



CITY OF WEST HAVEN, CONNECTICUT Planning and Development Department

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CITY HALL 1898-1967

APPLICATION FOR CHANGE TO ZONING MAP

1. Location of Property: List All Street Addresses

Street Address Tax Map – Parcel Area [Sq. Ft or Acres] Present Zone Proposed Zone

(Multiple Properties...Please see Attached).

2. What change or changing conditions make passage of this amendment necessary?

The Planning and Zoning Commission has been implementing recommendations of its adopted Plan of Conservation and Development adopted in July 2017. One of the POCD recommendations was that the City create a Village District and adopt Village District Regulations for the Center of West Haven. This will help to encourage economic development and guide the design of new buildings and modifications in this area.

3. What other circumstances (i.e., public health, safety or general welfare) would justify the amendment?

This regulation is expected to help improve the overall appearance and condition of West Haven Center.

4. Property Owner Information & Consent

Name N/A

Firm

Street Address

City

State

ZIP

Dated:

Daytime Phone:

Business Home

Fax: _____

Cell: _____

E-mail : _____

Signature of **PROPERTY OWNER**

5. Applicant Information & Certification (Fill in ONLY if not the same as the Owner.)

Name West Haven Planning and Zoning Commission

Firm City of West Haven

Street Address 355 Main Street

City West Haven

State CT

ZIP 06516

Daytime Phone:

Business Home (203) 937-3580

Fax: _____

Cell: _____

E-mail : Dkilleen@westhaven-ct.gov

Check One: Option Holder Tenant Other (Describe): Municipality (City of West Haven)

Dated: August 16, 2019

David W. Killeen

Signature of **APPLICANT**

6. Counsel Information

Name: Lee Tiernan, Corporation Counsel

Firm: City of West Haven

Street Address: 355 Main Street

City: West Haven

State CT

ZIP: 06516

Daytime Phone: (203) 937-3600

Business Home

Fax: _____

Cell: _____

E-mail Ltiernan@westhaven-ct.gov

7. a. Attach Property Description (deed or legal description) and Survey Map of Existing Zoning and Proposed Change

b. Provide statement of how zone change is consistent with Plan of Conservation and Development and City's land use policies.

1. Location of Property: List All Street Addresses

Below is a list of all property addresses contained within the proposed zone change. Since the Village District is an Overlay District, the underlying Zoning District would remain as is for each property. If this zone change is approved, these properties would then also be located within the Village Overlay District Boundary.

WASHINGTON AVENUE –

All odd numbered street addresses between 253 and 735 Washington Avenue
All even numbered street addresses between 252 and 742 Washington Avenue

GEORGE STREET

All odd numbered street addresses between 13 and 37 George Street
All even numbered street addresses between 12 and 52 George Street

CAMPBELL AVENUE

All odd numbered street addresses between 253 and 687 Campbell Avenue
All even numbered street addresses between 250 and 680 Campbell Avenue

ELM STREET

All odd numbered street addresses between 241 and 365 Elm Street
All even numbered street addresses between 238 and 366 Elm Street

CENTER STREET

All odd numbered street addresses between 243 and 407 Center Street
All even numbered street addresses between 246 and 404 Center Street

MAIN STREET

All odd numbered street addresses between 299 and 465 Main Street
All even numbered street addresses between 300 and 470 Main Street

NEW STREET

All odd numbered street addresses between 15 and 27 New Street
All even numbered street addresses between 24 and 48 New Street

CURTISS PLACE

The properties identified as 2, 4, and 9 Curtiss Place

CHURCH STREET

All even numbered street addresses between 20 and 44 Church Street

COURT STREET

All odd numbered street addresses between 77 and 165 Court Street
All even numbered street addresses between 70 and 160 Court Street

BROWN STREET

All odd numbered street addresses between 187 and 271 Brown Street
All even numbered street addresses between 180 and 276 Brown Street

LESTER STREET

All odd numbered street addresses between 15 and 45 Lester Street

All even numbered street addresses between 10 and 56 Lester Street

WALNUT STREET

All odd numbered street addresses between 5 and 63 Walnut Street

All even numbered street addresses between 14 and 68 Walnut Street

ATWATER STREET

All odd numbered street addresses between 65 and 185 Atwater Street

All even numbered street addresses between 68 and 192 Atwater Street

ASHBURTON PLACE

All odd numbered street addresses between 15 and 17 Ashburton Place

All even numbered street addresses between 2 and 14 Ashburton Place

WARD PLACE

All odd numbered street addresses between 5 and 29 Ward Place

All even numbered street addresses between 6 and 30 Ward Place

CANDEE AVENUE

All even numbered street addresses between 14 and 42 Candee Avenue

BASSETT STREET

The property identified as 10 Bassett Street

SAVIN AVENUE

All odd numbered street addresses between 455 and 813 Savin Avenue

All even numbered street addresses between 460 and 816 Savin Avenue

7. a. Attach Property Description (deed or legal description) and Survey Map of Existing Zoning and Proposed Change

