



NEW HAVEN CITY BOARD OF ZONING APPEALS
165 CHURCH STREET, NEW HAVEN, CT 06510
TEL (203) 946-6378 FAX (203) 946-7815

CITY OF NEW HAVEN
BOARD OF ZONING APPEALS
AGENDA

A regular meeting of the Board of Zoning Appeals will be held on **Wednesday, September 29, 2021 at 6:30pm** via ZOOM at which time and place the Board shall consider the following:

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

Password: Planning2

Item 1. Roll Call

(Attendance)

Item 2. Certificate of Approval of Location

- 2.1 **21-67-CAL. 267 Kimberly Avenue** (MBLU: 268 0017 00700). Certificate of Approval of Location from Dealers and Repairers License to Limited Repair License. Owner/Applicant: Benny Amarone. Zone: IL Zone.

Item 3. Continued Public Hearing

- 3.1 **21-63-V. 161 Whalley Avenue** (MBLU: 295 0301 03900). Variance to permit 3 dwelling units where a minimum of 11 dwelling units are required. Zone: CGD. Owner: Karadeniz LLC. Applicant: Benjamin Trachten.

Item 4. Public Hearing

- 4.1 **21-74-S. 22 Richard Street** (MBLU: 166 0721 00500). Special Exception to convert an existing church into 10 residential units. Owner: St. Rose RC Church. Applicant: Ben Trachten. Zone: RM-1.
- 4.2 **21-75-S. 190 River Street** (MBLU: 175 0608 00201). Special Exception for Manufacturing of Beer. Owner: City of New Haven. Applicant: John Edward Kraszewski Jr. Zone: IL
- 4.3 **21-73-V. 244 Maple Street** (MBLU: 352 1107 00200). Variance to allow building coverage of 31% where a maximum of 30% is permitted for a building addition. Owner /Applicant: Richard Turlington. Zone:RS-1.
- 4.4 **21-74-V. 245 Munson Street** (MBLU: 284 0392 00400). Variance to allow a side yard of 1ft where 8ft are required (east side) and side wall heights of 20ft. where a maximum of 2ft. (east side) and 18ft (west side) are permitted for a single family dwelling. Owner/Applicant: Beulah Land Development Corp. Zone: RM-2

- 4.5 **21-75-V. 251 West Hazel Street** (MBLU: 324 0468 02800). Variance to allow two family dwelling to replace an existing single family structure on a 4,975sf lot where 5,400sf are required and a building height of 29ft 7in where a maximum of 28 ft is permitted for the west elevation of the structure. Owner: Conncorp Housing LLC. Applicant: Paul A. McCraven Zone:RM-2.
- 4.6 **21-76-S. 1500 Whalley Avenue** (MBLU: 429 1173 00800) Special Exception for a drive thru restaurant located within 250ft from a residential use. Owner: Carmines Whalley Avenue Realty. Applicant: Inspired by Opportunity, LLC. Zone: BA.
- 4.7 **21 -77-S. 742 Chapel Street; 754 Chapel Street; 756 Chapel Street; 760 Chapel Street; 294 State Street; 300 State Street; 310 State Street** (MBLU: 240 0236 01500; 240 0236 01400; 240 0236 01300; 240 0236 01200; 240 0236 01600; 240 0236 01700; 240 0236 01201). Special Exception to allow 3 on-site parking spaces where 36 spaces are required and 1 on-site loading space where 2 spaces are required for 79 dwelling units. Owner/Applicant: BC Chapel Street, LLC. Zone: BD-1.
- 4.8 **21-76-V. 1651 State Street** (MBLU: 175 0608 02100). Variance to permit a dwelling unit of 768sf where a minimum of 1000sf is required. Owner/Applicant: Reichman Brodie Real Estate, LLC. Zone: BA.
- 4.9 **21-77-V. 79 Woolsey Street** (MBLU: 173 0746 01000). Variances to permit a side yard of 1ft 1inch where 5ft are required and building coverage of 38% where a maximum of 30% is allowed for an accessory building expansion. Owner/Applicant Noel Rivera. Zone: RM-2.
- 4.10 **21-78-V; 21-78-S. 21 Harrington Avenue** (MBLU: 056 0943 01501). Variances to permit 3,339.6sf per dwelling unit where 3,500sf is required. Special exception for parking where 1 parking space is required for an additional dwelling unit. Owner/Applicant Elien Olmos. Zone: RM-1.

Item 5. Minutes

- 5.1 Approval of Special Meeting Minutes- 8/10/2021

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:

The City of New Haven does not discriminate on the basis of disability or language in admission to, access to, or operations of programs, services, or activities. Individuals who need an accommodation, publications in alternate formats/languages or who need auxiliary aids for effective communication in programs and services of the City of New Haven can make such requests by calling (203) 946-7833, or TTY (203)946-8582. Individuals who require language interpretation services, please contact William Long at wlong@newhavenct.gov

1. Click this link:

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2. Or dial in by phone:

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