

The West Haven Zoning Board of Appeals held a Regular Meeting following the Public Hearing on Wednesday January 20, 2016 in the Harriet North Room, Second Floor, City Hall, 355 Main Street, West Haven, CT at 7:15 P.M.

PRESENT: Commissioners Clifford, Wise, Porto, Greenberg, Russo, DeLeo, Leper, ZEO Conniff, Corporation Counsel Amendola, Assistant Corporation Counsel Bergamo and Planning and Development Commissioner Riccio.

**148 Arlington Street:** An application to allow a 12'x 30' addition and a 12' x 30' deck in an R-2 Zone (Single Family Detached Residence) the Variance is for a side yard setback of 12' where 15' is required and 3' will exist. Under Article 2, Section 11, table 11.1, and section 90 and 92, of the City of West Haven Zoning Regulations. Applicant/Owner: Barry Ganter File #16-071.

Commissioner Russo made a motion to approve File #16-071 with the condition that a building permit is applied for and a certificate of decision is filed within 65 days, seconded by Commissioner Porto. Roll call was called. File #16-071 approved with conditions 5 – 0.

**45 Grove Place:** To Keep (3) Chickens in a family house Located in a R2 Zone (Residential Zone) asking for a rear yard variance of 21.8' and 21.7' feet where 25 feet is required and 3.2 and 3.3 feet will exist, a side yard variance of 21.6, where 25 is required and 3.4' will exist, a dwelling setback (neighbor to the West) of 33.3' where 100' is required and 66.7' will exist, and a dwelling setback of 49.8' (neighbor to the East) where 100' is required and 50.2' will exist, and a 65.2 variance where 100' is required and 34.8' will exist from the owners dwelling. Under Article 3 section 46.1.2 & 46.1.4 of the City of West Haven Zoning Regulations. Applicant/ Owner: Laura Lombardi File # 16-073 V.

Commissioner Wise made a motion to approve File #16-073V with the conditions that there be no more than the three existing chickens and will not be replaced when no longer living, seconded by Commissioner Porto. Commissioners agreed that the regulation is outdated and ask staff to take a look at revising this regulation. They also agreed that they are considered as pets and there is no limit on dogs, cats, etc. Roll call was called. File #16-073V approved with conditions 5 – 0.

**130 Gilbert Street** - applicant has requested a variance for the minimum Sq. Ft. They are asking for a 23,647.88 variance, where 38,000 Sq. Ft is required and

14,352.12 exist in the R-3 (One-two-three family Residence) Section 90, 92 Article 12, and table 12.1 under The City of West Haven Zoning Regulations. Owner/Applicant: Gaetano & George Tammaro; File #16- 072 V.

Commissioner Wise made a motion to approve File #16-072V, seconded by Commissioner Greenberg. Commissioners agree that it is a two family and there was no hardship. Roll call was called. File #16-072 denied 5 – 0.

**336 Platt Avenue:** An application to move the original deck stair from the side, to come directly forward. This will need a variance for the front yard setback. A request for a 5.4' variance where 30' is required and 24.6' will exist in an R-2 Zone (Single family detached residence) Section 90, 92, Article 12 table 11.1 under The City of West Haven Zoning Regulations. Owner/ Applicant: Humberto Adrian; File #16-075.

Commissioner Porto made a motion to approve File #16-075, seconded by Commissioner Wise. Roll call was called. File #16-075 approved 5 – 0.

**354 Sawmill Road:** Aspen Dental is requesting a variance to increase the number of signs allowed from (2) to (3), adding a small set of 33” channel letters at their side elevation, having visibility to the I-95 off-ramp under article 6 section 65.7.4 and 67.4 of the City of West Haven Zoning Regulations; Owner: West Haven-LIR, LLC/ Applicant: Bryan Vassar- Archer Signs; File # 16-076 V.

Commissioner Greenberg made a motion to approve File #16-076V, seconded by Commissioner Russo. Commissioners feel it does not pose any esthetic issues for the neighborhood. Roll call was called. File #16-076V passed 5 – 0.

ADJOURNED: 9:10 p.m.

Commissioner Russo made a motion to adjourn, seconded by Commissioner Porto and passed.