



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 MARCH 19, 2025

The West Haven Zoning Board of Appeals held a Public Hearing and Regular meeting on Wednesday, March 19, 2025, in the Harriet North Room, Second Floor, City Hall, 355 Main Street, West Haven, CT at 6:30 P.M.

PRESENT: Commissioners Wise, Carol Porto, Greenberg, Deleo, Caple, Zentarski, ZEO Hotchkiss, and Assistant City Planner Conniff. Absent was Commissioner Clifford.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Porto made a motion to approve the meeting minutes for the Regular Meeting and Public Hearings of February 19, 2025, seconded by Commissioner Caple 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

This application will not be heard due to procedural issues. This is the third time that this has been continued to the April 16th meeting.

PUBLIC HEARING:

803 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: Veronica Abraham / Applicant: Demetra Hines. File # 0013-25 V

Applicant stated this application is for solar panels, half on the front half of the roof and the other half on the rear. Mr. Hotchkiss stated mailings were submitted to the file. He read comments into the record from the Building Official.

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

Roll call was called. File #013-25 V approved 5 – 0.

786 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: Ted Russell / Applicant: Anthony Manousos. File # 0014-25 V

Applicant who represents Trinity Solar stated this application is to install solar panels mostly at the rear of the home but two could be seen from the street. Mailings were submitted to the file. Mr. Hotchkiss read comments into the record from the Building Official.

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

Roll call was called. File #014-25 V approved 5 – 0.

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

Applicant was not present. Commissioner Wise questions if there was a sign posted.

Commissioner Deleo made a motion to continue File #015-25 SUE to the April 16th meeting, seconded by Commissioner Greenberg. File #015-25 SUE continued.

100 Enright Street Parcel A: A request for a one-time lot split to permit a 9,405sf lot where 16,000sf is required and to permit building coverage of 22.7% 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: Patricia D’Onofrio / Applicant: Anthony D’Onofrio File # 016-25 V

100 Enright Street Parcel B: A request for a one-time lot split to permit a 7,695sf building lot where 16,000sf is required in a Single Family Detached Residence (R2) district pursuant to Article 2 Table 11.1 of the City of West Haven Zoning Regulations. Owner: Patricia D’Onofrio / Applicant: Anthony D’Onofrio File # 017-25 V

Applicant representing Patricia D’Onofrio stated this property was purchased many years ago. This application is looking to split the property and sell one half of the of property. There is an existing structure on the other half of the property. Mailings were submitted to the file. Mr. Hotchkiss read into the record comments from the Building Official.

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

Mark D’Onofrio, in favor.



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Roll call was called. File #016-25 V and File #017-25 V approved 5 – 0.

102 Mohawk Drive: A request for a rear yard setback of 5' 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

This application will not be heard tonight due to procedural issues with the mailings.

Staff Reports

Other Business

ADJOURNMENT: 6:54 P.M.

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