



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 February 20, 2019 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 ALLEGIANCE
ROLL CALL
MINUTES OF REGULAR MEETING January 16, 2019

CONTINUED:

15 Gilbert Street: A variance requested to allow construction of a 19.6' x 18.6' shed. The applicant requests a front yard variance of 20' where 25' is required and 5' will exist and building coverage of 23.3% where 20% is allowed. Located in a R3 (One-Two-Three Family residence) under article 90,92, and section 12.1 of the City of West Haven Zoning Regulations.
Owner/Applicant: Jaime Aucapina File #003-19 V

New

21 Lee Street: Variances are requested to allow construction of a single family homes on a vacant lots that is the same general size as 44% of the lots, 56% of frontage and 56% of lot depth on the block in which it is located, where 75% is required in a R3 (One-Two-three Family Residence) district. Under section 47.2 and 90.3 of the City of West Haven Zoning Regulations
Owner/ Applicant John Pereira File #006-19 V

15 Washington Manner Ave: The owner is asking for a side yard variance of 4' where 10' is required and 6' will exist to construct a 8' x 14' deck in a R3 (One-Two-three Family Residence) district. Under section 12.1 of the City of West Haven Zoning Regulations. Owner Neera Dahl / Applicant Tonin Kimca File # 004-19 V

55 Gilbert Street aka 55-57 Gilbert Street: The applicant seeks to replace a 48' x26' four family to a 55'x 33' four family home that was destroyed by fire. The multi family house will be reduced in height to a two story building.

1. A front yard variance along North Place where 25' is required, 5.3' was provided and 2.1' will exist

2. A front yard variance along Gilbert Street where 25' is required 13.6' was provided and 13.4' will exist
3. A side yard variance where 15' is required 7.7' was provided and 5' will exist.
4. Building coverage where 20% is allowed, 38.8% was provided 45.9% will exist
5. Lot coverage where 40% is allowed, 49.7% was provided and 47.9% will exist

In an R3 (One-Two-Three Family Residence) district under section 12.1, 90, and 82 of the City of West Haven Zoning Regulations: Owner/Applicant 55 Gilbert Street LLC. file #005-19 V

Staff Reports : Election of Officers

Illegal 2 and 3 family residence

John Clifford Chairman