

The West Haven Zoning Board of Appeals held a Regular Meeting following the Public Hearing on Wednesday February 17, 2016 in the Harriet North Room, Second Floor, City Hall, 355 Main Street, West Haven, CT at 7:15 P.M.

191 Jaffrey Street: The Applicant is seeking a variances for a deck. The parcel is a corner lot that has two front yards. On Jaffrey Street a variance for 4.4' where 20' is required and 15.8' will exist. On Bedford Street a front yard variance for 17.3' where 20' is required and 2.9' will exist In a R-2 Zone (Single family detached residence) Section 90, 92, Article 12 table 11.1 and Section 10.4.2 under The City of West Haven Zoning Regulations. Owner/ Applicant: Ana H. Ortiz File #16-074 V

Commissioner Wise made a motion to approve File #16-74 with the condition that deck be inspected, seconded by Commissioner Perrone. Roll call was called. File #16-074 approved with conditions 5 – 0.

420 Island Lane: a variance for Warehouse parking requirement of 75 spaces are required and 59 will be provided. A front yard variance of 25' where 50' is required and 25' will exist and Landscape islands within each row of 12 or more parking spaces where 6 is required and 0 will be provided. Located in the (LM) Light Manufacturing Zone under section 62.1, 25.1, and 60.24.3 of the City of West Haven Zoning Regulations. Applicant/Owner Threegen Associates, LLC. File # 079-16 V

Commissioner Greenberg made a motion to approve File #079-16V, seconded by Commissioner Russo. Roll call was called. File #079-16V approved 5 – 0.

67 Phillips Terrace: The owner is asking to put two additions, a bedroom and Dining room onto their home. A variance for the Bedroom (Building #1) a side yard variance of 10'9" where 15' is required and 4'3" will exist, a rear yard variance of 11'7" where 30' is required and 18'5" will exist. The dining room (Building #2) a side yard variance for 2'8" where 15' is required and 12'4" will exist a rear yard variance of 6" where 30' is required and 29'6" will exist, a building coverage variance of 7.5% where 20% is required and 12.5 will exist, a lot coverage variance of 1.5% Where 35% is required and 33.5% will exist. Under Article 2 section 11, Article 11 section 90 and Article 12. Of the City of West Haven Zoning Regulations: Applicant/Owner: Angelo & Cynthia Messina File #081-16V

Commissioner Russo made a motion to approve with conditions for an additional 224 sq. ft. lot coverage, seconded by Commissioner Perrone and passed. Roll was called. File #081-16V approved with conditions.

ADJOURNED: 9:40 P.M.

Commissioner Greenberg made a motion to adjourn, seconded by Commissioner Perrone and passed.