



CITY OF WEST HAVEN, CONNECTICUT

ZONING BOARD OF APPEALS

City Hall | 355 Main Street | First Floor West Haven, Connecticut 06516-0312
Phone 203.937.3580 Fax 203.937.3742



MEETING MINUTES OF ZBA REGULAR MEETING JUNE 20, 2018

The West Haven Zoning Board of Appeals held Regular Meeting following the Public Hearing on Wednesday June 20, 2018 in the Harriet North Room, Second Floor, City Hall, 355 Main Street, West Haven, CT at 7:15 P.M.

PRESENT:

32 Prospect Ave: The applicant is requesting a 6' variance where 10' is required and 4' will exist, to build a 5' x14'x1' high wooden deck without railings or other visual impairments. In a R2 (single Family Detached Residence) district, Under Article 2 Section 10.4.2.c of the City of West Haven Zoning Regulation; Owner/ Applicant Seth Gordon File # 025-18 V

Commissioner Leper made a motion to approve File #025-18V, seconded by Commissioner Lewis. Roll call was called. File #025-18V approved 5 – 0

35 Terrace Ave: A request to allow construction of a 26'x 52.07' single family residence. The applicant requests a variance of 59 % for lot size, a 34% variance for lot width, and a 26% variance for lot depth where 75% is required, and a side yard variance 2.25 where 8.0' is required and 5.75' will exist. In a R3 (one, two, three, Family Residence) under Article 90 and 92 and section 47.1 and 47.2. of the City of West Havens Zoning Regulations. Owner: Desmen Smith; Applicant: Scott Farquharson File # 026-18 V

Commissioner Porto made a motion to approved File #026-18V with following conditions: Lot must be an approved building lot and city engineer to review the site and submit a report on the drainage, seconded by Commissioner Lewis. Roll call was called. File #026-18V approved with conditions 5 – 0

108 Second Avenue: A variance request to change a pre-existing porch into living space. The applicant requests a front yard variance of 16' where 20' is required and 4' will exist in a R2 (Single Family Detached Residence) district. Under section 11 of the City of West Haven Zoning Regulations; Owner /Applicant Erika Wright; File #027-18 V

Commissioner Wise made a motion to approve File #027-18V, seconded by Commissioner Leper. Roll call was called. File \$+#027-18V approved 5 – 0.

13 Grand Street: A request for a side yard variance of 7' Where 10' is required and 3' will exist to build a 27' x 15' Deck, in a R2 (Single Family Detached Residence) district. Under

section 10.4.2c of the City of West Havens Zoning Regulations Owner: Christopher Spoldi;
Applicant Hire a Firefighter LLC; File # 028-18V

Commissioner Lewis made a motion to approve File #028-18V, seconded by Commissioner
Leper. Roll call was called. File #028-18V approved 5 – 0.

ADJOURNED: 8:05 p.m.

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