

The West Haven Zoning Board of Appeals will hold a Public Hearing and Regular Meeting on Wednesday October 19, 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, DeLeo, Russo, Leper, ZEO Conniff and Corporation Counsel Amendola.

**24 Annawon Ave:** The owner of 24 Annawon Ave. is requesting a variance for an 11'x19' carport port, in a R2 (Single Family Detached Residence) zone. A side yard variance for 7' 4" where 15' is required and 7'8" will exist and a front yard variance of 4'6" Where 30' is required and 25'6" 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/ Applicant Michael Scanlon File #088-16V.

Commissioner Russo made a motion to approve File #088-16V, seconded by Commissioner Greenberg. Roll call was called. File #088-16V passed 5 – 0.

**4 ALBION AVENUE:** The Applicant is requesting a Special Use Exception to continue the use as an accessory apartment following the sale of this property. The New Owner must within thirty (30) days of the sale furnish and affidavit upon approval of the Zoning Board of Appeals. Under section 42 .3.7 of the City of West Haven Zoning regulations. Owner: Maryann Romano/ Applicant: Sharon Ruiz File #101-16 SU.

Commissioner Russo made a motion to approve File #101-16 SU with the condition that an affidavit be signed after closing on the property, seconded by Commissioner Leper. Roll call was called. File #101-16 SU approved with condition 5 – 0.

**461 Derby Avenue:** The Applicant is seeking a variance for the following Items to operate a used car dealership on a preexisting nonconforming lot:

1. A 100' variance of distance restrictions prohibiting automotive uses if the premises are within a radius of one hundred(100) feet of any lot( on the same street face) located within a Residential District, where 479 Derby Avenue, West Haven, Connecticut (residential) property) is located within a (0') foot radius. 44.4(2)
2. A variance of 1.78 Acre where the minimum lot area of Two (2) Acres is required and .22 Acres will exist. 44.1 (A)
3. A variance of one hundred five (105') feet Minimum lot frontage where Two Hundred (200) is required and Ninety Five (95) feet will exist. 44.1(B)

4. A variance of One Hundred feet Minimum lot depth where Two Hundred (200) feet is required and One Hundred (100) feet will exist.44.1(C)
5. A variance of landscape buffers:
  - a. A 5' (five) front yard variance, where 5' is required and 0' feet will exist.
  - b. A 15' (fifteen) side yard variance, where 15' is required and 0' will exist.
  - c. A 15' (fifteen) rear yard variance, where 15' is required and 0' will exist.

In Section 44.4 (2), 44.1 A, B, C, D, of the City of West Haven Zoning Regulations. Owner Kirsten Gebbia/ Applicant SKF Automotive, Inc. File # 100-16 V

Commissioner Wise made a motion to approve File #100-16V with the conditions that no more three cars be offered for sale on the premises at any one time and a review after one year of the opening of the business approximately in January 2018, seconded by Commissioner Wise. Roll call was called. File #100-16V approved with conditions 5 – 0.

ADJOURNMENT: 7:55 p.m.

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