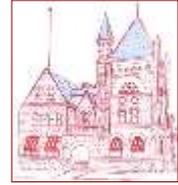




CITY OF WEST HAVEN, CONNECTICUT

ZONING BOARD OF APPEALS

City Hall | 355 Main Street | First Floor West Haven, Connecticut 06516-0312
Phone 203.937.3580 Fax 203.937.374



REVISED AGENDA

The West Haven Zoning Board of Appeals will hold a Public Hearing and Regular Meeting on Wednesday October 19, 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 September 21, 2016

New:

24 Annawon Ave: The owner of 24 Annawon Ave. is requesting a variance for a 11'x19' carport port, in a R2 (Single Family Detached Residence) zone. A side yard variance for 7' 4" where 15' is required and 7'8" will exist and a front yard variance of 4'6" Where 30' is required and 25'6" will exist Under Article 11 Section 90, Article 12 Section 92, and article 2 Table 11.1 of the City of West Haven Zoning Regulations. Owner/ Applicant Michael Scanlon File #088-16V

4 ALBION AVENUE: The Applicant is requesting a Special Use Exception to continue the use as an accessory apartment following the sale of this property. The New Owner must within thirty (30) days of the sale furnish and affidavit upon approval of the Zoning Board of Appeals. Under section 42 .3.7 of the City of West Haven Zoning regulations. Owner: Maryann Romano/ Applicant: Sharon Ruiz File #101-16 SU

461 Derby Avenue: The Applicant is seeking a variance for the following Items to operate a used car dealership on a preexisting nonconforming lot:

1. A 100' variance of distance restrictions prohibiting automotive uses if the premises are within a radius of one hundred(100) feet of any lot(on the same street face) located within a Residential District, where 479 Derby Avenue, West Haven, Connecticut (residential property) is located within a (0') foot radius. 44.4(2)
2. A variance of 1.78 Acre where the minimum lot area of Two (2) Acres is required and .22 Acres will exist. 44.1 (A)
3. A variance of one hundred five (105') feet Minimum lot frontage where Two Hundred (200) is required and Ninety Five (95) feet will exist. 44.1(B)
4. A variance of One Hundred feet Minimum lot depth where Two Hundred (200) feet is required and One Hundred (100) feet will exist.44.1(C)
5. A variance of landscape buffers:

- a. A 5' (five) front yard variance, where 5' is required and 0' feet will exist.
- b. A 15' (fifteen) side yard variance, where 15' is required and 0' will exist.
- c. A 15' (fifteen) rear yard variance, where 15' is required and 0' will exist.

In Section 44.4 (2) ,44.1 A,B,C,D, of the City of West Haven Zoning Regulations. Owner Kirsten Gebbia/ Applicant SKF Automotive, Inc. File # 100-16 V

POCD Public Workshop – Thursday, October 27, 2016 at 7:00 PM

-The Steering Committee for the Update to the City's Plan of Conservation and Development invites all Boards and Commissions to participate in a public workshop on 10/27/16 at 7:00 PM in the Savin Rock Conference Center to react to various concept plans for the future of the City.

John Clifford Chairman