



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, May 21, 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 April 16, 2025

CONTINUED:

- 1) **102 Mohawk Drive:** A request for a rear yard setback of 4' 6" where 20' is required for a deck and to permit building coverage of 24% 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: Hector Chacon. File # 018-25 V
- 2) **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
- 3) **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 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

PUBLIC HEARING:

- 4) **1 Dartwell Avenue:** A request to permit building coverage of 26.9% where 20% is allowed, a rear yard setback of 20' where 25' is required, and a rear deck setback of 14' where 17' is required for construction of a single family home on a previously approved lot in a One-Two-Three Family Residence (R3) district pursuant to Article 2 Table 12.1

of the City of West Haven Zoning Regulations. Owner/ Applicant: Tetlow Development, LLC. File # 019-25 V

- 5) **168 Collis Street:** A request to permit building coverage of 29.3% where 20% is allowed for construction of a single family home on a previously approved lot in a One-Two-Three Family Residence (R3) district pursuant to Article 2 Table 12.1 of the City of West Haven Zoning Regulations. Owner/ Applicant: Tetlow Development, LLC. File # 019-25 V
- 6) **792 Ocean Avenue:** A request for a Special Use Exception to permit a short-term rental in accordance with the West Haven Zoning Regulations in a Single Family Detached Residential (R2) district. The request is pursuant to Article 1 Section 2.2 and Article 2 Table 39.1 of the City of West Haven Zoning Regulations. Owner/Applicant: Bavaro Beach, LLC. File # 032-25 SUE
- 7) **50 Brook Lane:** A request for a Special Use Exception to permit a short-term rental in accordance with the West Haven Zoning Regulations in a Single Family Detached Residential (R2) district. The request is pursuant to Article 1 Section 2.2 and Article 2 Table 39.1 of the City of West Haven Zoning Regulations. Owner/Applicant: Nataly Tartakovsky. File # 033-25 SUE
- 8) **77 California Street:** A request to permit a side yard setback of 10' where 20' is required to convert an existing open porch to living space in the Shoreline Design District (SDD) pursuant to Article 2 Table 36.1 of the West Haven Zoning Regulations. Owner/Applicant: Erik Pacetta-Ullmann. File # 025-25 V
- 9) **11 Danenburg Place:** A request to permit a side yard setback of 5'9" where 15' is required to construct a garage and second level living space addition 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: Jason Gregoriades. File # 026-25 V
- 10) **350 Ocean Avenue:** A request for maximum building coverage of 32% where 30% is the maximum allowed, a front yard setback of 3'7" on the west property line, and a front yard setback of 28'4" along the east property line where 30' is required to construct a new attached garage and deck 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: Angela Malerba. File # 027-25 V
- 11) **43 Chestnut Street:** A request to permit a side yard setback of 9.6' along the west property line to construct an accessory apartment. The applicant seeks to allow for approval of a Special Use Exception for a property that is 45' in width where 50' is required pursuant to Article 2 Table 11.1 and Sections 42 and 91 of the City of West Haven Zoning Regulations. Owner/Applicant: Alex Mota. File # 028-25 V SUE
- 12) **1 Eagle Place:** A request to permit a fence height of 6' where 4' is the maximum allowed in a front yard 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: Mukesh Bhagarattie. File # 029-25 V



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13) 66 Skyline Drive: A request to permit a side yard setback of 14' where 15' is required and to allow 25% building coverage where 20% is the maximum allowed to construct an addition 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: Arsenio Bernardo. File # 030-25 V

14) 86 Noble Street: A request to permit a side yard setback of 7' where 15' is required to convert an existing deck to living space in a One-Two-Three Family Residence (R3) district pursuant to Article 2 Table 12.1 of the City of West Haven Zoning Regulations. Owner/Applicant: Sergio Figueroa Barragan. File # 031-25 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
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