



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

MEETING MINUTES OF ZONING BOARD OF APPEALS FEBRUARY 19, 2025

The West Haven Zoning Board of Appeals held 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.

PRESENT: Commissioners Clifford, Wise, Carol Porto, Zentarski, Deleo, Greenberg and Assistant City Planner Conniff

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Deleo made a motion to approve the meeting minutes for the Regular Meeting and Public Hearings of January 15, 2025, seconded by Commissioner Porto and passed.

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

Ms. Conniff stated a letter was received asking for a continuance to the March meeting. This will be the last continuance for this application.

Commissioner Deleo made a motion to continue File #001-25V, seconded by Commissioner Porto. File #001-25V approved 5-0.

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

Applicant stated the addition is being constructed because they need extra space. An additional bedroom will be added. The addition will go straight back in the rear. Ms. Conniff read into the

record comments from the City Engineer and Building Official. Mailings were submitted to the file.

Three calls were made to speak in favor and three calls were made to speak in opposition to this application.

Commissioner Porto made a motion to approve File #005-25V, seconded by Commissioner Deleo. Roll call was called. File #005-25V approved 5-0.

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

Applicant stated this variance is to extend the rear of the house to accommodate a family member. The proposed second floor will have a bathroom and two bedrooms. Ms. Conniff read into the record comments from the City Engineer and Building Official.

Three calls were made to speak in favor and three calls were made to speak in opposition to this application.

Commissioner Porto made a motion to approve File #006-25V with the condition that no kitchen will be allowed, seconded by Commissioner Greenberg. Roll call was called. File #006-25V approved 5-0.

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

Applicant stated this application is for two rooms to be in the basement. Windows will also be installed. This apartment will be for his stepson. It will be within the regulations of 500 ft. for an accessory apartment. Ms. Conniff read into the record comments from the City Engineer and Building Official. Mailings were submitted to the file.

Three calls were made to speak in favor and three calls were made to speak in opposition to this application.

Commissioner Deleo made a motion to approve File #007-25 SUE, seconded by Commissioner Porto. Roll call was called. File #007-25 SUE approved 5-0.

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.



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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

Applicant stated this application is for an addition to an existing house. There will be a dormer on the second floor to accommodate the apartment with a bedroom. Ms. Conniff read into the record comments from the City Engineer requiring a drainage system. The basement will be a playroom. This is technically not an accessory apartment.

Three calls were made to speak in favor and three calls were made to speak in opposition to this application.

Peter Bonewitz, 32 Wade St, asked about how far the house will go back due to concerns about drainage.

Commissioner Wise made a motion to approve File #009-25 SUE, seconded by Commissioner Greenberg. Roll call was called. File #009-25 SUE approved 5-0.

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 an 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

Ms. Conniff read a letter from the applicant into the commission withdrawing the application.

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

Attorney Vincent Falcone is representing both applications tonight, Parcel A and Parcel B. This is a one-time split of a vacant lot into two lots. These lots are a dumping ground. Exhibit book consisted of photos, map showing 12 lots, and documents pertaining to the history property up to 2024. This large lot was never subdivided. The first recorded use of the lot was for a storage building. Subsequently, the property remained a commercial use for decades. Due to an

historical underground storage tank, environmental services were completed. There will be two single family raised ranch homes. Ms. Conniff read into the record comments from the City Engineer and Building Official. Mailings were submitted to the file.

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

Three calls were made to speak in favor and three calls were made to speak in opposition to these applications.

Marco Garcia, 137 Lee St., concerned about digging a foundation.

Gerald Paprocki, 54 Dominican Rd, Branford, explained the houses will be hooked up to the city water.

Commissioner Greenberg made a motion to approve Files #011-25 V and #012-25V, seconded by Commissioner Porto. Roll call was called. Files #011-25 V #012-25V approved 5-0.

Staff Reports – Ms. Conniff stated there is 90% that the regulations will be reviewed and revised in the future to meet the city needs.

Other Business – Commissioners discussed the lack of housing in the State of Ct and developers are complaining that regulations hinder them.

ADJOURNMENT: 7:09 P.M.

Commissioner Porto made a motion to adjourn, seconded by Commissioner Deleo and passed.