The proposed boundary of the Village Overlay District is generally: Beginning at a point where the Consolidated Rail Corp. (Conrail) Railroad Tracks intersect with Washington Avenue; Then heading southerly along Washington Avenue and including all properties on the east side of Washington Avenue to Atwater Street and then heading westerly on Atwater Street and including all properties on the south side of Atwater Street to Savin Avenue; then heading northerly on Savin Avenue and including all properties on the western side of Savin Avenue to Main Street; then heading westerly on Main Street and including all properties on the southern side of Main Street to Candee Avenue; then heading northerly on Candee Avenue and including all properties located on the western side of Candee Avenue; then heading easterly on Center Street and including all properties on the northern side of Center Street to Savin Avenue; and then heading northerly on Savin Avenue and including all properties on the western side of Savin Avenue to Elm Street; and then continuing in a straight line directly across Elm Street till reaching the Consolidated Rail Corp. (Conrail) Railroad Tracks; and then heading easterly and including all properties on the south side of

the Conrail Railroad Tracks until reaching the starting point at the intersection of the Conrail Railroad Tracks and Washington Avenue. All properties contained within this proposed Village District Boundary are located within this proposed Village District.

The following chart identifies the properties located around the perimeter of the proposed Village Overlay District as identified by the City's Tax Assessor:

Street Address	Tax Map - Parcel	Lot Area (Acres)	Underlying Zoning District
735 Washington Ave.	049-0428	.25	R3
729 Washington Ave.	049-0429	.23	R3
719 Washington Ave.	049-0430	.16	R3
711 Washington Ave.	049-0431	.27	R3
709 Washington Ave.	049-0432	.28	R3
705 Washington Ave.	049-0433	.32	R3
697 Washington Ave.	043-0152	.16	R3
693 Washington Ave.	043-0153	.20	R3
689 Washington Ave.	043-0154	.30	R3
683 Washington Ave.	043-0155	.20	R3
677 Washington Ave.	043-0156	.20	R3
673 Washington Ave.	043-0157	.21	R3
667 Washington Ave.	043-0158	.14	R4
665 Washington Ave.	043-0159	.11	R4
241 Elm Street	043-0160	.14	R4
238 Elm Street	043-0169	.32	CBD
635 Washington Ave.	043-0170	.07	CBD
629 Washington Ave.	043-0171	.37	CBD
625 Washington Ave.	043-0172	.35	CBD
619 Washington Ave.	043-0173	.16	CBD
613 Washington Ave.	043-0174	.15	CBD
609 Washington Ave.	043-0175	.16	CBD
601 Washington Ave.	043-0193	.15	CBD
597 Washington Ave.	043-0194	.17	CBD
591 Washington Ave.	043-0195	.17	CBD
587 Washington Ave.	043-0196	.16	CBD
583 Washington Ave.	043-0197	.22	CBD
569 Washington Ave.	043-0210	.18	CBD
565 Washington Ave.	043-0211	.16	CBD
561 Washington Ave.	043-0212	.17	CBD
545 Washington Ave.	043-0213	.19	CBD
541 Washington Ave.	043-0214	.20	CBD
537 Washington Ave.	043-0215	.22	CBD

