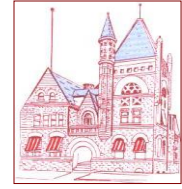




# CITY OF WEST HAVEN, CONNECTICUT



City Hall | 355 Main Street | First Floor West Haven, Connecticut 06516-0312  
Phone 203.937.3580 Fax 203.937.3742

## AGENDA

The West Haven Zoning Board of Appeals will hold a Public Hearing and Regular Meeting on Wednesday May 19, 2021 at Cielo Banquet (aka West Haven Italian American Club), 85 Chase Lane, West Haven, CT at 7:15 P.M.

CALL TO ORDER  
PLEDGE OF ALLEGIANCE  
ROLL CALL  
MINUTES OF REGULAR MEETING April 21, 2021

### New:

#### **Public Hearing**

**21 Harding Street:** A request to permit a front yard setback of 14' where 20' is required and permit a side yard setback of 6'9" where 10' is required in a R2 (Single Family Detached Residential) district, under section 10.4.2 of the City of West Havens Zoning Regulations. Owner/Applicant Jack and Alicia Glagowski File #037-21 V

**630 Ocean Avenue:** An application for a Special use exception for short-term rentals. The applicant should demonstrate the requirements that are expected for short-term rental. Under Article 1 section 2, section 50 and table 39.1 of the City of West Havens Zoning Regulations. Owner / Applicant Russell Mawn File# 036-21 SUE

**400 Frontage Road:** The application is for a proposed 2<sup>nd</sup> story addition to an existing Medical Marijuana Grow Facility. A variance to permit 83 parking spaces where 124 parking are required in a LM (Light Manufacturing) district under section 60.13 of the City of West Havens Zoning Regulations. Owner Michael G. (Jerry) McCabe / Applicant David Lipton, CEO. File # 038-21 V

**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

**Deliberation on Public Hearing Items:**

Please arrive early for Covid 19 Screening. Masks are required to enter into the building. Hand sanitizer will be available at the front entrance and sanitized wipes will be located at the podium. All will be escorted to assign seats which will be an accepted social distance (6'). The City is adhering to the CDC Guidelines.

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

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

**Staff Reports**

**Adjournment**

John Clifford

Zoning Board of Appeals