

**Draft Agenda
New Haven Board of Zoning
Appeals**

April 20, 2021 6:30PM

The public hearing will be web-based on Zoom at:

<https://newhavenct.zoom.us/j/93080640792?pwd=YmV3M0R0VUJmVGhTVTVZZ2RWN3FRdz09>

Meeting ID: 930 8064 0792

Password: f3d8b91b

New Public Hearings

1. **21-18-S. 78 Cove Street.** Special Exception to allow for an off-street parking space to be located within the front yard. Zone: RS-2. Owner/Applicant: Agatha Slivkova.
2. **21-19-V. 700 Prospect Street.** Variance to allow for telecommunication equipment to be located 0ft from the roof edge where 10ft is required. Zone: RS-2. Owner: Albertus Magnus College. Applicant: Cellco Partnership/ Verizon Wireless.
3. **21-20-V. 255 Roydon Road.** Variances to permit a side yard of 5ft where 8ft is required, a front yard of 22.5ft where 25ft is required, and a building wall height of 18ft where 10ft is permitted for an addition on an existing structure. Zone: RS-2. Owner/Applicant: Esther Rivkin.
4. **21-21-V. 95 Pardee Street.** Variances to permit a side yard of 2ft where 8ft is required and a building wall height of 26ft where 4ft is permitted to allow for a dormer on an existing structure. Zone: RM-2. Owner: Hanna Grey DE, LLC. Applicant: Benjamin Trachten.
5. **21-22-V. 1389 Chapel Street.** Variance to permit a front yard of 17ft 6in where 20ft is required for a projection. Owner: SCDA. Applicant: Deborah Dozier.
6. **21-23-V. 84 Downing Street.** Variances to allow for a side yard of 1.1ft where 12ft is required and a building wall height of 28ft where 2.2ft is permitted for a dormer. Zone: RM-1. Owner/Applicant: Rudber Duran.
7. **21-24-V, 21-25-S. 264 Lombard Street.** Variances to permit 953.6sf of gross floor area per dwelling unit where 1,000sf is required and to allow for multiple projections to be located 2ft and 3ft respectively from the side yard property lines where 5ft is required. Special Exception to allow 0 off-street parking spaces where 1 is required for an additional dwelling unit in an existing structure. Zone: RM-1. Owner: Farren Moishe LLC. Applicant: Benjamin Trachten.

Referral Reports from City Plan Commission

8. **21-8-S. 576 Chapel Street.** Special Exception to eliminate one required off-street parking space. Zone: RM-2. Owner: TYZ II, LLC.
9. **21-9-V, 21-15-S. 86 Chestnut Street.** Use Variance to allow for an office in a residential zone, Variance to allow for less than the required 50% non-opaque visible windows for the ground floor storefront. Special Exceptions to permit a Barbershop in a residential zone and to allow 0 off-street parking spaces where 1 is required. Zone: RM-2. Owner/Applicant: Gena Ruocco-Lockery.
10. **21-11-S. 10 Rowe Street.** Special Exception to allow 0 off-street parking spaces where 1 is required for an additional dwelling unit in an existing structure. Zone: RM-2. Owner/Applicant: Elien Olmos.
11. **21-12-V, 21-13-S. 80 Hamilton Street.** Use Variance to allow for "Cultural Activities not carries on as a gainful business, including art galleries, libraries, and museums" in an industrial zone.

Special Exception to allow 13 off-street parking spaces where 66 is required. Zone: IL. Owner: Knollwood Washington LLC. Applicant: Robert Greenberg.

New Business

12. Approval of Minutes

How to Join us on Zoom for the Public Meeting:

1a. Join us on the web:

<https://newhavenct.zoom.us/j/93080640792?pwd=YmV3M0R0VUJmVGhTVTVZZ2RWN3FRdz09>

1b. Password: **f3d8b91b**

2. Join us by phone: +13126266799, 93080640792# **OR** +13017158592, 93080640792#

3. Join by Skype for Business: <https://newhavenct.zoom.us/skype/93080640792>

How to view application materials:

Visit boardofzoningappeals.newhavenct.gov