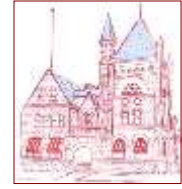




CITY OF WEST HAVEN, CONNECTICUT

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 October 17, 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 September 19, 2018

New:

107 Meloy Road: A request from the applicant for an assessor apartment with handicap accessibility. 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*

The **Zoning Board of Appeals** may only grant **special use exceptions** for **uses** listed. The property is in an R-2 (Single Family Detached Residence) district which is allowed for a special use exception, under section 91 and 92 of the City of West Haven Zoning Regulations. Owner / Applicant Mary Jane Roy: File # 037-18 SU

175 First Avenue: The applicant request a front yard variance of 21' where 25' is required and 4' will exist to build a 20'x 22' garage on a corner lot, In an R3 (One-Two-Three Family Residence) district, under Section 12, table 12.1 of the City of West Haven Zoning regulations. Owner/ Applicant: Brenda Anziano and Jacob Bogner File # 038-18 V

965-967 First Avenue: A variance of section 60.26.1 where a bypass lane is required for a drive thru facility. The Planning and Zoning Commission is requiring the applicant to remove a portion of the drive thru because it is encroaching on City property. In an RCPD (Planned Residential Commercial) district, also under section 90 and 92 Of the City of west Haven Zoning Regulations, Owner: Pacheco, LLC / Applicant: Brian Evanich File # 039-18 V

70 Hawthorne Street: The applicant requests several variances for a 14' x 16' one story addition, placed in the rear of the pre-existing non-conforming lot.

1. A Westerly variance of 9.8 where 15' is required and 5.2' will exist.
2. An Easterly variance of 5.3' where 15' is required and 9.7' will exist.
3. An open space variance of 4.8% where 65 % is required and 60.2% will exist.
4. And lot coverage of 5.9 % where 35% is allowed and 29.1% will exist

The property is located in an R2 (Single Family Detached Resident) district, under Section 11 table 11.1, 90 and 92 of the City of West Haven Zoning Regulations. Owner/ Applicant: Sharon McCreven: File # 040-18 V

261 Platt Avenue: A variance waiver of section 50.3 to give relief to the Applicant, so no sidewalks need to be constructed. In the NB (Neighborhood Business) district Under Article 4 Section 50.5, 90 and 92 of the City of West Haven Zoning Regulation. Owner/ Applicant United Petroleum, LLC. File #140-18 V

John Clifford Chairman