

**MEETING MINUTES OF ZONING BOARD OF APPEALS
FEBRUARY 17 2021**

The West Haven Zoning Board of Appeals held a Regular Meeting following the Public Hearing on Wednesday February 17, 2021 at Cielo Banquet (aka West Haven Italian American Club), 85 Chase Lane, West Haven, CT at 7:15 P.M.

PRESENT: Commissioners Clifford, Wise, Leper, Coscia, Porto, DeLeo, Rivera and Assistant City Planner Conniff.

7 Norwalk Street: A variance to construct a single family home on a vacant building lot that is 44% of lot depth where 75% is required, in the R2 (Single Family Detached Residence) district. Under section 47 of the City of West Haven Zoning Regulations, Owner: Stanley Heller; Applicant: Gerald Paprocki File # 027-20 V

Commissioner Coscia made a motion to approve File #027-20 V with the condition the building be completed within one year of breaking ground, seconded by Commissioner Porto. Roll call was called. File #027-20 V approved with condition 5 – 0.

103 Gilbert Street: The applicant request a variance to construct a single family home, of section 47.2 where the front yard setback conforms to the neighborhood development. The neighbor-hood consists of an average front yard setback of 5’ where 18.0’ is proposed in the R-3 (One-Two-Three Family Residence) district of the City of West Haven Zoning Regulations. Owner Delia Maldonado/ Applicant Gerald Paprocki File # 028-21 V

Commissioner Coscia made a motion to approve File #028-21 V with the following condition that this house only be a three bedroom house, with a half bath installation and no accessory apartment allowed, seconded by Commissioner Wise. Commissioners are concerned that the bedrooms will still be built if a full bath is installed and the reason being is lack of parking. Roll call was called. File #028-21 V approved 4 – 1 (Clifford).

253 York Street A variance to put a one bay attached garage on a single family home. A request to permit 9’ 8” where 15’ is required for a side yard in the R3 (One-Two-Three Family Residence) district, in pursuant of Table 12.1 of the City of West Haven Zoning Regulations. Owner/Applicant: Mireille Solano; File # 028-21 V

Commissioner Coscia made a motion to approve File #028-21 V, seconded by Commissioner Leper. Roll call was called. File #028-21 V approved 5 – 0

38 Danenberg Place A side yard variance to permit 1’6” where 6’ is required to build a one car garage. A front yard setback to permit 17’ 9” where 20’ is required and a side yard variance to permit 8’ where 10’ is required to build an 8’x 32’.3” covered porch. In the R2 (Single Family Detached Family Residence) district, in pursuant of table 11.1 of the City of West Haven Zoning Regulations. Owner/Applicant: Daniel J. Champagne; File # 026-21

Commissioner Coscia made a motion to approve File #026-21 V, seconded by Commissioner Porto. Roll call was called. File #026-21 V approved 5 - 0

803 Main Street: A side yard variance to permit 6' where 15' is required to change the use from a deck to a 4 season porch (living space). In the R2 (Single Family Detached Family Residence) district, in pursuant of table 11.1 of the City of West Haven Zoning Regulations Owner: Denise Blake & Kathleen Fisher; Applicant Scott Farquharson/Baybrook Remodelers; File # 027-21

Commissioner Coscia made a motion to approve File #027-21 V, seconded by Commissioner Leper. Roll call was called. File #027-21 V approved 5 – 0.

490 Saw Mill Road Several variances to place a Fuel Cell generator and data server in the Southwest corner of the Best Western Hotel property. 1. To permit 89 parking spaces where 95 exist. 2. A side yard variance to permit 14.9' where 25' is required and, 3. A rear yard variance to permit 11.2' where 50' is required. In the CD Commercial Design district pursuant to Section 60, 20.1 of the West Haven Zoning Regulations. Owner: Eshagh Malekan; Applicant: Clear Cell Power, Inc.; File# 028-21 V

Commissioner Coscia made a motion to approve File #028-21 V, seconded by Commissioner Leper. Roll call was called. File #028-21 V approved 5 – 0.

Staff Reports: Ms. Conniff stated regarding vacant lots in the city and discussing this issue with corporation counsel, the procedure has been correct.

Other Business: Commissioner Wise would like clarification who is on the board and whether the terms are current. Commissioner Wise would like a letter sent to the Mayor to request the staff vacancies be filled.

Adjournment: 8:34 p.m.

Commissioner Coscia made a motion to adjourn, seconded by Commissioner Rivera and passed.