

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

May 11, 2021 6:30PM

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

<https://newhavenct.zoom.us/j/93080640792?pwd=YmV3M0R0VUJmVGhTVTVZ2Z2RW3FRdz09>

Meeting ID: 930 8064 0792

Password: f3d8b91b

Certificate of Approval of Location

1. **21-33-CAL. 345-347 Forbes Avenue.** Certificate of Approval of Location for a Used Car Dealer License. Zone: IH. Owner/Applicant: Maria Vargas

New Public Hearings

2. **21-26-V, 21-27-S. 551 Orange Street.** Variance to permit 600sf of gross floor area per dwelling unit where 1,000sf is required and a Special Exception to allow for 0 off-street parking spaces where 1 is required for an additional dwelling unit where 3 currently exist. Zone: RM-2. Owner/Applicant: Norman Silliker & Matthew Whiting.
3. **21-28-S. 65 East Pearl Street.** Special Exception to allow for 0 off-street parking spaces where 1 is required for an additional dwelling unit where 1 currently exists. Zone: RM-1. Owner/Applicant: Uloma Onuma.
4. **21-29-V. 352 Saint Ronan Street.** Variance to permit an average height of 20ft where 12ft is permitted for an accessory structure located within the required yards. Zone: RS-1. Owner: Good Places LLC. Applicant: Waring Partridge.
5. **21-30-V. 44 Lilac Street.** Variances to allow for a building wall height of 20ft 6in where a maximum of 17ft is permitted and to allow for a projection to be located more than 5ft within the required front yard for the construction of a single-family structure. Zone: RM-2. Owner: Neighborhood Housing Services of New Haven. Applicant: James Paley.
6. **21-31-V. 83-85 Butler Street.** Variances to permit a rear yard of 18ft 8in where 25 is required, a front yard of 14ft 2in where 17ft is required, a building wall height of 29ft 6in where a maximum of 15ft 8in is allowed, to allow for a projection to be located more than 5ft within the required front yard, and to allow for the construction of 2 dwelling units where 1 is permitted on a non-conforming lot. Zone: RM-1. Owner: Neighborhood Housing Services of New Haven. Applicant: James Paley.
7. **21-32-V. 370 James Street.** Use Variance to permit a Health Care Clinic and/or Health Practitioners Office. Zone: IL. Owner/Applicant: James Street, LLC.
8. **21-34-V. 260 West Hazel Street.** Variances to allow for a building wall height of 29ft 6in where a maximum of 17ft 2in is permitted, to allow for a projection to be located more than 5ft within the required front yard, and to allow for the construction of 2 dwelling units where 1 is permitted on a non-conforming lot. Zone: RM-2. Owner: Neighborhood Housing Services of New Haven. Applicant: James Paley.
9. **21-35-V. 101 College Street.** Variance to allow for a sidewalk width of 13.75ft and 14.6ft where a minimum of 15ft of unobstructed land between the outer face of a building wall and the street curb is required. Zone: BD-3. Owner: City of New Haven. Applicant: Adam Winstanley.
10. **21-36-V, 21-37-S. 28 Stevens Street.** Variance to allow for 672sf of gross floor area per dwelling unit where 1,000sf is required and Special Exception to allow for 0 off-street parking spaces where 1 is required for an additional dwelling unit in an existing single-family structure. Zone: RM-2. Owner: Poindexter FS LLC. Applicant: Nateysha Poindexter.
11. **21-38-S. 130 Amity Road.** Special Exception to allow for a Beer and Wine Liquor License at an existing restaurant. Zone: BA. Owner: Wellmakara LLC. Applicant: Xiao Zheng.
12. **21-39-V. 115 Cove Street.** Variance to allow for a front yard of 4ft where 25ft is required and to allow for a projection to within 4ft of the property line where a minimum of 8.3ft is permitted, a

side yard of 3ft where 8ft is required and to allow for a projection to be located within 3ft of the property line where a minimum of 5ft is permitted. Zone: RS-2. Owner: Amedeo Rapuano.

13. **21-40-V. 33 Bishop Street/17 Hines Place.** Variance to permit a lot area of 3,570sf where a minimum of 5,400sf is required to subdivide an existing lot. Zone: RM-2. Owner/Applicant: Joel LaChance.
14. **21-41-V. 47 Stanley Street.** Variance to permit 1,855.2sf of lot area per dwelling unit where 2,000sf is required to allow for 2 additional dwelling units where 3 currently exist. Zone: RM-2. Owner: Fortley LLC. Applicant: Benjamin Trachten.
15. **21-42-V. 434 George Street.** Variance to permit 523sf of gross floor area per dwelling unit where 1,000sf is required to allow for an additional dwelling unit in an existing structure. Zone: BA. Owner: Saturn Properties LLC. Applicant: Benjamin Trachten.
16. **21-43-V. 25 Lynwood Place.** Variances to permit 671.76sf of gross floor area per dwelling unit where 1,000sf is required and to allow for 0sf of usable open space where 125sf is required for an additional dwelling unit in an existing structure. Zone: RH-2. Owner: Saturn Properties. Applicant: Benjamin Trachten.
17. **21-44-V. 113 Canner Street.** Variances to allow a front yard of 9ft where 16ft is required, a side yard of 8ft where 12ft is required, and a building wall height of 24ft 9in where 16ft is permitted. Zone: RM-1. Owner: Frank & Jean Gallinelli. Applicant: Stuart Lathers.
18. **21-45-V, 21-46-S. 234 Howard Avenue.** Variance to allow for 855sf per dwelling unit where 1,000sf is required and a Special Exception to allow for 0 parking spaces where 2 is required to allow for two additional dwelling units where 4 currently exist. Zone: RM-1. Owner/Applicant: Julie Avergun.
19. **21-47-V. 129 Amity Road.** Use Variance to allow for a self-storage facility. Zone: BA. Owner: 129 Amity Road, LLC. Applicant: James Segaloff.

Continued Public Hearings

20. **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.

Referral Reports from City Plan Commission

21. **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.
22. **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.

New Business

23. **Approval of Minutes**
24. **Executive Session.** Discussion of recent developments in ongoing litigation in which the Board is a party—Julio Carmona v. Board of Zoning Appeals of the City of New Haven, et al., Docket No. NNH-CV-19-6095112-S, New Haven Superior Court.

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