

**MEETING MINUTES OF ZONING BOARD OF APPEALS
JUNE 16, 2021**

The West Haven Zoning Board of Appeals held a Regular Meeting following the Public Hearing 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.

PRESENT: Commissioners Clifford, Wise, Porto, Rivera, Zentarski, Assistant City Planner Conniff and Consultant Soto. Absent were Commissioners Caple, Coscia and DeLeo

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

Commissioner Porto made a motion to approve File #040-21 V, seconded by Commissioner Rivera. Commissioners discussed the sewer pipe issue if the development is built and the existing houses are served by the sewers. Mr. Soto stated P & Z will have to address this. This fits in with the Plan of Conservation and Development. There is no demand on municipal services. Roll call was called. File #040-21 V approved 5 – 0.

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

Commissioner Porto made a motion to approve with conditions

1. Safety inspection
2. Review at September meeting
3. No amplified music
4. Property maintenance

5. No on street parking
6. Maximum of five vehicles on site.
7. No rental to age 25 and under.
8. Quiet time 10 p.m.

seconded by Commissioner Zantarski. Roll call was called. File #036-SUE approved 3 – 2 (Zentarski & Wise)

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

Commissioner Rivera made a motion to approve File #039-21 V, seconded by Commissioner Porto. Roll call was called. File #039-21 V approved 5 – 0.

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

Commissioner Wise made a motion to File #041-21 V, seconded by Commissioner Rivera. Roll call was called. File #041-21 V approved 5 – 0.

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

Commissioner Rivera made a motion to approve File #042-21 V, seconded by Commissioner Porto. Roll call was called. File #042-21 approved 5 – 0.

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

Commissioner Wise made a motion to approve File #043-21 V, seconded by Commissioner Rivera. Roll call was called. 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

Commissioner Wise made a motion to approve File #044-21 V with conditions that the maximum be three bedrooms and two baths, seconded by Commissioner. Roll call was called. File #044-21 V approved with conditions.

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 approved 5 – 0.

Commissioner Wise made a motion to approve File #045-21 V with the condition that construction be completed within one year once ground is broken, seconded by Commissioner Rivera. Roll call was called. File #045-21 V approved with conditions.

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 (Two 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

Commissioner Wise made a motion to approve File #047-21 V with condition that the wall be found structurally sound located on the left side of the property and present a drainage plan approved by the city engineer, seconded by Commissioner Porto. Roll call was called. File #047-21 V approved with conditions 5 – 0.

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

Commissioner Wise made a motion to approve File #048-21 V, seconded by Commissioner Rivera. Roll call was called. File #048-21 V approved 5 – 0.

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

Commissioner Porto made a motion to approve with conditions, seconded by Commissioner Zantarski. Roll call was called. File #File 049-21V approved 3 – 2 (Zentarski/Wise

Staff Reports

Adjournment: 12:30 p.m.

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