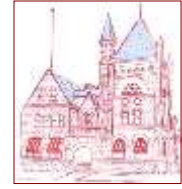




CITY OF WEST HAVEN, CONNECTICUT

ZONING BOARD OF APPEALS

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MEETING MINUTES OF ZONING BOARD OF APPEALS SEPTEMBER 19, 2018

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

2 Green Hill Lane: The applicant is applying to pull permits for an accessory apartment for their elderly family member. The apartment was built over 40 years ago and has no doors dividing the two levels. 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-1 district which fits with the special use exception. Under section 91 and 92 of the City of West Haven Zoning Regulations. Owner/Applicant Donna and Joseph Errico; File #034-18 SU

Commissioner Coscia made a motion to approve File #034-18SU with the condition that when the house is sold by the current owners that the extra kitchen be removed, seconded by Commissioner Lewis. Roll call was called. File #034-18 approved with condition 5 – 0.

388 Kelsey Avenue: The owner requests a variance of 4' where 10' is required and 6' will remain to build a 18'x 24' deck in the rear of the property. In a R2 (single Family Detached Residence) district under section 10.4.2 c. of the City of West Haven Zoning Regulations. Owner/Applicant: Harvey and Betsy Arrington; File # 033-18V

Commissioner Porto made a motion to approve File #033-18V with the condition that the building permits be obtained, seconded by Commissioner Coscia. Roll call was called. File #033-18V approved 5 – 0.

1046 Orange Avenue: The applicant is seeking several variances to construct a 130' x 31' addition to a preexisting auto repair shop so the service area can work on trucks and SUV's

1. An Easterly side yard variance of 6.8' where 15' is required and 8.2' will exist.
2. A Southerly side yard variance of 9.2' where 15' is required and 5.8' will exist.
3. And lot coverage of 84.7% where 75% Max. is allowed.

In a RB (Regional Business) district under table 20.1 Section 90 and 92 of the City of West Haven Zoning Regulations. Owner : 1046 Orange Avenue, LLC; Applicant: Elite Motors, LLC; Christopher Torkamani; File # 036-18 V

Commissioner Wise made a motion to approve File #036-18V with the condition that the property be maintained and free of debris; all work be conducted within the property, and not to exceed the approved amount of cars for sale, seconded by Commissioner Porto. Roll call was called. File #036-18V approved with condition 5 – 0.

As to Forest Cove, LLC: 10 Forest Road a/k/a 2 Forest Road a/k/a 4 Forest Road, 275 Orange Avenue (a/k/a 275 Boston Post Road), 16 Forest Road, 20 Forest Road, 24 Forest Road, 14 Orange Terrace , 20 Orange Terrace, West Haven Connecticut (the “Forest Cove Property”).

As to Park Commons, LLC: 1 Cellini Place, 9 Cellini Place (Library Parking Lot), 7-9 Cellini Place, 10 Admiral Street and 14 Admiral Street, West Haven, Connecticut (the “Park Commons Property”)

The Applicant requests variances with respect to the Forest Cove Property in connection with the placement of one hundred thirty (130) previously approved temporary parking spaces on the Forest Cove Property, of which not less than twenty-four (24) of the spaces will serve as replacement parking for the Louis J, Piantino Branch Library .

1. No terminal Islands where rows of 4 or more parking spaces require terminal islands
2. No perimeter strip planting where 1 is required every 50 linear feet
3. Landscape islands are required every 12 or more parking spaces where 36 spaces will exist with no landscape islands
4. No divided strips where 1 tree is required every 50 linear feet
5. No headlight screening where 1 shrub is required every 5 feet

In the RCPD (Planned Residential Commercial) District under Article 5 Section 60 for various variances of the City of West Haven Zoning Regulation Owner: Forest Cove, LLC, with respect to the Forest Cove Property described above & Park Commons, LLC. with respect to the Park Commons Property described above/ Applicant: Forest Cove, LLC; Park Commons, Inc; File #035-18V

Commissioner Clifford made a motion to approve File #035-18V with a maximum of 4 years, seconded by Commissioner Coscia. Roll call was called. File #035-18V approved 5 – 0.

ADJOURNMENT: 8:35 p.m.

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