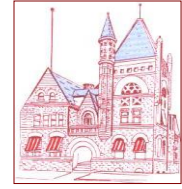




CITY OF WEST HAVEN, CONNECTICUT



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AGENDA

The West Haven Zoning Board of Appeals will hold a Public Hearing and Regular Meeting on Wednesday, **September 16, 2020 at Cielo Banquet (aka West Haven Italian American Club), 85 Chase Lane , West Haven, CT at 7:15 P.M.**

CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL
MINUTES OF REGULAR MEETING February 19, 2020

Continued:

54 Morris Street: To permit a side yard of 1.3' and a rear yard of 5.0' where 6' is required to reconstruct a 24 x 28 nonconforming garage, in a R2 (single family detached residence) district under Article 2 section 10.4 of the City of West Haven Zoning Regulations Owner/Applicant Peter Hall File # 006-20 V

New:

47 Wharton Street: A variance to change an existing deck into living space. A westerly side yard to permit 3' where 15 feet is required and an easterly side yard to permit 11' where 15' is required, in a R3 (One-Two-Three Family Residence) district under Article 2 section 11 of the City of West Haven Zoning Regulations Owner/Applicant Ronald and Sarah Luciano File #009-20V

67 David Street: A request for a waiver of Section 51.1, sidewalks under the Zoning Regulations in a R2 (single family detached residence) district: Owner Yusaf Avci/ Applicant CCV LLC File # 011-20 V

46 Honor Road A variance to construct a single family home on a vacant lot that is the same general size as 41% of the area lots where 75% is required and 41% of the area frontage where 75% is required, located in a R2 (Single Family Detached Residence) district, under Section 47.2 of the City of West Haven Zoning Regulations. Owner /Applicant: Country Hill Development LLC File # 012-20 V

175-177 Rockdale Road : A variance to construct a single family home on a vacant lot that is the same general size as 45% of the area lots where 75% is required and 54% of the area frontage where 75% is required, located in a R2 (Single Family Detached Residence) district, under

Section 47.2 of the City of West Haven Zoning Regulations. Owner/Applicant Andres Bernal-Ruiz File # 014-20 V

25 Barbara Street: a current parcel that houses 3 units, two in the existing two-family residence and one over a detached garage. The applicant wants to remove the garage and add the third unit into the existing residence making a three family home. To permit 13,491 sq ft. lot area where 38,000 sq ft is required for lot area. A Front-yard variance to permit 20.2 ft where 25 ft. is required and To permit a maximum lot coverage of 42.3% where 40% is required. under Table 12.1 of the City of West Haven Zoning Regulation in the R3 (One-Two-Three family Residence) district. Owner/Applicant AR Housing, LLC. File #015-20 V

87 Grove Place: An application to build a 8x11' deck . to permit 7.5' ft where 10' ft is required. In the R2 (Single Family Detached Residence) district under table 11.1 of the City of West Haven Zoning Regulation. Owner Danita Beckman/ Applicant Christopher Paquette File # 020-20

49 Third Avenue Extension : A side yard variance to permit 8' where 15' is required to add an 8.7 x 23.9 addition and permit 8' where 10' is required to build a 9x10 deck. In the R2 (Single Family Detached Residence) district under table 11.1 of the City of West Haven Zoning Regulation. Owner / Applicant Wilmer Vinicio Urgiles-Castillo File # 021-20

3 Winslow drive: The applicant request a rear yard variance of 8' where 20' is required to replace a 10' x 8' deck to a 24' x 14' In the R2 (Single Family Detached Residence) district under table 11.1 of the City of West Haven Zoning Regulation. Owner Jeanne Rolton: Applicant Andrew Winters and Jeanne Rolston File # 019-20

Please arrive early for Covid 19 Screening . Mask are required to enter into the building. Hand sanitizer will be available at the front entrance and sanitized wipes will be located at the podium. All will be escorted to assign seats which will be an accepted social distance (6'). The City is adhering to the CDC Guidelines.

John Clifford
Zoning Board of Appeals