



# CITY OF WEST HAVEN, CONNECTICUT

## ZONING BOARD OF APPEALS

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### MEETING MINUTES OF SPECIAL HEARING AND PUBLIC HEARING ZONING BOARD OF APPEALS FEBRUARY 28, 2019

The West Haven Zoning Board of Appeals held a 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.

#### PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES OF REGULAR MEETING: Commissioner DeLeo made a motion to approve the meeting minutes of January 16, 2019, seconded by Commissioner Porto and passed.

#### **CONTINUED:**

**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.

Owner is asking for a variance to construct a shed due to the small size of his basement. The shed will be 19' x 18'. The hardship is the property is a corner lot. The mailings have been submitted to the file. Building department comments were read into the record. Commissioner Wise suggests a condition that there be no water hookups and is not to be used as an accessory apartment.

Three calls were made to speak in favor and three calls were made to speak in opposition to this application.

#### **New**

**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

Attorney Vincent Falcone explained the house was a two family with a garage and built in 1916. In 2005 the house was destroyed by fire. In 2007 the applicant purchased the two parcels. This proposal is for a one family to be constructed on each of the separate parcels. The hardship is with the land. The property was always used as two unmerged parcels. Exhibits were submitted showing the subdivision map recorded in 1898; deed, City of West Haven assessment map; and aerial photos. The City's tax cards show one parcel but there was no merger done. Mailings were submitted to the file. Comments from the Fire Marshal were read into record.

Three calls were made to speak in favor and three calls were made to speak in opposition to this application.

**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

Tonin Kimca stated this variance is to construct a deck 8' x 14' to replace an existing small porch. Mailings have been submitted to the file. There were no department comments.

Three calls were made to speak in favor and three calls were made to speak in opposition to this application.

**55 Gilbert Street aka 55-57 Gilbert Street:** The applicant seeks to replace a 48' x 26' four family to a 55' x 33' four family home that was destroyed by fire. The multi family house will be reduced in height to a two story building.

1. A front yard variance along North Place where 25' is required, 5.3' was provided and 2.1' will exist
2. A front yard variance along Gilbert Street where 25' is required 13.6' was provided and 13.4' will exist
3. A side yard variance where 15' is required 7.7' was provided and 5' will exist.
4. Building coverage where 20% is allowed, 38.8% was provided 45.9% will exist
5. Lot coverage where 40% is allowed, 49.7% was provided and 47.9% will exist

In an R3 (One-Two-Three Family Residence) district under section 12.1, 90, and 82 of the City of West Haven Zoning Regulations: Owner/Applicant 55 Gilbert Street LLC. file #005-19 V

ZEO Conniff read into the record a letter from the applicant requesting a continuance to the March 20, 2019 meeting. Commissioner Coscia made a motion to continue File #005-19V to the March 20, 2019 meeting, seconded by Commissioner DeLeo and passed.