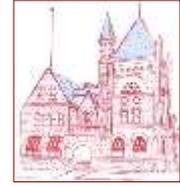




CITY OF WEST HAVEN, CONNECTICUT

ZONING BOARD OF APPEALS



City Hall | 355 Main Street | First Floor West Haven, Connecticut 06516-0312
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AGENDA

The West Haven Zoning Board of Appeals will hold a Public Hearing and Regular Meeting on Wednesday April 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 March 16, 2016

(Continued from March 20, 2016)

- 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 breezway 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 breezway 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**

New:

251 Washington Ave: The applicant is seeking a front yard variance of 11.1 where 25 ft is required and 13.9' is proposed. The applicant is changing the porch into living space. Also a 8.9' ft variance for a front stoop where 17' is required and 8.1' will exist. Owner /Applicant: William and Susan Burr File # 082-16

1131 Campbell Ave.: The Bank of America is requesting multiple approvals to construct a walk-up ATM within the legal non conforming Railroad Salvage parking lot.

- 1. An increase maximum impervious coverage by 230 SF. from the existing 44.60% to 44.64% where 15% is required.**
- 2. Increase maximum lot coverage by 230 SF. from the existing 70.4% to 70.9% where 40% is required.**
- 3. A reduction in open space of 1% or 230 SF. where 29.6% exist and 28.6% is proposed and 60% is required.**
- 4. A variance for 4 signs where 1 is permitted.**
- 5. A decrease of 1 parking space where 629 spaces are required 365 spaces exist and 364 spaces are proposed.**

**Under table 36.1, 67.1 and 60.13 under the City of West Haven Zoning Regulation.
Owner: Vine Properties LLC/ Applicant: Bank of America, National Association.
File #083-16**

**Chairman
John Clifford**