

**MEETING MINUTES OF ZONING BOARD OF APPEALS
APRIL 21, 2021**

The West Haven Zoning Board of Appeals held a Public Hearing and Regular Meeting on Wednesday April 21, 2021 at Cielo Banquet (aka West Haven Italian American Club), 85 Chase Lane, West Haven, CT at 7:15 P.M.

PRESENT: Commissioners Wise, Coscia, Caple, Proto, DeLeo, Zentarski and Assistant City Planner Conniff. Absent was Commissioner Clifford.

PLEDGE OF ALLEGIANCE

MINUTES OF REGULAR MEETING: Commissioner DeLeo made a motion to approve the meeting minutes of March 17, 2021, seconded by Commissioner Proto and passed.

New:

168 Hillside Avenue: A variance to build an addition and deck to the back of an existing home. To permit 9.5' Where 10' is required to build a 20' x 16' deck and to permit 6' Where 15' is required to build a 13.5' x 20. 1'foot additions in the R2 (Single Family Detached Residence) district, under section 11.1 of the City of West Haven Zoning Regulations. Owner: Sandra & Michael Elgee/Applicant: Scott Farquharson/Baybrook Remodelers; File # 21-000 V

Scott Farquharson, Baybrook Remodelers, is representing the owners. This application is to construct a 20.1' x 13.5' master bedroom addition and 20' x 16' deck. The existing 26' x 16' deck will be removed. A variance is requested for the south side setback of 6 ft. and north side of 9.5'. This is an existing non-conforming lot and structure. The existing structure is over both side yards setbacks. The home is only 955 sq. ft. and the addition will be located in the rear of the home. The deck will be less square footage than the existing deck. Mailings were submitted to the file. Comments were read into the record from the Fire Marshall. No comments from Engineering or Building Official

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 approve File # 21-000 V, seconded by Commissioner Proto. Roll call vote 5 – 0. File #21-000 V approved.

Staff Reports: None

Adjournment: 7:27 p.m.

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