

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

PRESENT: Commissioners Clifford, Porto, Greenberg, Weber and ZEO Conniff. Absent were Commissioners Wise and DeLeo.

**New: August 17, 2016**

**15 Gilbert Street:** A variance requested to add a 10'x18' (180 Sq. Ft.) addition in the R3 zone (One–Two–Three Family Residence) A side yard variance of 12' where 3' exists and 15' is required and a front yard variance of 25' where 5' exists and 30' is required. The addition will follow with the current setback of the original house. Under Article 2, Section 12, Article 11, Section 90. Owner /Applicant: Jaime Aucapina File #089-16V

Commissioner Greenberg made a motion to approve File #089-16V, seconded by Commissioner Porto. Roll call was called. File #089-16V approved 4 – 0.

**64 Hilltop Lane:** The Applicant is requesting a variance to construct a 286 Sq. Ft. addition that is handicap accessible in a R2 (Single Family Detached Residence) zone. A side yard variance for 1'9" where 15' is required and 13'3" will exist, and a lot coverage variance of 5% where 20% is required and 25% will exist. Under Article 11 Section 90, Article 12, section 92 and Article 2 Table 11.1 of the City of West Haven Zoning Regulations. Owner: Richard and Loraine Greig: Applicant: Cathy Sawicki. File # 090-16 V

Commissioner Greenberg made a motion to approve, seconded by Commissioner Weber. Roll call was called. File #090-16V approved 4 – 0.

**12 Platt Ave:** The Applicant is requesting a variance to construct a 9'x 26' addition in a R2 (Single Family Detached Residence) Zone. A side yard variance of 7' where 15' is required and 8' will exist, Also a degree of non compliance where 30% is required and 43% will exist. Under Article 11 Section 90, Article 12 section 92, Article 2, Table 11.1 and Section 82.3.1 of the City of West Haven Zoning Regulations. Owner/Applicant: Patrick and Shannon Couden; File # 091-16V

Commissioner Porto made a motion to approve File #091-16V, seconded by Commissioner Weber. Roll call was called. File #091-16V approved 4 – 0.

**99 and 101 Robart Street:** A variance request for a lot line adjustment to eliminate an encroachment of an existing house. The Lot line adjustment will make the lot known as 101 Roberts Street more conforming with the City of West Haven regulations. Owner: Mark and Kimberly Conlon/ Applicant: Mark Conlon File # 093-16V

Commissioner Porto made a motion to approve File #093-16V, seconded by Commissioner Weber. Roll call was called. File #093-16V approved 4 – 0.

**42 Rockdale Rd:** A special Use Exception for an accessory in-law apartment. The applicant will use the in-law apartment for family members only. Located in an R-2 (Single Family Detached Residence) Article 2, 91 and 12, of the City of West Haven Zoning Regulations. Owner/ Applicant: Ranjani Kanagal and Krishna Bhargava Oget; File # 094-16 SU.

Commissioner Porto made a motion to approve File #094-16 SU, seconded by Commissioner Greenberg. Roll call was called. Commissioner Clifford would like to see conditions and have code enforcement visit the property. File #094-16 SU approved 4 - 0

**9 Warner Ave:** To construct an 8' x 22' dining room extension by removing an 8' x 12' existing enclosed porch and adding a handicap ramp and entry landing in an R-2 zone. They are seeking an 11.5 side yard variance where 15' is required and 3.5 will exist and an 11.7% building coverage variance where 20 % is maximum and 28% is proposed also a 1.3% variance where 35% is maximum and 36.3% will exist. Under Article 2, Section 11, Table 11.1 and 90, of the City of West Haven Zoning Regulations. Owner/ Applicant: Bruno Marchese; File #095-16 V.

Commissioner Greenberg made a motion to approve File #095-16V, seconded by Commissioner. Weber. Roll call was called. File #095-16V approved 4 – 0.

**64 Collis Street:** The applicant wishes to build a 10' x 19' deck located in the front yard in an R-3 (One-Two –Three Family Residence). A variance request for 12' 5" where 17' is required and 4'7" will exist. Under Article 2, Section

12, Article 11, Section, 90, of the West Haven Zoning Regulations. Owner /Applicant: Dike L. Miller and Deborah Miller; File # 096-17V

Commissioner Greenberg made a motion to approve File 096-16, seconded by Commissioner Weber. Roll call was called. File #096-16V approved 4 – 0.

**184 Ocean Ave:** The applicant is requesting for several variances in an R-2 (Single family Detached Residence) Zone. The house will be put back in the same foot print.

1. A rear yard setback of 22.5' where 30' is required and 7.5' will exist
2. A side yard setback of 13.5 (west) and 5.2' (east) where 15' is required and 2.5' (west) will exist and 9.8 (east) will exist.
3. A lot area of 8,500 Sq ft where 16,000 Sq. Ft. and 7,500 Sq. Ft. will exist.
4. A lot coverage variance of 2% where 35% is required and 37% will exist.

Under Article 2, Section 11, Table 11.1 and 90, of the City of West Haven Zoning Regulations. Owner /Applicant: Stefano Coletta; File #097-16V

Commissioner Greenberg made a motion to approve File #097-16V, seconded by Commissioner Weber. Roll call was called. File #097-16V approved 4 – 0.

**ADJOURNMENT: 8:30 P.M.**

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