

**CITY OF NEW HAVEN
BOARD OF ZONING APPEALS
MINUTES
August 13, 2024 6:30
Hybrid-Based Meeting**

Start: 6:37pm End: 9:15pm

Attendance: Michael Martinez, Mildred Melendez, Al Paolillo, Adam Waters

Staff Present: Laura Brown, Donnell Hilton, Nathaniel Hougrand, Roderick Williams,

I. Call to Order

II. New Public Hearings

RE: 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.

ACTION: Tabled

RE: 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: Bolivar Carchipulla.

ACTION: Approved
Letters: 0 in favor; 0 in opposition
Testimony: 0 members of the public spoke in favor or opposition.
Chair Melendez moved to approve, Commissioner Martinez second.
Vote: 4-0

RE: 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.

ACTION: Approved
Letters: 0 in favor; 0 in opposition
Testimony: 0 members of the public spoke in favor or opposition but one member had a question regarding the hardship sought in the application and it was clarified by the applicant and staff.
Chair Melendez moved to approve, Commissioner Paolillo second.
Vote: 4-0

RE: 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.

ACTION: Approved
Letters: 0 in favor; 0 in opposition
Testimony: 1 members of the public spoke in favor and 0 in opposition.
Chair Melendez moved to approve, Commissioner Waters second.
Vote: 4-0

RE: 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.

ACTION: Referral to City Plan Commission

RE: 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.

ACTION: Approved
Letters: 0 in favor; 0 in opposition
Testimony: 1 members of the public spoke in favor and 0 in opposition.
Chair Melendez moved to approve, Commissioner Paolillo second.
Vote: 4-0

RE: 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.

ACTION: Approved
Letters: 0 in favor; 0 in opposition
Testimony: 2 members of the public spoke in favor of the item and another asked questions about the basement being up to building code staff and Chair Melendez informed the member of the zoning use permitting as well as the permitting process handled by the building department as well as state agencies. There were 0 in opposition.
Chair Melendez moved to approve, Commissioner Paolillo second.
Vote: 4-0

RE: 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.

ACTION: Approved

Letters: 3 in favor; 4 in opposition

Testimony: 3 members of the public spoke in favor and 6 in opposition.

Acting Chair Martinez moved to approve, Chair Melendez second.

Vote: 4-0

RE: 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.

Letters: 0 in favor; 0 in opposition

Testimony: 2 members of the public spoke in favor and 0 in opposition.

Chair Melendez moved to approve, Commissioner Paolillo second.

Vote: 4-0

ACTION: Approved

RE: 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.

ACTION: Approved with Conditions

Letters: 0 in favor; 0 in opposition

Testimony: 0 members of the public spoke in favor and 0 in opposition.

Chair Melendez moved to approve, Commissioner Martinez second.

Vote: 4-0

RE: 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.

ACTION: Approved

Letters: 0 in favor; 0 in opposition

Testimony: 0 members of the public spoke in favor and 0 in opposition.

Chair Melendez moved to approve, Commissioner Waters second.

Vote: 4-0

RE: 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.

ACTION: Tabled

RE: 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.

ACTION: Referral to City Plan Commission

III. Deliberations.

Referral Reports from City Plan Commission

RE: 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 Trachte.

ACTION: **Approved With Conditions**
Chair Melendez moved to approve, Commissioner Matinez second.

RE: 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.

ACTION: **Approved**
Variance: Chair Melendez moved to approve, Commissioner Matinez second.
Vote 4-0
Special Exception: Chair Melendez moved to approve, Commissioner Matinez second.
Vote 4-0

VI. New Business.

RE: Approval of Meeting Minutes – July 9, 2024

ACTION: **Tabled:** Corrections to testimony count needed to be made for Item: **24-59-V. 67 Winchester Avenue.**

RE: Scheduling of Zoning Text Amendments Committee: *The Board agreed to be notified of proposed zoning changes that come to the Legislation Committee.*