



NEW HAVEN CITY BOARD OF ZONING APPEALS
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CITY OF NEW HAVEN
BOARD OF ZONING APPEALS
DRAFT AGENDA

A special meeting of the Board of Zoning Appeals will be held on **Tuesday, December 14, 2021 at 6:30pm** via ZOOM at which time and place the Board shall consider the following:

<https://newhavenct.zoom.us/j/95873921750?pwd=eWpyQml4OThjME5KNlQvb0N0aGJFZz09>

Password: Planning2

Item 1. Roll Call

(Attendance)

Item 2. New Public Hearings

- 2.1 **21-82-S; 21-01-CAM. 203 Wallace Street** (MBLU: 200 0588 00600). Special exception for the creation of an adult use (adult cabaret); location waiver and to lessen the parking requirements. Zone: IL. Owner: Peter Forchetti. Applicant: Kenneth Rozich.
- 2.2 **21-84-S. 21 Eld Street** (MBLU: 211 0377 03100). Variance for building coverage of 45.9% where 30% maximum is permitted; a side yard setback of 0' where 8' is required along the East side; a side yard setback of 0' where 10' is required along the west side; a rear yard setback of 0' where 25' is required; a building wall height of 29'5" where 16'3" maximum is permitted along the rear, a building wall height of 29'5" where 16'3" maximum is permitted along the east side and a building wall height of 29'5" where 16'3" maximum is permitted along the west side. Zone: RM-2. Owner: Curtis McBride. Applicant: Ben Trachten.
- 2.3 **21-85-V. 98 East Rock Road**. Variances to allow for a side yard of 5ft where 10ft is required, a rear yard of 5ft where 25ft is required, and a building wall height of 22ft 1in where 10ft is permitted for the construction of an accessory structure. Zone: RH-1. Owner: Stuart Warner & David Paltiel. Applicant: Hannah Purdy.
- 2.4 **21-86-V. 263 Chapel Street**. Variances to allow for a front yard of 1ft where 17ft is required, a side yard of 1ft where 8ft is required, and a maximum building lot coverage of 48% where 30% is permitted for an addition to an existing structure. Zone: RM-2. Owner: Cold Spring School. Applicant: Kyle Bradley.
- 2.5 **21-87-V. 318 Humphrey Street**. Variances to allow for a side yard of 3ft where 8ft is required and a building wall height of 32ft where 6ft is permitted for the construction of a dormer. Zone: RM-2. Owner: Zaid Naamani. Applicant: Benjamin Trachten.
- 2.6 **21-88-S, 21-89-V. 771 Orange Street**. Special Exception to allow for a package store in a residential zone. Variance to allow a package permit to be located 700ft away from another establishment with a package permit where 1,500ft is required. Zone: RM-2. Owner: 771 Orange LLC. Applicant: Charles Negaro.

Item 3. Referral Reports from City Plan Commission

- 3.1 21-79-S. 1330 Whalley Avenue** (MBLU: 420 1201 00600). Special exception for the operation of an Assembly Hall and a special exception for shared parking for two or more uses. Zone: BA. Owner: 1 Group Whalley, LLC. Applicant: Kenneth Redding.
- 3.2 21-81-V. 44 Kendall Street** (MBLU: 069 0971 01500). Use Variance for residential only use where such as is not permitted. Zone: IH. Owner: Peter Woerner. Applicant: Bernard Pellegrino.

Item 4. Miscellaneous

- 4.1** Approval of 2022 Board of Zoning Appeals Meeting Schedule
- 4.2** Approval of Special Meeting Minutes – November 9, 2021

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 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:

<https://newhavenct.zoom.us/j/95873921750?pwd=eWpyQml4OThjME5KNIQvb0N0aGJFZz09>

Passcode: Planning2

2. Or dial in by phone:

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