

The West Haven Zoning Board of Appeals held a Public Hearing and Regular Meeting on Wednesday January 20, 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, Leper, Coscia, Rivera, DeLeo, and Assistant City Planner Conniff.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Coscia made a motion to approve the meeting minutes of November 18, 2020, seconded by Commissioner Porto and passed.

**New:**

**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

Anthony Cordone, West Haven, is representing the application. He stated this lot goes back to 1912 and was in a B zone requiring 4,000 sq. ft. In 2006 regulations were changed to requiring 16,000 sq. ft. This lot was in existence before the change in regulations. This lot is the same size as the others on the street. A sewer line was installed in the 90s to connect this property. The assessor records show that this lot has been taxed as a building lot for approximately 90 years. Ms. Conniff read a comment from the Building Official and no comments were received from the City Engineer, Police or Building official. Mailing were submitted to the file.

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

Reggie Dormevil, 19 Norwalk St., asked who owns the property.

Funk Boiler Works, 18 Norwalk St., in opposition.

Richard and Laurie Cassella, 6 Chauncey St., in opposition

Jim O'Brien, 18 Chauncey St., in opposition

Commissioners would like clarification as to whether this is a building lot. The card indicates unbuildable lot. Mr. Cordone stated a sewer line has been installed into the lot. He thinks it may have been unbuildable before the sewer line. The question needs to be answered as whether this has been taxed as a buildable lot.

Commissioner Coscia made a motion to continue File #027-20 V to February 17, 2021, seconded by Commissioner Porto and passed.

**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

Gerald Paprocki, Branford, would like to locate the home 18 ft. from the street to provide for offstreet parking for a total of 4 spots. The other homes are 5 ft. from the street. It will be a three bedroom home. Ms. Conniff read comments from the Building Official. Mailings were submitted to the file. Chairman Clifford questioned the plans that show 5 bedrooms. He suggests making the family room larger. Commissioner Coscia suggests getting the assessor's card for verification. Ms. Conniff asked the applicant to submit a letter asking for a continuation.

Jim O'Brien, 18 Chauncey St. in opposition, believes property is non-compliant.

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

Commissioner Coscia made a motion to continue File #028-21 V to February 17, 2021, seconded by Commissioner Wise and passed.

Commissioner Coscia would like Ms. Conniff to communicate to the Assessor's Office of having signed and/or verified cards for lots.

ADJOURNED: 8:12 p.m.

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