299 Main Street	043-0216	.29	CBD
300 Main Street	043-0487	.21	CBD
485 Washington Ave.	043-0489	.37	CBD
483 Washington Ave.	035-0192	.19	CBD
473 Washington Ave.	035-0193	.20	CBD
469 Washington Ave.	035-0194	.19	CBD
463 Washington Ave.	035-0195	.21	CBD
459 Washington Ave.	035-0196	.20	CBD
453 Washington Ave.	035-0197	.21	CBD
449 Washington Ave.	035-0198	.25	CBD
445 Washington Ave.	035-0199	.20	CBD
437 Washington Ave.	035-0200	.42	CBD
429 Washington Ave.	035-0201	.28	CBD
425 Washington Ave.	035-0202	.17	CBD
419 Washington Ave.	035-0203	.19	CBD
411 Washington Ave.	035-0278	.10	CBD
405 Washington Ave.	035-0279	.11	CBD
399 Washington Ave.	035-0280	.09	CBD
393 Washington Ave.	035-0281	.12	CBD
391 Washington Ave.	035-0282	.17	CBD
383 Washington Ave.	035-0283	.17	CBD
379 Washington Ave.	035-0284	.08	CBD
369 Washington Ave.	035-0437	3.62	PF
343 Washington Ave.	035-0438	.11	R3
339 Washington Ave.	035-0439	.21	R3
333 Washington Ave.	035-0440	.10	R3
329 Washington Ave.	035-0441	.13	R3
327 Washington Ave.	035-0442	.17	R3
323 Washington Ave.	035-0443	.10	R3
319 Washington Ave.	035-0444	.10	R3
315 Washington Ave.	035-0445	.10	R3
313 Washington Ave.	035-0446	.10	R3
309 Washington Ave.	035-0447	.15	R3
307 Washington Ave.	035-0448	1.77	R3
299 Washington Ave.	035-0449	.14	R3
265 Washington Ave.	027-0465	2.72	R3
263 Washington Ave.	027-0466	.19	R3
259 Washington Ave.	027-0467	.17	R3
257 Washington Ave.	027-0468	.16	R3
253 Washington Ave.	027-0478	.10	R3
252 Washington Ave.	027-0458	.09	R3
68 Atwater Street	027-0339	.13	R3
72 Atwater Street	027-0340	.15	R3
74 Atwater Street	027-0341	.17	R3
78 Atwater Street	027-0342	.16	R3
80 Atwater Street	027-0343	.13	R3

86 Atwater Street	027-0344	.12	R3
90 Atwater Street	027-0345	.12	R3
94 Atwater Street	027-0346	.15	R3
98 Atwater Street	027-0347	.11	CBD
253 Campbell Ave.	027-0348	.11	CBD
250 Campbell Ave.	027-0310	.15	CBD
134 Atwater Street	027-0121	.14	CBD
136 Atwater Street	027-0122	.11	R2
138 Atwater Street	027-0123	.13	R2
140 Atwater Street	027-0124	.13	R2
144 Atwater Street	027-0125	.18	R2
148 Atwater Street	027-0126	.18	R2
152 Atwater Street	027-0127	.13	R2
154 Atwater Street	027-0128	.13	R2
156 Atwater Street	027-0129	.13	R2
158 Atwater Street	027-0130	.13	R2
160 Atwater Street	027-0131	.13	R2
170 Atwater Street	027-0132	.13	R2
174 Atwater Street	027-0133	.13	R2
176 Atwater Street	027-0134	.13	R2
180 Atwater Street	027-0135	.13	R2
184 Atwater Street	027-0136	.13	R2
190 Atwater Street	027-0137	.13	R2
192 Atwater Street	027-0138	.10	R2
455 Savin Avenue	027-0139	.10	R2
10 Bassett Street	027-0049	.25	R2
460 Savin Avenue	027-0050	4.35	R5
516 Savin Avenue	027-0051	.70	R2
526 Savin Avenue (NA)	027-0052	.11	R2
526 Savin Avenue	027-0053	1.77	R2
542 Savin Avenue	035-0001	1.91	R2
556 Savin Avenue	035-0002	.10	R2
558 Savin Avenue	035-0003	.11	R2
562 Savin Avenue	035-0004	.27	CBD
580 Savin Avenue	035-0021	.17	CBD
582 Savin Avenue	035-0022	.17	CBD
588 Savin Avenue	035-0023	.28	CBD
598 Savin Avenue	035-0024	.16	CBD
602 Savin Avenue	035-0025	.19	CBD
608 Savin Avenue	035-0026	.17	CBD
618 Savin Avenue	035-0046	.15	CBD
622 Savin Avenue	035-0047	.16	CBD
626 Savin Avenue	035-0048	.17	CBD
632 Savin Avenue	035-0049	.15	CBD
636 Savin Avenue	035-0050	.18	CBD
640 Savin Avenue	035-0051	.30	CBD

