

**MEETING MINUTES OF ZONING BOARD OF APPEALS
REGULAR MEETING
FEBRUARY 19, 2020**

The West Haven Zoning Board of Appeals held a Regular Hearing following the Public Hearing on Wednesday February 19, 2020 in the Harriet North Room, Second Floor, City Hall, 355 Main Street, West Haven, CT at 7:15 P.M.

PRESENT: Commissioners Wise, Porto, DeLeo Leper, Lewis, and ZEO Conniff. Absent was Commissioner Clifford and Coscia.

113 Phipps Drive: The owner is requesting several variances to expand their home and add a deck. A westerly side yard variance to permit 5.0' where 15' is required for a 15.2' x 22.3' addition. A Westerly side yard variance to permit 6.0' where 10' is required, an Easterly side yard to permit 5.0' where 10' is required and a rear yard variance to permit 12' where 20' is required to build a deck. In the R2 (Single Family Detached Residence) district, under table 11.1, 90 and 92 of the City of West Haven Zoning Regulation. Owner/Applicant: Gary Treppeda; File #003-20V

Commissioner DeLeo made a motion to approve File #003-20, seconded by Commissioner Leper. Roll call was called. File #003-20V approved 5 - 0.

57 Tyler Avenue: The applicant is asking to permit 15' where 20' is required to build a front yard deck in the R2 (Single Family Detached Residence) district under table 11.1, 90 and 92 of the City of West Haven Zoning Regulation. Owner/Applicant: Toni Jo Limosani; File #004-20V

Commissioner Lewis made a motion to approve File #004-20, seconded by Commissioner DeLeo. Roll call was called. File #004-20V approved 5 - 0.

741 Washington Avenue : The applicant wishes to amend its approved Site Plan to erect a proposed wood storage building and a Chain-link fence, which will secure its site and its lumber products. A variance to permit a rear yard setback of 31 feet where 50 feet is required and to permit a side yard setback of 21.8' where 30 feet is required and allow a 6' fence in the front yard where 4' is required, located in the LM (Light Manufacturing) district. Under Table 25.1, Article 2 Section 10.3, 90 and 92 of the City of West Haven Zoning Regulations. Owner/Applicant: WH Washington, LLC; File #005-20V

Commissioner Porto made a motion to approve File #005-20, seconded by Commissioner DeLeo Commissioner Wise would like the Traffic Division of the Police Department to be aware of the noise and safety issues. ZEO Conniff will give a letter to P & Z so they will be aware of this. Roll call was called. File #005-20V approved 5 - 0.

634 Orange Avenue: A request for relief on parking standards to allow 35 parking spaces where 40 spaces are required and a variance of distance restriction of automotive uses to permit 74 ft. radius of any lot (on the same street face) located within a residential District were 100 ft is required. A request for sidewalk relief for a waiver of Section 51.1 of the Citywide Standards. The hardship is the extreme slope on Smyrna Street. The project is located in the RB (Regional

Business) district. Under Table 62.1 Section 44.4, 90 and 92 of the City of West Haven Zoning Regulations. Owner/ One Up Investments LLC; Applicant/Andrew Weinstein; File #007-20V

Commissioner DeLeo made a motion to approve File #007-20V, seconded by Commissioner Porto. Roll call was called. File #007-20V approved 5 - 0.

202 Forest Road: A request for sidewalk relief for a waiver of Section 51.1 of the Citywide Standards. The hardship is the extreme slope on Cherry Street. In the NB (Neighborhood Business) district under section 51.1, 90 and 92 of the City of West Haven Regulations. Owner/ Applicant: Vivienne Howard; File # 008-20V

Commissioner DeLeo made a motion to approve File #008-20V, seconded by Commissioner Leper. Roll call was called. File #008-20V approved 5 - 0.

ADJOURNMENT: 8:39 P.M.

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