

**MEETING MINUTES FOR ZONING BOARD OF APPEALS
OCTOBER 21, 2020**

The West Haven Zoning Board of Appeals held a Regular Meeting following a Public Hearing on Wednesday October 21, 2020 at Cielo Banquet (aka West Haven Italian American Club), 85 Chase Lane , West Haven, CT at 7:15 P.M.

PRESENT: Commissioners Wise, Leper, Proto, Rivera, DeLeo, Assistant City Planner Conniff.
Absent was Commissioner Clifford and Coscia.

175-177 Rockdale Road : A variance to construct a single family home on a vacant lot that is the same general size as 45% of the area lots where 75% is required and 54% of the area frontage where 75% is required, located in a R2 (Single Family Detached Residence) district, under Section 47.2 of the City of West Haven Zoning Regulations. Owner/Applicant Andres Bernal-Ruiz File # 014-20 V

Commissioner DeLeo made a motion to approve File #014-20V, seconded by Commissioner Porto.

Commissioner Rivera stated this lot would approve the neighborhood and is the same size as most of the lots in the neighborhood. Commissioner Leper does not see the hardship.

Roll call was called. File #014-20V denied 5 – 0.

15 Baldwin Street The Applicant proposes a lot line adjustment for an existing single family homes. The owner occupied residence is requesting variances of a non conforming lot of the requirements of Section 11.2 to permit a side yard of 7' where 15' is required and permit 5,875 lot area where 6,250 had exist. In a R2 district. Owner Applicant: Douglas and Nancy Cassella; File # 022-20 V.

Commissioner Porto made a motion to approve File #022-20V, seconded by Commissioner DeLeo.

Roll call was called. File #022-20V approved 5 – 0.

83 Honeypot Road: The applicant is requesting a Special Use Exception to allow an accessory apartment located in one of the garage bays for a family member. Located in the R2 district. Owner: Alice Walker/Applicant: Chaoppach Development; File # 024-20 SU

Commissioner DeLeo made a motion to approve File #024-20V, seconded by Commissioner Rivera.

Roll call was called. File #024-20V approved 5 – 0.

36 East Avenue The Applicant request several variances to allow parking in the front yard. To 1. An open space variance where 60% is required and 36.6% is proposed. 2. impervious surface

where 20% is required and 34.8% is proposed. 3. Maximum lot coverage where 40% is required and 63.4% is proposed In the R3 district. Owner/Applicant: Musa Nesheiwat; File # 025-20 V

Commissioner Rivera made a motion to approve File #025-20V, seconded by Commissioner Porto.

Commissioner Porto questioned why the neighbors have less options to park when the tenants could have parked on the street.

Roll call was called

File #025-20V approved with the condition that applicant meet with the City Engineer to discuss water retention on the property 5 – 0.

535 Sawmill Road: A side yard variance to permit 10' where 25 feet is required and to permit 84 parking spaces where 93 spaces are required to build a 1800 sq. ft. addition in the CD District. Owner/Applicant: Aldi Inc; File # 017-20 V

Commissioner DeLeo made a motion to approve File #017-20V, seconded by Commissioner Porto.

Roll call was called. File #017-20V approved 5 – 0.

ADJOURNMENT: 8:45 P.M.

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