



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 March 15, 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 February 15, 2017

Continued:

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

New:

81 Main Street: The applicant is seeking side yard variances to build a wrap-around porch to bringing it to its original historical state. An Easterly side yard of 25' where 34' is required and 9' will exist. A westerly side yard of 24' where 34' is required and 10' will exist. In a R4 Multi Family Residence under Article 2, Table 12.1, and section 10.4.2.c, Article 90 and Article 92, of the City Of West Haven Zoning Regulations. Owner/Applicant: Mary Ann Starkes File # 108-17 V

47 Railroad Avenue: A variance request to construct a 4,990 sf. addition, to the west side of the existing building. A Rear yard variance of 29.9' where 50' is required and 20.1 will exist, a side yard variance of 9.6' where 30' is required and 20.4' will exist and building coverage of 14.2% where 35% is allowed and 49.2% will exist. A variance for parking requirements where 13 spaces are present 31 is required and 21 spaces will exist In a LM (Light Manufacturing district), Under Article 2 Section 25 table 25.1, table 62.1, Article 90 and 92, of the City of West Haven Zoning Regulation. Owner: TNT Realty / Applicant: Thomas Capobianco d/b/a/ HAFCO File # 112-17 V

19 Laurel Place: The applicant is requesting a variance for a 6' high fence in the front yard where 4' is allowed. The fence will start twenty (20) feet of the corners visibility triangle. Also a lot coverage variance of 29.7% where 35% is required and 64.7% will exist. In a R2 (Single Family Detached Residence) Under Article 2 table 11.1, and section 10.4.3 of the City of West Haven Zoning Regulations Owner: Mousan Nesheiwat/ Applicant: Peter Perfetto File # 109-17 V

8 Koury Court: The applicant is seeking a multiple variances of section 82.3, Degree of Non Compliance, to replace an existing, non-complying single family residential structure with a new single family residential structure that will 1.) Be located within 7.4 feet of the west side lot line, where 7.5 feet is allowed and 7.2 feet exists 2.) Be located within 5.1 feet of the East side lot line where 7.5 feet is allowed and 4.9' exists and 3.) the length of the proposed building will be located within the side yard for 47% of the length of the adjacent boundary line, where 30% is allowed and 43% exists in the R2(Single Family Detached Residence) of the City of West Haven Zoning Regulation. Owner: Elizabeth Vieira Applicant Yue- Zhong Shu File # 110-17 V and File # 111-17 CAM

111 Baker Street: A variance to rebuild an existing 3 season porch and an additional 2' x 15' Addition. The applicant is asking for a relief of 2.6% for building coverage where 35% is required and 37.6% will exist. In a R2 (single Family Detached Residence) district, under Article 2 Section 11.1, Article 90 and 92 of the City of West Haven Zoning Regulation. Owner/Applicant Harold Bellmore File #113-17 V

John Clifford Chairman