

MEETING MINUTES OF ZONING BOARD OF APPEALS
June 19, 2019

The West Haven Zoning Board of Appeals held a Regular Meeting following the Public Hearing on Wednesday June 19, 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, Coscia, Leper, DeLeo, Lewis and ZEO Connif.

226 Blohm St.: Requests for an Easterly and Westerly side yard variance of 2.5' where 8' is required and 5.5' will exist in the R3 (One-two-Three Family Residence) district under section 47.2 of the City of West Haven Zoning Regulations. Owner/ Applicant Gerald Paprocki File # 021-19 V

Commissioner Coscia made a motion to approve File #021-19 V, seconded by Commissioner. Leper. Roll call was called. File #021-19V approved 5 – 0.

61 Bluff Ave: The applicant requests to construct a 4' x 27' deck in their front yard. A side yard variance of 6' where 10' is required and 4' will exist and a front yard variance of 6' where 20' is required and 14' will exist in a R2 (Single Family Detached Residence) district under section 11.1 and 92 of the City of West Haven Zoning Regulations. Owner/Applicant Stephen & Marnie Klebart: File # 017-19 V

Commissioner Coscia made a motion to approve File #017-19 V, seconded by Commissioner Porto. Roll call was called. File #017-19V approved 5 – 0.

22 Florence Ave: The applicant requests to construct a new 32' x 50' single family residences under section 47.2 of the City of West Haven Zoning Regulations . A variance from 75% to 62% for lot width and lot size and from 75% to 69% for lot depth in the R3 (One-two-Three Family Residence) district of the City of West Haven Zoning Regulations. Owner /Applicant Gerald Paprocki File #019-19 V

Commissioner Coscia made a motion to approve File #019-19V with the following conditions:

1. Continuous traffic from the intersection of Florence and Forest.
2. All trucks contained on property except during the construction of sidewalks and curbs.
3. Tree removal on the property.

Seconded by Commissioner Porto. Roll call was called. File #019-19V approved with conditions 5 – 0.

78 Westfield Street: A North Easterly side yard variance of 5' where 10' is required to build a second floor egress, in the R3 (One-Two-Three Family Residence) district under section 12.1, 90 and 92 of the City of West Haven Zoning Regulations. Owner Hassan Loukrassi/ Applicant: Mohamed Loukrassi: File # 022-19 V

Commissioner Coscia made a motion to approve File #022-19 V with the following condition that the property be cleaned up, seconded by Commissioner Leper. Roll call was called. File #022-19V approved with condition 5 – 0.

473 Sawmill Road: A request to add onto an existing nonconforming building. A southerly side yard variance of 12' and a northerly side yard of 11' where 25' is required in a CD (Commercial Design) district under section 90, 92, and Table 20.1 of the City of West Haven Zoning Regulations. Owner/Applicant: Nam Ju Jeong File # 020-19 V

Commissioner Coscia made a motion to approve File #020-19 V, seconded by Commissioner Leper. Roll call was called. File #020-19V approved 5 – 0.

67 David Street:

The applicant is applying for an accessory apartment for their elderly family member.. The owner is aware that *This Special Use Exception use shall not run with the land, but shall be personal to the current owner, shall expire upon the transfer of title or possession of the property, and shall continue to exist only so long as the Grantee utilizes the property in the manner and under the conditions as contained in this Grant of Special Use Exception*

The **Zoning Board of Appeals** may only grant **special use exceptions** for **uses** listed. The property is in a R-2 district which fits with the special use exception. Under section 42, 91 and 92 of the City of West Haven Zoning Regulations. Owner / Applicant Yusuf Avci File #018-19 SU

Commissioner Coscia made a motion to approve File #018-19V with the condition that lawn be mowed, seconded by Commissioner Leper. Roll call was called. File #018-19SU approved with condition 5 – 0.

COMMENTS:

Daytona St. – cleaning the drains. Commissioner Clifford checked with public works and they will go out to clean them.

No July meeting

ADJOURNMENT: 8:20 P.M.

Commissioner Coscia made a motion to adjourn, seconded by Commissioner Leper and passed.