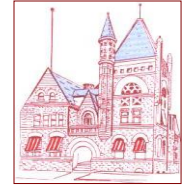




CITY OF WEST HAVEN, CONNECTICUT



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 June 16, 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 May 19, 2021

Continuation

Public Hearing:

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

Continuation

Public Hearing

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

New

Public Hearing:

140 Richmond Avenue: A request to permit a 6' side-yard where 10' is required to expand a porch in a R2 (Single Family Detached Residential) district, under section 11.2, 90 and 92 of the City of West Havens Zoning Regulations Owner / Applicant Douglas Kidd File # 039-21 V

135 & 149 ½ Front Avenue: The applicant seek several variances for 1.) Building Coverage to allow 47% Where 40% is required, 2.) Front yard setback to permit 10.4' where 50' is required, 3.) Side yard setback to permit 19' where 25' is required and allow 68 parking spaces where 117 parking spaces are required. In the IPD (Industrial Planned Development) district under table 25.1. B, C & F, 60.6.2, Table 62.1 P & Q, 90 and 92 of the City of West Haven Zoning Regulations Owner/ Applicant Truffle Properties, LLC. File # 041-21 V

153 First Avenue: A side yard variance to permit 3.6' where 15' is required. To allow the maximum building coverage of 33.7% where 20% is allowed and to allow maximum lot coverage of 49.3% where 40% is required to build a 29'5" X 15' 51/2" detached garage. In the R-3 (One-Two-Three Residence) district. Under section Article 2 Section 12, Table 12.1, 90, and 92 of the City of West Haven Zoning Regulations. Owner / Applicant Brian Gokey File # 042-21 V

198 East Avenue: A front yard variance to permit 13' where 17' is require to build an 8' x 16' porch in the R-3 (One-Two-Three Residence) district. Under section Article 2 Section 12, Table 12.1, 90 and 92 of the City of West Haven Zoning Regulations. Owner/ Applicant Kathleen Calabritto File # 043-21 V

18 Stevens Avenue: A request to allow construction of a 40 x 26 single family residence. A variance of section 47.2 where a lot is of the same size and general configuration as at least 75% of the lots on both side of the street. A variance where the lot area is 60% of the lots, the lot width is 60% of the lots and a variance of alternative front yard setback to permit 12.60' where 17.6' is the average setback. In an R3 (One-Two-Three Residence) district under section 47.2, 10.7, 90, and 80 of the City of West Haven Zoning Regulations. Owner/ Applicant Gerald Paprocki File # 044-21 V

89 Norfolk Street: A request to allow construction of a 28' x 50' single family residence. A variance to permit 25% lot area and street frontage where 75% is required under section 47.2, 90, and 92 of the City of West Havens Zoning Regulations, In the R-2 (Single Family Detached Residence) district. Owner: Country Hill Development LLC. Applicant Anthony Cordone File # 045-21 V

19 Maple Road: A variance to allow 35% impervious surface where 15% maximum is allowed and to allow 63% open space where 65% Minimum is allowed in an R2 (Single Family

Detached Residence) district under section 11.1, 90 and 92 of the City of West Haven Zoning Regulations Owner Christopher Adorno/ Applicant Max Ruggiero File # 047-21 V

812 Orange Avenue/ AKA Boston Post Road: A front yard variance to permit 9' where 25' is required in the RB (Regional Business) district, under section 20.1, 90 and 82 of the City of West Havens Zoning Regulations. Owner: 824 Orange Ave Associates LLC. / Applicant Scott Farguharson / Baybrook Remodelers File # 048-21 V

824 Orange Ave/ aka Boston Post Road: A side yard variance to permit 6.4' where 15' is required in the RB (Regional Business) district, under section 20.1, 90 and 92 of the City of West Havens Zoning Regulations. Owner: Eight Hundred Twenty Five Associates, LLC / Applicant Scott Farguharson / Baybrook Remodelers File # 049-21V

Deliberation on Public Hearing Items:

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