Item 1. Roll Call
(Attendance)

Item 2. New Public Hearings

- 2.1 **24-58-S. 74 Kimberly Avenue.** Special Exception to permit a poultry market, including the slaughtering of poultry for sale on the premises. Zone: BA. Owner: Richard Mongillo. Applicant: Benjamin Trachten.
- 2.2 **24-66-V. 279 Division Street.** Variances to allow a side yard of 3ft where 8ft is required and a building wall height of 28ft where 6ft is permit for an addition to be constructed and additional dwelling unit created within an existing 1-family structure. Zone: RM-2. Owner/Applicant: Bolivor Carchipulla.
- 2.3 **24-67-V. 216 Saint Ronan Street.** Variance to permit a rear yard of 20ft where 25ft is required to allow for addition to the principal structure constructed without permits. Owner: Thomas and Linda McNeff. Applicant: Benjamin Trachten.
- 2.4 **24-68-V. 244 Maple Street.** Variance to allow a building coverage of 31% where a maximum of 30% is permitted to construct an addition onto an existing principal structure. Zone: RS-1. Owner/Applicant: Richard Turlington.
- 2.5 ***24-69-S. 1377 Ella T Grasso Boulevard.** Special Exception to renew an expired BZA approval of 0 off-street parking spaces where 5 are required and 0 drop-off/pick-up loading spaces where 1 is required for the peripheral expansion of a Child Day Care Center. Zone: RM-1. Owner: Greater Dwight Development Corp. Applicant: Linda Townsend-Maier.
- 2.6 **24-70-V. 402 Crown Street.** Use Variance to permit a dwelling unit on the first floor of a structure when not in combination with upper-story residential use by converting an existing commercial structure. Zone: BD-1. Owner: 402 Crown LLC. Applicant: Benjamin Trachten.

- 2.7 **24-71-S. 183 Blatchley Avenue.** Special Exception to permit a group daycare home in an existing structure within a residential zone. Zoned RM-1. Owner/Applicant: Gilberta Guerrero Cardoso.
- 2.8 **24-72-V. 67 Winchester Avenue.** Variances to allow a side yard setback of 3ft 8in where 8ft is required (northerly), a building wall height of 17ft where 7ft 4in is permitted (northerly), and a building coverage of 34% where 30% is permitted for an addition to an existing structure. Zone: RM-2. Owner: 67 Winchester LLC. Applicant: Benjamin Trachten.
- 2.9 **24-73-S. 345 Norton Street.** Special Exception to permit a group daycare home in an existing structure within a residential zone. Zoned RM-2. Owner: Irod Lee. Applicant: Mariela Zamora.
- 2.10 **24-74-V. 280 Starr Street.** Use Variance to permit a monument sign in a residential zone. Zone RS-2. Owner: New Freedom Missionary Baptist Church. Applicant: Reverend Dr. Cicely J. Little, Paster.
- 2.11 **24-75-V. 231 Davenport Avenue.** Variances to permit a front yard of 8ft where 17ft is required, a side yard of 2ft where 8ft is required, and a building wall height of 23ft where 4ft is permitted. Zoned: RM-2. Owner: S & V Homes LLC. Applicant: Benjamin Trachten.
- 2.12 **24-76-V. 24 George Street.** Variance to allow a package permit to be located approximately 861ft away from another establishment with a package permit where 1,500ft is required. Zone: BD-3. Owner: Spinnaker Real Estate Partners. Applicant: AK Land Development LLC.
- 2.13 ***24-77-S, 24-78-CAM. 420 Middletown Avenue.** Special Exception and Coastal Site Plan Review to permit a gasoline station and convenience store. Zoned: BA. Owner: Karadimos. Applicant: Bernard Pellegrino.

Item 3. Deliberations.

Referral Reports from City Plan Commission

- 3.1 **24-63-S. 1946 Chapel Street.** Special Exceptions to permit the extension of a non-conforming use (General Law Offices) previously permitted by Special Exception, to permit 0 off-street parking spaces where 4 are required, and for the modification of a condition of approval permitting 2 attorneys and 4 staff set forth in a prior decision to allow 4 attorneys and 4 staff. Zone: RS-1. Owner: 1948 Chapel Street LLC. Applicant: Benjamin Trachten.
- 3.2 **24-64-V, 24-65-S. 945 Elm Street.** Variance to permit 814.25sf of gross floor area per dwelling unit where 1,000sf is required. Special Exception to allow 3 off-street parking spaces where 4 are required to legally establish an existing 4-family structure. Zone: RM-2. Owner: City Restorations LLC. Applicant: Benjamin Trachten.

Item 4. New Business

- 4.1 Approval of Meeting Minutes – July 9, 2024
- 4.2 Scheduling of Zoning Text Amendments Committee

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 or 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 email Donnell T. Hilton dhilton@newhavenct.gov .

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1. Click this link:

<https://newhavenct.zoom.us/j/82496902449?pwd=b2I0WG5FT0MvcnZPbzR0VnN3YkZ1dz09>

Passcode: Planning1

2. Or dial in by phone:

Or One tap mobile :

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