



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 18, 2017 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 November 16, 2016

New:

19 Cottage Street: The Applicant is requesting variances to change the use of the porch into living space and add a 14'x12' rear deck. A Southerly side yard variance of 7.1' where 15' is required and 7.9' exist and a front yard variance of 17' where 25' is required and 8' exist. Also a 14'x12' deck side yard variance of 3.5' where 10' is required and 6.5' will exist. In a R3 One-Two-Three Family Residence under Article 2, Section 12.1 and 10.4.2.c, 92 and 90, of the City Of West Haven Zoning Regulations Section 42, Owner/Applicant: Juan Paladines File #104-17 V

19 Simos Lane: The Applicant is requesting a Special Use Exception to continue the use as an accessory apartment. Under section 42 .3.7 of the City of West Haven Zoning Regulations. Owner /Applicant Fiorina Pellino File #107-17 SU

132 Taft Avenue and 136 Taft Avenue: The application proposes the paving and striping of forty-four (44) parking spaces to serve the approved "The Atwood" project on abutting properties not required for approval

- 1) A variance of section 60.24.1 for perimeter screening strip width of 5' along the southerly property line of the parking lot where 5' is required and 0' will exist
- 2) Relief from section 60.24.3 landscape islands to allow 1 row of 12 spaces without an island.

In The RCPD (Planned Residential Commercial) district of the City of West Haven Zoning Regulations. Owner/Applicant Forest Manor, LLC 132 Taft Avenue; Forest Manor, LLC: Authorized agent for Owner Robert A. and Paula Augliera File # 106-17 V

53 and 67 Rodney Street: The City proposes a lot line adjustment for two existing single family, City-owned lots. The City is requesting variances of the requirements of Section 47.2.2 (Vacant Lots) of the City of West Haven Zoning Regulations.

1. A variance of 7% for proposed lot area to allow a lot that is at least the same size as 68% of the lots in that block where 75% is required
2. A 18% variance of street frontage where 75% is required and 57% will exist.

In the R3 (One-two-Three Family Residence) district of the City of West Haven Zoning Regulations. Owner/Applicant City of West Haven File # 105-17 V

John Clifford Chairman