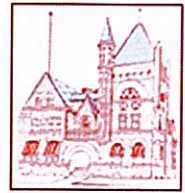




CITY OF WEST HAVEN, CONNECTICUT

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



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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

AMENDED AGENDA

The West Haven Zoning Board of Appeals will hold a Public Hearing and Regular meeting on Wednesday, April 16, 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 March 19, 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 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:

38 Antrim Street: A request for a Special Use Exception for a professional consulting business to operate in a Single Family Detached Residence (R2) district pursuant to Sections 41 and 91 of the City of West Haven Zoning Regulation. Owner/Applicant: Jada Hooks. File # 015-25 SUE

50 Industry Drive: A request for a side yard setback of 4' where 25' is required to construct a 20'x 50' metal building and product display area in an Industrial Planned Development (IPD) district pursuant to Article 2 Table 25.1 of the City of West Haven Zoning Regulations. Owner/Applicant: Eli Properties, LLC. File # 021-25 V

106 Forest Road: An application for a lot line adjustment to create a more conforming building lot. Variance requests are to permit a lot size and density of 6,428sf where 16,000sf is required, increased lot frontage from existing 40' to 60' where 80' is required, and to permit building coverage of 25% where 20% 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/Applicant: Marie C. Henry. File # 022-25 V

98 Forest Road: An application for a lot line adjustment. Variance requests are to permit a lot size and density of 6,606sf where 16,000sf is required, lot frontage of 60' where 80' is required, and to permit building coverage of 25% where 20% is allowed in a Single Family Detached

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Residence (R2) district pursuant to Article 2 Table 11.1 of the City of West Haven Zoning Regulations. Owner/Applicant: Marie C. Henry. File # 023-25 V

32 Northrop Road: A request for a side yard setback of 4' 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: Fortunato Favia. File # 024-25 V

1 Dartwell Avenue: A request to permit construction of a single family home on a lot that meets 60% of allowed lot size where 75% is required, lot width of 60% where 75% is required, and lot depth of 60% where 75% is required for a vacant lot in a One-Two-Three Family Residence (R3) district pursuant to Article 3 Section 47.2 of the City of West Haven Zoning Regulations. Owner/Applicant: Tetlow Development, LLC. File # 019-25 V

168 Collis Street: A request to permit construction of a single family home on a lot that meets 25% of allowed lot size where 75% is required and lot width of 25% where 75% is required for a vacant lot in a One-Two-Three Family Residence (R3) district pursuant to Article 3 Section 47.2 of the City of West Haven Zoning Regulations. Owner/Applicant: Tetlow Development, LLC. File # 021-25 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