



CITY OF WEST HAVEN, CONNECTICUT

ZONING BOARD OF APPEALS

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MEETING MINUTES OF ZONING BOARD OF APPEALS MARCH 20, 2019

The West Haven Zoning Board of Appeals held a Public Hearing and Regular Meeting on Wednesday March 20, 2019 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, Lewis, Leper, DeLeo, and ZEO Conniff.
Absent was Commissioner Coscia.

55 Gilbert Street aka 55-57 Gilbert Street: The applicant seeks to replace a 48' x26' four family to a 55'x 33' four family home that was destroyed by fire. The multi family house will be reduced in height to a two story building.

1. A front yard variance along North Place where 25' is required, 5.3' was provided and 2.1' will exist
2. A front yard variance along Gilbert Street where 25' is required 13.6' was provided and 13.4' will exist
3. A side yard variance where 15' is required 7.7' was provided and 5' will exist.
4. Building coverage where 20% is allowed, 38.8% was provided 45.9% will exist
5. Lot coverage where 40% is allowed, 49.7% was provided and 47.9% will exist

In an R3 (One-Two-Three Family Residence) district under section 12.1, 90, and 82 of the City of West Haven Zoning Regulations: Owner/Applicant 55 Gilbert Street LLC. file #005-19 V

Commissioner DeLeo made a motion to approve File #005-19V, seconded by Commissioner Porto. Roll call was called. File #005-19V approved 5 – 0.

8 North Union Avenue: The applicant is asking for several variances to renovate and revitalize an existing lumberyard and to create uniformity to the property and allow a modernization of the non-conforming use.

1. An open space variance where 35% is required 2.5% is proposed
2. Impervious surface where 30% is allowed and 97.5% is proposed
3. Maximum lot coverage where 65% is allowed and 97.5% is proposed

The project is located in the LM district (Light Manufacturing) district. Under article 2, section 25 Table 25.1, 90 and 82 of the City of West Haven Zoning Regulations. Owner/ Applicant West Haven Richards, LLC File # 010-19 V

Commissioner Lewis made a motion to approve File #010-19V, seconded by Commissioner Leper. Roll call was called. File #010-19V approved 5 – 0.

52 Richards Street: The applicant is asking for a variance to renovate and revitalize an existing lumberyard and to create uniformity to the property and allow a modernization of the non-conforming use .An increase of Building coverage where 56.7% existed and 57.4% is proposed where 35.0% is allowed. The project is located in the LM district (Light Manufacturing) district. Under article 2, section 25 Table 25.1 of the City of West Haven Zoning Regulations. Owner/ Applicant West Haven Richards, LLC File # 009-19 V

Commissioner DeLeo made a motion to approve File #009-19V, seconded by Commissioner Porto. Roll call was called. File #009-19V approved 5 – 0.

275 & 277 Phipps Drive: The applicant seeks to change a portion of the garage into living space where a bathroom will be added and the remaining will become storage. Also they would like to change a three season porch into a four season porch which will also be a change of use. A side yard variance of 4'.5" where 15' is required and 10'7" will exist and a rear yard variance of 19' where 30' is required and 11' will exist in an R2 (Single Family Detached Residence) district under section 11.1, 90 and 82 of the city of West Haven Zoning Regulations. Owner/ Applicant Lynn and Edward Scholler File # 006-19 V

Commissioner Lewis made a motion to approve File #006-19V, seconded by Commissioner Leper. Roll call was called. File #006-19V approved 5 – 0.

79 Enright Street: A request to allow construction of a 46 x 30 single family residence. The request was approved by the Planning commission on March 14, 1989 This lot is an approved lot but the applicant would like to ask for variance from the 1989 Zoning Regulations. Side line variances of 4.6' where 15' is required and 5.6' is proposed .In an R2 (Single Family Detached Residence) district under section 11.1, 90 and 82 of the city of West Haven Zoning Regulations. Owner/Applicant; Anthony Cordone File # 008-19 V

Commissioner DeLeo made a motion to approve File #008-19V, seconded by Commissioner Leper. Roll call was called. File #008-19V approved 5 – 0.

ADJOURNMENT: 8:53 P.M.

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