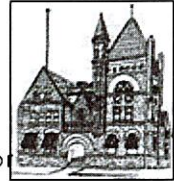




CITY OF WEST HAVEN, CONNECTICUT

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, June 18, 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 May 21, 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

PUBLIC HEARING:

- 2) **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 # 034-25 V
- 3) **99 Laurel Street:** A request for a side yard setback of 8' where 15' 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: Matt & Paige Gagne. File # 035-25 V
- 4) **325 Beach Street:** A request for maximum building coverage of 37.22% where 30% is the maximum allowed to construct a new detached garage in the Shoreline Design District (SDD) pursuant to Article 2 Table 36.1 of the City of West Haven Zoning Regulations. Owner: Robert & Emily Rose Weiss /Applicant: Vadim Maltsev. File # 036-25 V
- 5) **15 Glade Street:** A request for maximum lot coverage of 53% where 40% is allowed, a front yard setback of 18.8' where 50' is required, rear yard setback of 14.8' where 50' is required, to allow for 33% impervious surface coverage where 15% is allowed, and to allow open space at 48% where 60% is the minimum allowed, and parking lot design

variance requests for Sections 60.6.2, 60.18.6, 60.19.8, 60.24.1, 60.24.2, and 60.24.5 to construct new administrative and maintenance buildings and complete associated site work in the Multifamily Residence (R4) and Open Space (OS) districts pursuant to Article 2 Table 36.1, Section 37 and Article 3 Section 60 of the City of West Haven Zoning Regulations. Owner/Applicant: West Haven Housing Authority. File # 037-25 V

- 6) **43 Baggott Street:** A request to permit side yard setbacks of 8.5' where 15' is required, a rear yard setback of 21' where 25' is required, a front yard setback of 11' where 17' is required for a porch, and building coverage of 33% where 20% is the maximum allowed to construct a single family dwelling in a One-Two-Three Family Residence (R3) district pursuant to Article 2 Section 10.4.2 c and Table 12.1 of the City of West Haven Zoning Regulations. Owner: Nabil Imtiaz /Applicant: Atty. Kevin J. Curseaden. File # 038-25 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