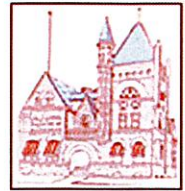




CITY OF WEST HAVEN, CONNECTICUT

Zoning Board of Appeals

Planning & Development Department • City Hall • 355 Main Street • 1st Floor
West Haven, Connecticut 06516 Phone 203.937.3580 • Fax 203.937.3742



CITY HALL 1896-1967

John Clifford, Chairman
Ed Wise, Commissioner
James Greenberg, Commissioner
Carol Porto, Commissioner
Aleshia Caple, Commissioner

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, February 19, 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 January 15, 2025

CONTINUED:

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

PUBLIC HEARING:

741 Jones Hill Road: A request for a side yard setback of 4' where 15' is required for a 13'x 15' addition to the rear of 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: Vanessa Kristie. File # 005-25 V

83 Painter Avenue: Variances are requested to permit construction of an addition to the rear of the existing dwelling. A request for a side yard setback of 6.7' where 15' is required along the north property line, side yard of 8.9' where 10' is required for a deck along the south property line, building coverage of 27.6% where 20% is allowed, and total lot coverage of 47.8% where 35% is allowed in a Single Family Detached Residence (R2) district pursuant to Article 2 Table 11.1 of the City of West Haven Zoning Regulations. Owner: George Grothusen / Applicant: Luis Filipe Perri. File # 006-25 V

286 Platt Avenue: The applicant is seeking a Special Use Exception to allow for an accessory apartment in an existing single-family dwelling in a Single Family Detached (R2) district pursuant to Article 2 Table 39.1 and Section 42 of the City of West Haven Zoning Regulations. Owner/Applicant: William Cabrera. File # 007-25 SUE

TOWN AND CITY CLERK

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55 Andrews Street: A request for a side yard setback of 9' where 15' is required and a request to permit 26.6% building coverage for a 12'x 24' addition to the rear of the existing dwelling. The applicant is seeking a Special Use Exception to allow for an accessory apartment within the proposed addition in a Single Family Detached Residence (R2) district pursuant to Article 2 Table 11.1, Table 39.1, and Section 42 of the City of West Haven Zoning Regulations. Owner/Applicant: Ulices Correa. File # 008-25 V, #009-25 SUE

80 Farwell Street: A request for a rear yard setback of 1.3' where 25' is required, a rear yard setback of 1.8' where 100' is required, for a 25'x 80' addition to the side of the existing building in a Industrial Planned Development (IPD) district pursuant to Article 2 Table 11.1 of the City of West Haven Zoning Regulations. Owner: R&P Leasing, LLC. /Applicant: Pat Lewis/ Blaze Graham. File # 0010-25 V

25 Herman Street Parcel A: A request for a one-time lot split to permit a 10,609sf lot where 16,000sf is required, minimum lot frontage of 60' where 80' is required, front yard setback of 20' where 25' is required, side yard setback of 10.7' where 15' is required in a One-Two-Three Family Residence (R3) zone pursuant to Article 2 Table 12.1 of the City of West Haven Zoning Regulations. Owner/ Applicant: Rosewood Home Builders, LLC. File # 011-25 V

25 Herman Street Parcel B: A request for a one-time lot split to permit a 10,464sf lot where 16,000sf is required and side yard setbacks of 8.9' and 9.6' where 15' is required in a One-Two-Three Family Residence (R3) zone pursuant to Article 2 Table 12.1 of the City of West Haven Zoning Regulations. Owner/ Applicant: Rosewood Home Builders, LLC. File # 012-25 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