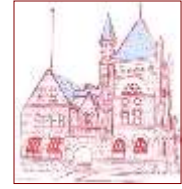




# CITY OF WEST HAVEN, CONNECTICUT



City Hall | 355 Main Street | First Floor West Haven, Connecticut 06516-0312  
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## AGENDA

**The West Haven Zoning Board of Appeals will hold a Public Hearing and Regular Meeting on Wednesday June 19, 2019 in the Harriet North Room, Second Floor, City Hall, 355 Main Street, West Haven, CT at 7:15 P.M. to consider the following:**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES OF REGULAR MEETING May 15, 2019

### **Continued:**

**113 Gilbert St:** The applicant is applying for a variance for lot area to change a single family home into a 2 family home. The property is located in an R-3 district where 2 families are allowed as of right. A variance request of 18,850 sq. ft where 28,000 sq. ft. is required and 9,150 sq. ft. will exist in the R3 (One-Two-Three Family Residence) district under section 12.1 and 92 of the City of West Haven Zoning Regulations. Owner: Almidani Ahmed & Amjad/ Applicant: Robert Mangino File # 014-19 V

**31 Tyler Avenue:** A request to add a 300 sq. ft . addition to a single family home. A north side yard variance of 5.6' where 15.0' is required and a south Side yard setback of 5.3' where 15.0 is required in a R2 (Single Family Detached Residence) district under section 11.1and 92 of the City of West Haven Zoning Regulations. Owner/Applicant: John and Susan Ziada File # 016-19 V

### **New:**

**226 Blohm St.:** Requests for an Easterly and Westerly side yard variance of 2.5' where 8' is required and 5.5' will exist in the R3 (One-two-Three Family Residence) district under section 47.2 of the City of West Haven Zoning Regulations. Owner/ Applicant Gerald Paprocki File # 021-19 V

**61 Bluff Ave:** The applicant requests to construct a 4' x 27' deck in their front yard. A side yard variance of 6' where 10' is required and 4' will exist and a front yard variance of 6' where 20' is required and 14' will exist in a R2 (Single Family Detached Residence) district under section 11.1and 92 of the City of West Haven Zoning Regulations. Owner/Applicant Stephen & Marnie Klebart: File # 017-19 V

**22 Florence Ave.:** The applicant requests to construct a new 32' x 50' single family residences under section 47.2 of the City of West Haven Zoning Regulations . A variance from 75% to 62% for lot width and lot size and from 75% to 69% for lot depth in the R3 (One-two-Three Family Residence) district of the City of West Haven Zoning Regulations. Owner /Applicant Gerald Paprocki File #019-19 V

**78 Westfield Street:** A North Easterly side yard variance of 5' where 10' is required to build a second floor egress, in the R3 (One-Two-Three Family Residence) district under section 12.1,90 and 92 of the City of West Haven Zoning Regulations. Owner Hassan Loukrassi/ Owner Mohamed Loukrassi: File # 022-19 V

**473 Sawmill Road:** A request to add onto an existing nonconforming building. A southerly side yard variance of 12' and a northerly side yard of 11' where 25' is required in a CD (Commercial Design) district under section 90, 92, and Table 20.1 of the City of West Haven Zoning Regulations. Owner/Applicant: Nam Ju Jeong File # 020-19 V

**67 David Street:**

The applicant is applying for an accessory apartment for their elderly family member.. 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-2 district which fits with the special use exception. Under section 42, 91 and 92 of the City of West Haven Zoning Regulations. Owner / Applicant Yusuf Avci File #018-19 SU

John Clifford  
Zoning Board of Appeals