



CITY OF WEST HAVEN, CONNECTICUT

ZONING BOARD OF APPEALS

City Hall | 355 Main Street | First Floor West Haven, Connecticut 06516-0312
Phone 203.937.3580 Fax 203.937.3742



AGENDA

The West Haven Zoning Board of Appeals will hold a Public Hearing and Regular Meeting on Wednesday February 17, 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 January 20, 2016

Continued:

1. **191 Jaffrey Street:** The Applicant is seeking a variances for a deck. The parcel is a corner lot that has two front yards. On Jaffrey Street a variance for 4.4' where 20' is required and 15.8' will exist. On Bedford Street a front yard variance for 17.3' where 20' is required and 2.9' 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

New:

1. **87 Lake Street:** A variance is requested for a 1,185 Sq. Ft. addition which includes a handicap bedroom, bathroom and a handicap ramp which will exit into the additional breezeway and garage. On the addition second floor, a Master Bedroom and Master bathroom will be added. The variance request is for the maximum building coverage of 23.4% where 20% is required, a maximum Lot coverage of 34.5% where 30% is required, and a front yard variance of 15.3' where 30' is required and 14.7' will exist. Located in an R-2 (Single Family Detached Residence) Article 2, 90, 91 and 12, section 11 of the City of West Haven Zoning Regulations. Owner/ Applicant: Jennifer and Sandra Joyce File # 077-16 V
2. **87 Lake Street:** Special Use Exception is requested for a 1,185 Sq. Ft. addition which includes, a handicap bedroom, bathroom and a handicap ramp which will exit into the additional breezeway and garage. On the additions second floor, a Master Bedroom and Master bathroom will be added. This will allow the families mother to move in with them. Located in an R-2 (Single Family Detached Residence) Article 2, 90, 91 and 12, section 11 of the City of West Haven Zoning Regulations. Owner/ Applicant: Jennifer and Sandra Joyce File # 078-16 SU
3. **420 Island Lane:** a variance for Warehouse parking requirement of 75 spaces are required and 59 will be provided. A front yard variance of 25' where 50' is required

and 25' will exist and Landscape islands within each row of 12 or more parking spaces where 6 is required and 0 will be provided. Located in the (LM) Light Manufacturing Zone under section 62.1, 25.1, and 60.24.3 of the City of West Haven Zoning Regulations. Applicant/Owner Threegen Associates, LLC. File # 079-16 V

4. **105 West Prospect Street:** A Special Use Exception for a Woman Survival Rooming and Boarding Residential Treatment Program for Veteran's and Woman. In a R-3 (One- two- Three Family Residence) under Article 2 section 11 and Article 91 of the City of West Haven Zoning Regulations. Owner/Applicant Yolanda Dubose File # 080-16 SU.
5. **67 Phillips Terrace:** The owner is asking to put two additions, a bedroom and Dining room onto their home. A variance for the Bedroom (Building #1) a side yard variance of 10'9" where 15' is required and 4'3" will exist, a rear yard variance of 11'7" where 30' is required and 18'5" will exist. The dining room (Building #2) a side yard variance for 2'8" where 15' is required and 12'4" will exist a rear yard variance of 6" where 30' is required and 29'6" will exist, a building coverage variance of 7.5% where 20% is required and 12.5 will exist, a lot coverage variance of 1.5% Where 35% is required and 33.5% will exist. Under Article 2 section 11, Article 11 section 90 and Article 12. Of the City of West Haven Zoning Regulations: Applicant/Owner: Angelo & Cynthia Messina File #081-16V

Chairman
John Clifford