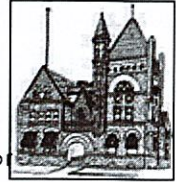




# CITY OF WEST HAVEN, CONNECTICUT

## 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 APRIL 16, 2025

The West Haven Zoning Board of Appeals held a Public Hearing and Regular meeting on Wednesday, April 16, 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, Greenberg, Deleo, Caple, ZEO Hotchkiss and Assistant City Planner Conniff. Absent was Commissioner Zentarski.

#### PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Deleo made a motion to approve the meeting minutes for Regular Meeting and Public Hearings of March 19, 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

Applicant was not present. This was the third time that the applicant has not shown.

Commissioner Wise made a motion to deny File #001-25 V, seconded by Commissioner Greenberg. Roll call was called. File #001-25 V denied 5 – 0.

#### PUBLIC HEARING:

**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 stated this proposal is for a coaching and educational service focusing on stress management and education, coaching for fitness and movement, and lifestyle as well as wellness and selfcare. She is a certified personal trainer. There will be one client at a time. Mailings were done and sign was posted.

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

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OF WEST HAVEN

Diane Pugliese, Shelton, CT., in favor.

Commissioner Porto made a motion to approve File #015-25 SUE, seconded by Commissioner Caple. Roll call was called. File #015-25 SUE 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

Continued

**50 Industry Drive:** A request for a side yard setback of 4' where 25' is required to construct a 20'x 50' metal building and product display area in an Industrial Planned Development (IPD) district pursuant to Article 2 Table 25.1 of the City of West Haven Zoning Regulations. Owner/Applicant: Eli Properties, LLC. File # 021-25 V

Applicant stated the business is a wholesale landscape for contractors. The pine trees will be removed so an outdoor living space with an outdoor fire pit and samples of pavers. The proposed building is basically a large shed. The main building is for wholesale sales. Applicant stated there is plenty of parking on the property. Hardship was where the building needs to be placed due to underground utilities. Mr. Hotchkiss read comments into the record from the City Engineer, Deputy Fire Marshal and Building Official. Mailings were done.

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

Commissioner Greenberg made a motion to approve File #021-25 V, seconded by Commissioner Wise. Roll call was called. File #021-25 V approved 5 – 0

**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 Henry, File # 022-25 V

Continued

**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

Continued

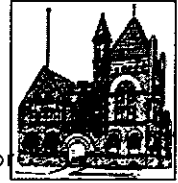
**32 Northrop Road:** A request for a side yard setback of 4' where 15' is required for an addition to the existing dwelling in a Single Family Detached Residence (R2) district pursuant to Article



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2 Table 11.1 of the City of West Haven Zoning Regulations. Owner/Applicant: Fortunato Favia.  
File # 024-25 V

Thomas Guiliano is representing the application tonight. This application is for a sideyard and front yard variance. The addition will be on the driveway side. There will be two ADA bedroom, an ADA bathroom and a wheelchair lift. This is for care for family members. Mr. Hotchkiss read comments into the record from the Building Official and City Engineer.

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

Commissioner Caple made a motion to approve File #024-25 V, seconded by Commissioner Greenberg. Roll call was called. File #024-25 V approved 5 – 0

**1 Dartwell Avenue:** A request to permit construction of a single family home on a lot that meets 60% of allowed lot size where 75% is required, lot width of 60% where 75% is required, and lot depth of 60% where 75% is required for a vacant lot in a One-Two-Three Family Residence (R3) district pursuant to Article 3 Section 47.2 of the City of West Haven Zoning Regulations. Owner/ Applicant: Tetlow Development, LLC. File # 019-25 V

Continued

**168 Collis Street:** A request to permit construction of a single family home on a lot that meets 25% of allowed lot size where 75% is required and lot width of 25% where 75% is required for a vacant lot in a One-Two-Three Family Residence (R3) district pursuant to Article 3 Section 47.2 of the City of West Haven Zoning Regulations. Owner/ Applicant: Tetlow Development, LLC. File # 021-25 V

Continued

**Staff Reports** - none

**Other Business** - none

**Adjournment:** 7:22 p.m.

Commissioner made a motion to adjourn, seconded by Commissioner and passed

