

The West Haven Zoning Board of Appeals held a Regular Meeting following the Public Hearing on Wednesday April 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, Perrone, Greenberg, DeLeo, Leper, Russo, and Assistant City Planner Killeen. Absent was ZEO Conniff.

87 Lake Street: A variance is requested for a 1,185 Sq. Ft. addition which includes a handicap bedroom, bathroom and a handicap ramp which will exit into the additional breezeway and garage. On the addition second floor, a Master Bedroom and Master bathroom will be added. The variance request is for the maximum building coverage of 23.4% where 20% is required, a maximum Lot coverage of 34.5% where 30% is required, and a front yard variance of 15.3' where 30' is required and 14.7' will exist. Located in an R-2 (Single Family Detached Residence) Article 2, 90, 91 and 12, section 11 of the City of West Haven Zoning Regulations. Owner/ Applicant: Jennifer and Sandra Joyce File # 077-16 V.

Commissioner Wise made a motion to approve File #077-16V with the following conditions that the breezeway not be a four season room and the kitchen amenities including cabinets, refrigerator, sink be removed when the in law apartment is no longer necessary, seconded by Commissioner Porto. Roll call was called. File #077-16V approved with conditions 5 – 0.

87 Lake Street: Special Use Exception is requested for a 1,185 Sq. Ft. addition which includes, a handicap bedroom, bathroom and a handicap ramp which will exit into the additional breezeway and garage. On the additions second floor, a Master Bedroom and Master bathroom will be added. This will allow the families mother to move in with them. Located in an R-2 (Single Family Detached Residence) Article 2, 90, 91 and 12, section 11 of the City of West Haven Zoning Regulations. Owner/ Applicant: Jennifer and Sandra Joyce File # 078-16 SU.

Commissioner Wise made a motion to approve File #078-16SU with the condition that the in law apartment must be verified each year, that the breezeway not be a four season room and the kitchen amenities including cabinets, refrigerator, sink be removed when the in law apartment is no longer necessary, seconded by Commissioner Russo. Roll call was called. File #078-16SU approved with conditions 5 – 0.

251 Washington Ave: The applicant is seeking a front yard variance of 11.1 where 25 ft is required and 13.9' is proposed. The applicant is changing the porch into

living space. Also an 8.9' ft variance for a front stoop where 17' is required and 8.1' will exist. Owner /Applicant: William and Susan Burr File # 082-16

Commissioner Porto made a motion to approve File #082-16, seconded by Commissioner Russo. Commissioners discussed the possibility of having fines when permits are not pulled for a job. File #082-16 approved 5 – 0.

1131 Campbell Ave.: The Bank of America is requesting multiple approvals to construct a walk-up ATM within the legal non conforming Railroad Salvage parking lot.

1. An increase maximum impervious coverage by 230 SF. from the existing 44.60% to 44.64% where 15% is required.
2. Increase maximum lot coverage by 230 SF. from the existing 70.4% to 70.9% where 40% is required.
3. A reduction in open space of 1% or 230 SF. where 29.6% exist and 28.6% is proposed and 60% is required.
4. A variance for 4 signs where 1 is permitted.
5. A decrease of 1 parking space where 629 spaces are required 365 spaces exist and 364 spaces are proposed, under table 36.1, 67.1 and 60.13 under the City of West Haven Zoning Regulation. Owner: Vine Properties LLC/ Applicant: Bank of America, National Association. File #083-16

Commissioner Russo made a motion to approve File #083-16 with the condition that a privacy fence be installed to prevent overflow of lights from the three poles, seconded by Commissioner Porto. File #083-16 approved. Roll call was called. File #083-16 approved 5 – 0.