



CITY OF WEST HAVEN, CONNECTICUT

Zoning Board of Appeals

Planning & Development Department • City Hall • 355 Main Street • 1st Floor
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John Clifford, Chairman
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Brent Coscia, Commissioner
Carol Porto, Commissioner
Aleshia Caple, Commissioner
Stephen Hotchkiss Zoning Enforcement/ Inland Wetlands

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 April 19, 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 March 15, 2023

PUBLIC HEARING.

207 West Spring St: The Applicant request is to make a one-time property split to build a 44' x 32' single-family home.

Parcel "A" will be 7,225 sq ft where 80,000 sq ft is required, the frontage will be 70' where 80' is required, and the side yard will be 17.50 on the Westerly side and 26.26 on the Easterly side yard where 50' is required.

Parcel "B" will be 7,115 sq ft where 80,000 sq ft is required, the frontage will be 74.86' where 80' is required, and both side yard will be 15.43 side where 50' is required, Front setback will be 30.49' where 50' is required and a rear setback of 30.05 where 50' is required in the R4 (Multi Family Residence) district, Under Section 12.1 of the City of West Haven Zoning Regulations. Owner Krzysztof Wnorowski/ Applicant Vincent R. Falcone File # 036-23 V

55 Central Avenue: Variances are requested to allow construction of a 48' X 37' single family home with a garage underneath on a vacant lot that is the same general size as 66% of the lots and 66% of frontage where 75% is required and use an alternative front yard setback in a R2 (One-Two-Three Family Residence) district. Under section 47.2 and 10.7 of the City of West Haven Zoning Regulations Owner/ Applicant Anthony Cordone File # 037-23 V

371 Center St: 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 Nicholas Morse/ Applicant Tylon George. File # 038-23 V

Deliberation on Public Hearing: 207 West Spring St File # 036-23 V

Deliberation on Public Hearing: 55 Central Avenue File # 037-23 V

Deliberation on Public Hearing: 371Center St File # 038-23 V

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

<http://www.cityofwesthaven.com/202/Zoning-Board-of-Appeals>

Staff Reports

Adjournment

John Clifford, Chairman
Zoning Board of Appeals