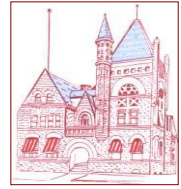




CITY OF WEST HAVEN, CONNECTICUT

ZONING BOARD OF APPEALS

COMMISSION



NOTICE OF CONTINUATION

OF May 19, 2021

ZONING BOARD OF APPEALS

PUBLIC HEARING

The West Haven Zoning Board of Appeals Commission has continued its Public Hearing of the following agenda item from its May 19, 2021 Public Hearing to the Public Hearing on Wednesday June 16th, 2021 at the Cielo Banquet (aka West Haven Italian American Club), 85 Chase Lane , West Haven, CT at 7:15 P.M. to consider the following:

37 Shingle Hill Road: The Applicant request several variances from the Active Adult Communities, Regulation in the R-1 zone.

1. To permit the construction of semi-detached dwelling units, having a portion of one wall in common with an adjoining dwelling unit, where the regulations permit dwelling units to be attached by garage only.
2. A minimum lot area variance to permit 128,554 sq. ft. of lot area where 200,000 sq. ft. is required.
3. Maximum density to permit 18 dwellings units to be constructed where three units are permitted.
4. A side yard variance (East & West) to permit 15 ft. where 30' ft. is required.
5. A rear yard variance to permit 35 ft. where 50 ft. is required.
6. Maximum building coverage variance to allow 21.1% of building coverage where 20% is required.
7. Maximum impervious coverage to allow 26.3% where 10% is required.
8. Maximum lot coverage to permit 46.5% where 30% is required.
9. Maximum open space to permit 52.5% where 70% is required.

In the R1 (Single Family Detached Residence) district under section Art. 1 Section 1 sub sec 1.4, Art. 2, Section 13 sub sec. 13.1; Table 13.3 Article 11 Section 90 of the City of West Haven Zoning Regulations. Owner / Applicant BLT, LLC File #040-21 V

John Clifford
Chairman