



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, September 10, 2024 at 6:30pm** in Meeting Rooms 1 and 2, 2<sup>nd</sup> 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=b210WG5FT0MvcmZPbzR0VnN3YkZ1dz09>

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 24-76-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.
- ^2.3 \*24-79-S. 744 Congress Avenue.** Special Exceptions to permit the use of an assembly space within an existing structure and to allow 8 off-street parking spaces where 13 are required. Zone: BA/RM-2. Owner/Applicant: Denise Keyes.
- 2.4 \*24-80-V, 24-81-CAM. 6 Lewis Street.** Variances to permit a side yard of 2ft 8in where 8ft is required, a rear yard of 17ft 6in where 25 is required, a maximum building lot coverage of 33% where 30% is required and Coastal Site Plan Review for an addition to an existing structure. Zone: RM-1. Owner: Philip Boulanger. Applicant: Fernando Pastor
- 2.5 24-82-V. 4 Lombard Street.** Variances to allow a side yard of 0ft where 5ft is required for a projection (carport and deck) attached to the rear of the structure constructed without a permit. Zone: PDU 102. Owner/Applicant: Carmita Diggs.
- 2.6 \*24-83-S. 11 Lake Place.** Special Exception to allow for an off-street parking space to be located within the required front yard setback. Zone: RM-2. Owner/Applicant: Melonie Thigpin.

- 2.7 **24-84-V. 1451 Whalley Avenue.** Variance to allow a package permit to be located 630ft away from another establishment with a package permit where 1,500ft is required. Zone: PDD85. Owner: SK Property LLC. Applicant: Mohsan Meher.
- 2.8 **\*24-85-S. 15 Brownell Street.** Special Exception to allow 0 off-street parking spaces where 2 are required to legally establish an existing 4-family structure. Owner: Orindell Kidd & Camille Redwood. Applicant: Attorney Benjamin Trachten.
- 2.9 **\*24-86-S. 345 Norton Street.** Special Exceptions to allow for the expansion/change of an approved Group Daycare Home to a Child Daycare Center and to permit 0 off-street parking spaces where 2 are required and no passenger drop-off/pick-up space. Zone RM-2. Owner: Irod Lee. Applicant: Mariela Zamora.

### **Item 3. Deliberations.**

#### *Referral Reports from City Plan Commission*

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

- 4.1 Approval of Meeting Minutes – July 9, 2024
- 4.2 Approval of Meeting Minutes – August 13, 2024

#### **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](http://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:**

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**1. Click this link:**

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**Passcode:** Planning1

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

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