654 Savin Avenue	035-0068	.27	CBD
662 Savin Avenue	035-0069	.39	CBD
666 Savin Avenue	035-0070	.38	CBD
678 Savin Avenue	035-0071	.69	CBD
686 Savin Avenue	035-0072	.58	CBD
426 Main Street	035-0073	.10	R2
428 Main Street	035-0074	.10	R2
430 Main Street	035-0075	.14	R2
434 Main Street	035-0076	.14	R2
438 Main Street	035-0077	.14	R2
440 Main Street	034-0144	.16	R2
444 Main Street	034-0145	.14	R2
448 Main Street	034-0146	.10	R2
452 Main Street	034-0147	.12	R2
456 Main Street	034-0148	.14	R2
460 Main Street	034-0149	.35	R2
470 Main Street	034-0150	.66	R2
465 Main Street	034-0099	.14	R2
14 Candee Avenue	034-0100	.11	R2
18 Candee Avenue	034-0101	.16	R2
24 Candee Avenue	034-0102	.14	R2
28 Candee Avenue	034-0103	.17	R2
26 Candee Avenue	034-0104	.17	R2
38 Candee Avenue	034-0105	.17	R2
42 Candee Avenue	034-0106	.17	R2
407 Center Street	034-0108	.20	R2
403 Center Street	034-0109	.14	R2
399 Center Street	034-0110	.15	R2
397 Center Street	034-0111	.15	R2
395 Center Street	034-0112	.15	R2
393 Center Street	034-0113	.15	R2
389 Center Street	034-0114	.17	R2
387 Center Street	034-0115	.17	R2
383 Center Street	034-0116	.16	R2
379 Center Street	034-0117	.53	R2
375 Center Street	034-0118	.49	R2
371 Center Street	034-0119	.58	R2
367 Center Street	034-0120	.26	R2
363 Center Street	034-0121	.25	R2
359 Center Street	042-0245	.14	CBD
353 Center Street	042-0246		
754 Savin Avenue	042-0247	.14	CBD
756 Savin Avenue	042-0248	.14	CBD
758 Savin Avenue	042-0249	.14	CBD
770 Savin Avenue	042-0250	.22	CBD

774 Savin Avenue	042-0251	.21	CBD
778 Savin Avenue	042-0252	.70	R2
782 Savin Avenue	042-0253	.18	CBD
786 Savin Avenue	042-0254	.14	CBD
790 Savin Avenue	042-0255	.14	CBD
794 Savin Avenue	042-0256	.20	CBD
800 Savin Avenue	042-0257	.13	CBD
804 Savin Avenue	042-0258	.13	CBD
808 Savin Avenue	042-0259	.16	CBD
810 Savin Avenue	042-0260	.21	CBD
814 Savin Avenue	042-0261	.21	CBD
816 Savin Avenue	042-0262	.21	CBD
366 Elm Street	042-0263	.74	CBD
367 Elm Street	042-0287	.27	NB
365 Elm Street	042-0288	.20	NB
359 Elm Street	042-0289	.24	NB
357 Elm Street	042-0290	.31	NB
351 Elm Street	042-0291	.24	NB
345 Elm Street	042-0292	.47	NB
337 Elm Street	042-0293	.70	NB
329 Elm Street	042-0294	1.11	NB
333 Elm Street	042-0295	.16	NB
329 Elm Street	042-0296	.23	NB
325 Elm Street	042-0297	.20	NB
323 Elm Street	042-0298	.20	NB
658 Campbell Avenue	043-0030	.69	NB
666 Campbell Avenue	042-0299	.29	NB
672 Campbell Avenue	042-0300	.23	NB
676 Campbell Avenue	042-0301	.23	NB
680 Campbell Avenue	042-0302	1.6	NB
687 Campbell Avenue	043-0033	1.5	NB
722 Washington Ave.	049-0002	.76	WD
732 Washington Ave.	049-0003	.73	WD
742 Washington Ave.	049-0003	.25	WD

b. Provide statement of how zone change is consistent with Plan of Conservation and Development and City's land use policies.

The City of West Haven adopted its current Plan of Conservation and Development on June 22, 2017. A section of that POCD addressed different sections of the City. Section D addressed the Downtown Area, pages 64 -67.

GOALS

A number of Goals contained in this Section apply to the current application:

1. Encourage high-quality façade and sign design.
2. Engage property owners and business owners in the process of revitalizing Downtown.

STRATEGIES

Strategy P-D2 is specifically related to the current Zone Change application:

P-D2. Consider a Village District to Protect Historic Features and Improve Design Outcomes.

"..An alternative is provided by the Village Districts Act, which allows CT towns to designate "village districts" to protect sections of towns with distinctive character, landscape, and historic structures, while also promoting appropriately scaled and designed redevelopment. Within these areas, zoning commissions can adopt regulations governing matters such as the design and placement of buildings and maintenance of public views..."