



CITY OF WEST HAVEN, CONNECTICUT

ZONING BOARD OF APPEALS

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MINUTES OF ZONING BOARD OF APPEALS PUBLIC HEARING AND REGULAR MEETING AUGUST 15, 2018

The West Haven Zoning Board of Appeals held a Regular Meeting following the Public Hearing on Wednesday August 15, 2018 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, DeLeo, Lewis, Leper and ZEO Conniff.
Absent was Commissioner Coscia.

165 Union Avenue: The Applicant is asking to construct a 24' x 22' addition to the existing house. A request for a side yard variance of 12' where 15' is required and 3' will exist in a R3 (One –Two- Three Family Residence) district under section 90, 92 and table 12.1 of the City of West Haven Zoning Regulations Owner / Applicant Stephen Michel; File # 030-18 V

Commissioner Porto made a motion to approve File #030-18 V, seconded by Commissioner Lewis. Roll call was called. File #030-18 V approved 5 – 0.

3 Hemingway Place: the applicant is requesting a new variance from an already approved variance, to completely remove and replace a 52'0" x 24'7" house out of the Flood plains. A variance request of:

1. A front yard variance of 26.8' where 30' is required and 3.2' will exist.
2. A rear yard variance of 20.4' where 30' is required and 9.6' will exist.
3. A 10% building coverage variance where 20% max. is allowed and 30% will exist.
4. A 4.8% impervious coverage variance where 15% Max. is allowed and 19.8% will exist.
5. A 17.5% lot coverage variance where 35% max. is allowed and 52.5% will exist.
6. A 47.5% open space variance where 65% min. is allowed and 17.5% will exist.

The property is located in a R2 (Single Family Detached Residence) district under Article 2, section 11, table 11.1, section 90 and 92 of the City of West Haven Zoning Regulations. Owner: George Billis Applicant: Frederick Johnson File # 031-18 V

Commissioner Porto made a motion to approve with the condition that the lawn be mowed, seconded by Commissioner DeLeo. Roll call was called. File # 031-18 V approved with condition 5 0.

ADJOURNMENT: 7:46 P.M.

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