

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

Present: Commissioners Wise, DeLeo, Weber, Porto, Greenberg, Corporation Counsel Amendola, Commissioner of Planning and Development Riccio, City Planner Killeen and ZEO Conniff. Absent was Commissioner Clifford.

PLEDGE OF ALLEGIENCE

MINUTES OF REGULAR MEETING: Commissioner DeLeo made a motion to approve the May 18, 2016 meeting minutes, seconded by Commissioner Porto and passed.

New: June 15, 2016

188 Orange Ave: The applicant is requesting to build a new two story addition off the existing building located in the RCPD (Planned Residential Commercial) zone. 1. A front yard variance on Taft Avenue for 46.1' where 50' is required and 3.9' will exist.

2. A side yard variance of 21.5' where 25.0' is required and 3.5 will exist.
3. A Maximum building coverage of 54.5% where 25% is required.
4. An additional parking space (1) where 15 is required and 14 will exist
5. Also one additional awning sign, on the placard front window where only two attached signs are allowed, and a total of 3 will exist.

Under Article 11 Section 90, Article 12 section 92, Table 36.1, Article 6, section 67 and Article 5 section 60 of the City of West Haven Zoning Regulations. Owner: Acerno, LLC/ Applicant: Donato Cappetta File #089-16 V

Commissioner Greenberg made a motion to approve File #089-16V, seconded by Commissioner Porto. Roll call was called. File #089-16V approved 5 – 0.

40 Grove Place: The owner of 40 Grove Place is requesting a variance for a second floor deck, staying within the lower deck footprint in a R2 (Single Family Detached Residence) zone. A front yard variance for 10' where 20' is required and 10' will exist and a side yard variance of 5' where 10' is required and 5' will exist. Under Article 11 Section 90, Article 12 Section 92, and Table

11.1 of the City of West Haven Zoning Regulations. Owner/ Applicant Raymond and Renee Luedee; File #088-16 V.

Commissioner DeLeo made a motion to approve File #088-16V, seconded by Commissioner Greenberg. Commissioner Greenberg stated a hardship was created with the change in zoning regulations. Zoning regulations were implemented in 1931. Commissioner DeLeo stated the photo shows the porch was pre-existing. Attorney Amendola stated the commission needs to determine if the entire structure was removed and if the footprint remained. If commissions agree with 82.3.1, the variance can be considered. Roll call was called. File #088-16 approved 5 – 0.

23 Haystack Rd: The Owner of 23 Haystack Rd. is requesting a variance to construct a 12’ x 14’ three season porch in a R1 (Single Family Detached Residence) zone. A side yard variance for 12’ where 20’ is required and 8’ will exist, Under Article 11 Section 90, Article 12, section 92 and Table 11.1 of the City of West Haven Zoning Regulations. Owner/ Applicant: Cortney Dorsi File # 086-16 V

Commissioner DeLeo made a motion to approve File #086-16V, seconded by Commissioner Greenberg. Roll call was called. File #086-16V approved 5 – 0.

782 Ocean Ave: The Applicant is requesting a variance to construct an 8’x25’ front yard deck in a R2 (Single Family Detached Residence) Zone. A 12% variance for building coverage where 20% is required and 32% will exist. An impervious surface coverage variance of 6% where 15% is required and 21% will exist and a 12% open space variance where 65% is required and 77% will exist, Under Article 11 Section 90, Article 12 section 92, and Table 11.1 of the City of West Haven Zoning Regulations. Owner: Stephen Perry/Applicant: Curtis Steers File # 087-16 V.

Commissioner Greenberg made a motion to approve File #087-16V, seconded by Commissioner DeLeo. Roll call was called. File #087-16V approved 5 – 0.

ADJOURNMENT: 8:50 p.m.

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