



CITY OF WEST HAVEN, CONNECTICUT

Zoning Board of Appeals

Planning & Development Department • City Hall • 355 Main Street • 1st Floor
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Chuck Zentarski, Alternate
Rich Deleo, Alternate
open, Alternate
Catherine Conniff, Asst. City Planner
Stephen Hotchkiss, Zoning Enforcement/ Inland Wetlands

AGENDA

The West Haven Zoning Board of Appeals will hold a Public Hearing and Regular meeting on Wednesday, January 15, 2025, in the Harriet North Room, Second Floor, City Hall, 355 Main Street, West Haven, CT at 6:30 P.M. to consider the following:

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES for Regular Meeting and Public Hearings of November 20, 2024

CONTINUATION:

34 Andrews Street: The applicant seeks a one-time lot split for a through lot in a Single-Family Detached Residence (R2) district with frontages on Andrews and Ardell Streets. Variance requests for Lot A are proposed at 6,484sf where 16,000sf is required for minimum parcel, lot, and lot area per dwelling unit. Variance requests for Lot B are proposed at 8,707sf where 16,000sf is required for minimum parcel and lot sizes. Requests are pursuant to Article 2 Table 11.1 of the City of West Haven Zoning Regulations. Owner/Applicant: Stark Homes, LLC. File # 073-24 V

Deliberation on Public Hearing: 34 Andrews Street. File # 073-24 V

Ardell Street: The applicant seeks a variance to permit a minimum lot area per dwelling unit of 8,707sf where 16,000sf is required in a Single Family Detached (R2) district pursuant to Article 2 Table 11.1 of the City of West Haven Zoning Regulations. Owner/Applicant: Stark Homes, LLC. File # 071-24 V

Deliberation on Public Hearing: Ardell Street. File # 071-25 V

PUBLIC HEARING:

587 Savin Avenue: A request to mount solar panels which will be visible from the street to allow for maximum sun exposure in the VDO (Village District Overlay) pursuant to Article 2 Section 21.5 b VI of the City of West Haven Zoning Regulations. Owner: Lenworth Quarrie / Applicant: Raheem Gilzeane. File # 001-25 V

Deliberation on Public Hearing: 587 Savin Avenue. File # 001-25 V

54 Annawon Avenue: A request for a front yard setback of 15' where 30' is required, side yard setbacks of 12' to the north and 10' to the south where 15' is required for an addition to the existing dwelling in a Single Family Detached Residence (R2) district pursuant to Article 2 Table 11.1 of the City of West Haven Zoning Regulations. Owner/Applicant: Kate & Sean Smullen. File # 002-25 V

Deliberation on Public Hearing: 54 Annawon Avenue. File # 002-25 V

118 Ivy Street: A request for a front yard setback of 6' where 25' is required, a side yard setback of 9' where 15' is required, and a building coverage of 28% where 20% is the maximum allowed for a two-story addition to existing dwelling in a Single Family Detached Residence (R2) district pursuant to Article 2 Table 11.1 of the City of West Haven Zoning Regulations. Owner/Applicant: Wilson Salinas. File # 003-25 V

Deliberation on Public Hearing: 201 Center Street Parcel A. File # 003-25 V

230 Highland Avenue: A request for a side yard setback of 12' where 5' is required to convert an existing attached garage to living space in a Single Family Detached Residence (R2) district pursuant to Article 2 Table 11.1 of the City of West Haven Zoning Regulations. Owner/Applicant: Kevin Sandi. File # 004-25 V

Deliberation on Public Hearing: 230 Highland Avenue. File # 004-25 V

Applications and supporting documents available for review in the office of Planning & Development, 355 Main Street, West Haven, CT. Website
<http://www.cityofwesthaven.com/202/Zoning-Board-of-Appeals>

Staff Reports

Other Business

Adjournment

John Clifford, Chairman
Zoning Board of Appeals