

**MEETING MINUTES OF ZONING BOARD OF APPEALS  
SEPTEMBER 18, 2019**

The West Haven Zoning Board of Appeals held a Regular Meeting following the Public Hearing and Regular Meeting on Wednesday September 18, 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, Coscia, Porto, DeLeo, Lewis, Lepper and ZEO Conniff

**737 Main Street:** Variances to allow a single family home on a vacant lot where the lot is the same general size as 29 % of the lot width and area, and 64% of depth where 75% is required in a R2 (Single family Detached Residence) district, under section 47.2, 90 and 92 of the City of West Haven Zoning Regulations. Owner: Estate of Robert T. Gann; Robert Gann, Jr., Executor/ Applicant Robert T. Gann, Jr. File # 028-19 V

Commissioner Porto made a motion to approve File #028-19V, seconded by Commissioner Leper. Motion withdrawn

Commissioner Coscia asks whether Corporation Counsel should be consulted if this is considered a legal building lot. Chairman Clifford said it was a legal building lot in 1992 until 2006 when the regulations were changed. Commissioner Porto is concerned about the 29% conformity. Chairman Clifford informed the commission that they have 60 days to make a decision. Commissioner Wise and Porto are concerned with the low percentage of the same size properties.

Commissioner Coscia made a motion to continue File #028-V to consult with Corporation Counsel regarding the legality of whether this is a building lot, seconded by Commissioner Leper and passed.

File #028-19 V continued to October 16, 2019.

**35 Brook Lane:** A Variance request to build a mud room and deck off the existing house. A Easterly side yard variance of 5' where 15' is required and a Westerly side yard of 5' where 10' is required in a R2 (Single Family Detached Residence) district. Under section 11, 90 and 92 of the City of West Haven Zoning Regulations. Owner Nick and Carla Bobko; Applicant: Stuart Danin File #027-19 V

Commissioner Coscia made a motion to approve File #027-19V, seconded by Commissioner Porto. Roll call was called. File #027-19 V approved 5 – 0.

ADJOURNMENT: 8:15 P.M.

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