



# 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  
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open, 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 March 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 February 15, 2023

#### **PUBLIC HEARING:**

**855 Boston Post Road:** A variance for modification and Clarification to the City of West Haven Certificate of Decision where conditions were not stated. A clarification will need to be addressed. In the RB (Regional Business) district, Under Table 20.1 (b) & (c): and Table 39.2 (A) of the City of West Haven Zoning Regulations. Owner / Applicant 855 Orange Avenue, LLC File # 030-23 V

**32 Northrop Road:** The Applicant seeks relief to build an apartment for their daughter on the second floor to allow her to help care for her mother. A Special Use Exception is required. In the R2 (Single Family Detached Residence) district, Under section 42, 90, 91 and 92 of the City of West Haven Zoning Regulations. Owner/ Applicant Fortunato Favia, File # 031-23 SUE V

**250 Brown Street** 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) district. Under Article 2 Section 21.5 b VI of the City of West Haven Zoning Regulations. Owner Frank Selitte/ Applicant Tylon George. File # 032-23 V

**107 York Street:** An application to allow a first cut, to split this lot into two lots. Both lots exceed the general size and configuration that meets 75% of the lots in the block meeting regulation 47.2. A variance from the existing home of 10,842 where 16,000 square feet is required and a variance for the new lot of 13,390 where 16,000 square feet is required in the R3 (One-Two-Three Family) district pursuant to section 12.1; 47.2; 90.1; 90.2; and 90.3 of the City of West Haven Zoning Regulation. Owner/ Applicant Walter Hurley File # 034-23 V

**16 Laurel Place:** A change of use from a porch to living space. Front yard variance to permit 14' where 30' is required. An Easterly side yard line to permit 5' and a Westerly side yard to

permit 10' where 15' is required. In a R2 (Single Family Detached Residence) district, under section 11 & 12 of the City of West Haven Zoning Regulations. Owner/Applicant AnneMarie Devlin File # 035-23 V

**Deliberation on Public Hearing:** 855 Boston Post Road File # 030-23 V

**Deliberation on Public Hearing:** 32 Northrop Road File # 031-23 SUE V

**Deliberation on Public Hearing:** 250 Brown Street File # 032-23 V

**Deliberation on Public Hearing:** 107 York Street File # 034-23 V

**Deliberation on Public Hearing:** 16 Laurel Place File # 035-23 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