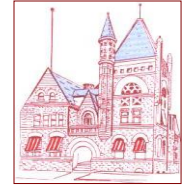




CITY OF WEST HAVEN, CONNECTICUT



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 August 18, 2021 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 June 16, 2021

New

Public Hearing:

2 Usher Court: A front yard variance for Usher Court to permit 2' setback where 10' is required in the R2 (Single Family Detached Residential) district to build a 7'x27' deck. Under Article 2 Section 11, Table 11.1 of the City of West Haven Zoning Regulations. Owner/Applicant Louis & Vanessa Jefferson File #050-21 V

299 Washington Avenue: A request to mount solar panels which will be visible from the street to allow for maximum sun exposure. In the VDO (Village District Overlay) district under Article 2 Section 21.5 b VI of the City of West Haven Zoning Regulations. Owner Ayawovi & Komivi Abony/ Applicant Nikki Dow- Venture Solar File #051-21 V

84 Parker Avenue: A request for a side yard variance to permit 7' where 15' is required to build a 5'2" x 8'2" mudroom. In the R2 (Single Family Detached Residential) district under Article 2 Section 11 of the City of West Haven Zoning Regulations. Owner/ Applicant Mary Wang & Lou Guogiang File #052-21 V

49 Mix Avenue: The applicant seeks several variances to build a 30 x 60 building 1.) To permit 5.0' side yard setbacks (East & West) where 30' is required, 2.) To permit 10' rear yard setback where 30' is required, 3.) To allow 37.5% Building Coverage where 35% maximum is allowed, 4.) To allow 68.75% lot coverage where 65% maximum is allowed, 5.) To allow 31.25% impervious surface coverage maximum where 30% is allowed, 6.) To allow 31.25% minimum open space where 35% is required. In the LM (Light Manufacturing) district under Article 2 Section 25 Table 25.1 of the City of West Haven Zoning Regulations. Owner/ Applicant Robert Layton File #053-21 V

389 Ocean Avenue: The applicant seeks several variances to extend the porch 1.) To permit 4.7' on the North side yard where 10' is required and to permit 3.6' on the South side yard where 10'

is required, To build a 7.5' x 31' deck in the R2 (Single Family Detached Residential) district under Article 2 Table 11.1 of the City of West Haven Zoning Regulations. Owner/Applicant Joanne & Robert Brandwood File #054-21 V

Deliberation on Public Hearing Items:

2 Usher Court: File #050-21 V

299 Washington Avenue: File #051-21 V

84 Parker Avenue: File #052-21 V

49 Mix Avenue: File #053-21 V

389 Ocean Avenue: File #054-21 V

Applications and supporting documents available for review in the office of Planning & Development, 355 Main Street, West Haven, CT. and the website

<http://www.cityofwesthaven.com/202/Zoning-Board-of-Appeals>

Staff Reports

Adjournment

John Clifford, Chairman
Zoning Board of Appeals