



CITY OF WEST HAVEN, CONNECTICUT

Zoning Board of Appeals

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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

MEETING MINUTES OF ZONING BOARD OF APPEALS SEPTEMBER 17, 2025

The West Haven Zoning Board of Appeals held a Public Hearing and Regular Meeting on Wednesday, September 17, 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, Greenberg, Carol Porto, Caple, Zentarski, Deleo, ZEO Hotchkiss and Assistant City Planner Conniff.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Porto made a motion to approve the meeting minutes for the Regular Meeting and Public Hearings of August 20, 2025, seconded by Commissioner Wise and passed.

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

Attorney Vincent Falcone, West Haven, CT., is representing the applicant. He submitted exhibits to the commission consisting of a photo of the existing deck, where a large part will be removed, layout of addition, assessor's map, This is a corner property and has two front and two side yards. When the house was built there was no lot coverage requirement in effect. This house will be harmonious with other homes in the area. The hardship would be if you required this home to conform to the regulations when the neighbors have not. There are three related family members that will occupy this home. The addition conforms on the west side. ZEO Hotchkiss read into the record comments from the Building Official. Mailings were submitted to the file and sign posted.

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 close the public hearing, seconded by Commissioner Greenberg and passed.

Commissioner Porto made a motion to approve File #046-25V, seconded by Commissioner Wise. Roll call was called. File #046-25V approved 5 – 0.

Staff Reports - none

Other Business - none

Adjournment: 6:43 p.m.

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