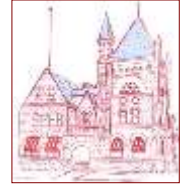




CITY OF WEST HAVEN, CONNECTICUT

ZONING BOARD OF APPEALS

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MEETING MINUTES OF REGULAR MEETING OF ZONING BOARD OF APPEALS FEBRUARY 28, 2019

The West Haven Zoning Board of Appeals held a Regular Meeting following the Special Meeting and Public Hearing on Thursday February 28, 2019 in the Harriet North Room, Second Floor, City Hall, 355 Main Street, West Haven, CT at 7:15 P.M.

PRESENT: Commissioners Wise, Porto, DeLeo, Leper, Coscia and ZEO Conniff. Absent were Commissioners Clifford and Lewis.

15 Gilbert Street: A variance requested to allow construction of a 19.6' x 18.6' shed. The applicant requests a front yard variance of 20' where 25' is required and 5' will exist and building coverage of 23.3% where 20% is allowed. Located in a R3 (One-Two-Three Family residence) under article 90,92, and section 12.1 of the City of West Haven Zoning Regulations. Owner/Applicant: Jaime Aucapina File #003-19 V

Commissioner DeLeo made a motion to approve with the following conditions:

1. No second floor allowed.
2. Not to be used as living quarters
3. Required Building permits to be applied for
4. No water hookups

Seconded by Commissioner Porto. Roll call was called. File #003-19V approved with conditions 5 – 0.

21 Lee Street: Variances are requested to allow construction of a single family homes on a vacant lot that is the same general size as 44% of the lots, 56% of frontage and 56% of lot depth on the block in which it is located, where 75% is required in a R3 (One-Two-three Family Residence) district. Under section 47.2 and 90.3 of the City of West Haven Zoning Regulations Owner/ Applicant John Pereira File #006-19 V

Commissioner Coscia made a motion to approve File #006-19 V, seconded by Commissioner DeLeo. Roll call was called. File #006-19 V approved 5 – 0.

15 Washington Manor Ave: The owner is asking for a side yard variance of 4' where 10' is required and 6' will exist to construct a 8' x 14' deck in a R3 (One-Two-three Family Residence) district. Under section 12.1 of the City of West Haven Zoning Regulations. Owner Neera Dahl / Applicant Tonin Kimca File # 004-19 V

Commissioner Coscia made a motion to approve File #004-19V, seconded by Commissioner DeLeo. Roll call was called. File #004-19V approved 5 – 0.

Staff Reports: Election of Officers

Commissioner Coscia made a motion to nominate John Clifford as chairman of the ZBA, seconded by Commissioner Leper. Motion passed unanimously.

Commissioner Coscia made a motion to nominate Ed Wise as Vice Chairman, seconded by Commissioner Leper. Motion passed unanimously.

Illegal 2 and 3 family residence – ZEO Conniff stated there are approximately 600 homes in West Haven that are legal one family and being used as illegal two families and two family homes being used as three families. There is not enough manpower to enforce all the illegal residences. Commissioners would like Corporation Counsel to come before the commission to explain what avenues can be taken.

ADJOURNMENT: 8:20 p.m.

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