



# CITY OF WEST HAVEN, CONNECTICUT

## Zoning Board of Appeals

Planning & Development Department • City Hall • 355 Main Street • 1st Floor  
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John Clifford, Chairman  
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Chuck Zentarski, Alternate  
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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, November 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 October 15, 2025

### **CONTINUED:**

- 1) **90 Ivy Street:** A request for side yard setbacks of 14' on the south and 6' on the west property lines where 15' is required, to allow 38% building coverage where 20% is allowed, and lot coverage of 47% where 40% is allowed to construct a 20'x 30' 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: Lisa Rappa /Applicant: Kaiser Historical Renovations. File # 046-25 V
- 2) **20 Baldwin Street:** Variances and a Special Use Exception for an accessory apartment are requested to construct additions and decks to the existing single family dwelling. The applicant requests a front yard setback of 12' where 30' is required, side yard setback of 9' where 15 is required along the north property line, and a rear yard setback of 22' where 30' is required in a Single Family Detached (R2) district pursuant to Article 2 Table 11.1 and Section 42 of the City of West Haven Zoning Regulations. Owner: Albert & Karel Banks /Applicant: Mark R. Halstead. File # 041-25 V SUE

**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