



CITY OF WEST HAVEN, CONNECTICUT

ZONING BOARD OF APPEALS

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AGENDA

The West Haven Zoning Board of Appeals will hold a Public Hearing and Regular Meeting on Wednesday January 20, 2016 in the Harriet North Room, Second Floor, City Hall, 355 Main Street, West Haven, CT at 7:15 P.M. to consider the following:

CALL TO ORDER

PLEDGE OF ALLEGEANCE

ROLL CALL

MINUTES OF REGULAR MEETING OF November 18, 2015

Continued:

New:

- 1. 148 Arlington Street: An application to allow a 12'x 30' addition and a 12' x 30' deck in an R-2 Zone (Single Family Detached Residence) the Variance is for a side yard setback of 12' where 15' is required and 3' will exist. Under Article 2, Section 11, table 11.1, and section 90 and 92, of the City of West Haven Zoning Regulations. Applicant/Owner: Barry Ganter File #16-071V**
- 2. 45 Grove Place: To Keep (3) Chickens in a family house Located in a R2 Zone (Residential Zone) asking for a rear yard variance of 21.8' and 21.7' feet where 25 feet is required and 3.2 and 3.3 feet will exist, a side yard variance of 21.6, where 25 is required and 3.4' will exist, a dwelling setback (neighbor to the West) of 33.3' where 100' is required and 66.7' will exist, and a dwelling setback of 49.8' (neighbor to the East) where 100' is required and 50.2' will exist, and a 65.2 variance where 100' is required and 34.8' will exist from the owners dwelling. Under Article 3 section 46.1.2 & 46.1.4 of the City of West Haven Zoning Regulations. Applicant/ Owner: Laura Lombardi File # 16-073 V**
- 3. 130 Gilbert Street: The Applicant would like to make a three family house into a legal three family house. There was never an application approved through the commission. He brought the house as a three family. The applicant has requested a variance for the minimum Sq. Ft. They are asking for a 23,647.88 variance, where 38,000 Sq. Ft is required and 14,352.12 exist in the R-3 (One-two-three family Residence) Section 90, 92 Article 12, and table 12.1 under The City of West Haven Zoning Regulations. Owner/ Applicant: Gaetano & George Tammaro File #16- 72 V**
- 4. 191 Jaffrey Street: The Applicant is seeking two front yard variances. The parcel is a corner lot that has two front yards. On Jaffrey Street a variance for 4.5' where 20'**

is required and 15.8' will exist. On Bedford Street a front yard variance on the west side of 17.1' and the east side 17' where 20' is required and 2.9' and 3.0' will exist In a R-2 Zone (Single family detached residence) Section 90, 92, Article 12 table 11.1 and Section 10.4.2 under The City of West Haven Zoning Regulations. Owner/ Applicant: Ana H. Ortiz File #16-074 V

5. **336 Platt Avenue:** An application to move the original deck stair from the side, to come directly forward. This will need a variance for the front yard setback. A request for a 5.4' variance where 30' is required and 24.6' will exist in an R-2 Zone (Single family detached residence) Section 90, 92, Article 12 table 11.1 under The City of West Haven Zoning Regulations. Owner/ Applicant: Humberto Adrian File #16-075 V

6. **354 Sawmill Road:** Aspen Dental is requesting a variance to increase the number of signs allowed from (2) to (3), adding a small set of 33" channel letters at their side elevation, having visibility to the I- 95 off-ramp. Owner: under article 6 section 65.7.4 and 67.4 of the City of West Haven Zoning Regulations Owner: West Haven-LIR, LLC/ Applicant: Bryan Vassar- Archer Signs File # 16-076 V

John Clifford
Chairman