



CITY OF WEST HAVEN, CONNECTICUT

Zoning Board of Appeals

Planning & Development Department • City Hall • 355 Main Street • 1st Floor
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CITY HALL 1896-1967

John Clifford, Chairman
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Stephen Hotchkiss Zoning Enforcement/ Inland Wetlands

Sammy Rivera, Alternate
Rich Deleo, Alternate
Chuck Zentarski, Alternate
Brian Miller Consultant
Catherine Conniff, Asst. City Planner

AGENDA

The West Haven Zoning Board of Appeals will hold a Public Hearing and Regular meeting on Wednesday February 15, 2023, in the Harriet North Room, Second Floor, City Hall, 355 Main Street, West Haven, CT at 6:30 P.M. to consider the following:

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES FOR Regular Meeting and Public Hearings of January 18, 2023

PUBLIC HEARING:

29 Carroll Street: An application to build a 12' X 22' garage with a 3'10" X 22' mudroom/ storage entrance. The applicant seeks a side yard variance of 4'6' where 6' is required. In the R2 (Single Family Detached Residence) district. Under section 10.4.2 of the City of West Haven Zoning Regulations. Owner/ Dimitrios Kirtopoulos / Applicant Brenda Kirtopoulos/ Building Concepts, File # 028-23 V

1 Eagle Place Parcel B A lot line adjustment Which will Change the lot area from the required 16,000 sq. ft. to 10,500 Sq. ft. In the R2 (Single Family Detached Residence) district. Under section 11.1 of the City of West Haven Zoning Regulations Owner/ Applicant Eagle Place, LLC File # 029-23 V

1 Eagle Place: Parcel A: A variance of section 47.2 where a lot is of the same size and general configuration of at least 75% of the lots on both side of the street. A variance where the lot area is 46% of the lots and the lot width is 58% of the lots. A variance of lot area from 16,000 sq. ft. to 5,250 sq. ft. and a street frontage from 80'ft. to 50'ft. In an R2 (Single Family Detached Residence) district under section 11, 47.2, 90 and 82 of the City of West Haven Zoning Regulations. Owner/ Applicant Eagle Place, LLC File # 030-23 V

Deliberation on Public Hearing: 29 Carroll Street File # 028-23 V

Deliberation on Public Hearing: 1Eagle Place Parcel B: File # 029-23 V

Deliberation on Public Hearing: 1Eagle Place Parcel A: File # 030-23 V

Applications and supporting documents available for review in the office of Planning & Development, 355 Main Street, West Haven, CT.

Staff Reports

Adjournment

John Clifford, Chairman
Zoning Board of Appeals