

The West Haven Zoning Board of Appeals a Regular meeting for the Public Hearing on Wednesday November 16, 2016 in the Harriet North Room, Second Floor, City Hall, 355 Main Street, West Haven, CT at 7:15 P.M.

PRESENT:

PLEDGE OF ALLEGIENCE

**New:**

**29 Crest Avenue:** The applicant is asking for an 11,950 sq ft. minimum lot area variance where 16,000 is required and 4,050 exist. A Maximum building coverage of 4.7 % where 20% is required and 24.7% will exist also a front yard variance of 13.5' where 30' is required and 16.5' will exist. A Westerly side yard variance of 13' where 15' is required and 2' will exist and an Easterly side yard variance of 10' where 15' is required and 5' will exist. A proposed deck with a Westerly side yard variance of 4.8' where 10' is required and 5.2' will exist. An Easterly side yard setback of 5.0' where 10' is required and 5.0' will exist. To construct a new single family structure on a former building lot in a (R-2) Single Family Detached Residence District of the City of West Haven Zoning Regulations: Under Article 2, section 11, Table 11.1 and 90 Owner / Applicant Paul Gradoia File # 102-16V

Commissioner Porto made a motion to approve File #102-16V with the conditions that the sidewalks be approved by the city engineer and no accessory apartment is to be utilized without approval, seconded by Commissioner DeLeo. Roll call was called. File #102-16V approved 5 – 0.

### **Staff Reports**

Proposed 2017 Zoning Board of Appeals Schedule

Commissioner DeLeo made a motion to approve the 2017 ZBA meeting schedule, seconded by Commissioner Leper and passed.

ADJOURNMENT: 7:35 P.M.

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