



# 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 August 15, 2018 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 June 20, 2018 and July 17, 2018 Special Meeting

#### New:

**165 Union Avenue:** The Applicant is asking to construct a 24' x 22' addition to the existing house. A request for a side yard variance of 12' where 15' is required and 3' will exist in a R3 (One –Two- Three Family Residence) district under section 90, 92 and table 12.1 of the City of West Haven Zoning regulations Owner / Applicant Stephen Michel File # 030-18 V

**3 Hemingway Place:** the applicant is requesting a new variance from an already approved variance, to completely remove and replace a 52'0" x 24'7" house out of the Flood plains. A variance request of:

1. A front yard variance of 26.8' where 30' is required and 3.2' will exist.
2. A rear yard variance of 20.4' where 30' is required and 9.6' will exist.
3. A 10% building coverage variance where 20% max. is allowed and 30% will exist.
4. A 4.8% impervious coverage variance where 15% Max. is allowed and 19.8% will exist.
5. A 17.5% lot coverage variance where 35% max. is allowed and 52.5% will exist.
6. A 47.5% open space variance where 65% min. is allowed and 17.5% will exist.

The property is located In a R2 (Single Family Detached Residence) district under Article 2, section 11'table 11.1, section 90 and 92 of the City of West Haven Zoning Regulations. Owner: George Billis Applicant: Frederick Johnson File # 31-18 V

**7 Prindle Road:** The applicant is asking to make an accessory Apartment for his family members to live while they visit. The owner is aware that *This Special Use Exception use shall not run with the land, but shall be personal to the current owner, shall expire upon the transfer of title or possession of the property, and shall continue to exist only so long as the Grantee utilizes the property in the manner and under the conditions as contained in this Grant of Special Use Exception.*” In making its decision on any application for a Special Use Exception, the **Zoning Board of Appeals** shall make a determination as to

1. The impact of the proposed use to the surrounding neighborhood and properties, including the impact of the property values of the adjoining lots;
2. The impact of the proposed use on the health, safety, and welfare of the community, specifically the adjoining neighborhoods;
3. The impact of any potential traffic to be generated by the proposed use where appropriate;
4. The appropriateness of any such proposed use when located on a minor (local) street and adequacy of an on-site reservoir and/or parking space(s) to avoid traffic congestion;
5. The conformity of the petition with the specific guidelines, control and standards for the Special Use Exception being requested as same are set forth in the specific zoning district regulations;

The **Zoning Board of Appeals** may only grant **special use exceptions** for **uses** listed. The property is in a R-1 district which fits with the special use exception. In a R1 (single Family Detached Residence) district under section 91 of the City of West Haven Zoning Regulations. Owner / Applicant Farhat Abbas File # 32-18 SU

**John Clifford Chairman**