



# 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

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 June 21, 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 May 17, 2023

#### **CONTINUED:**

**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

**137 Hemlock Street:** An application to construct a 26'2" x 26'6" addition to an existing two-family structure in a R2 (Single Family Detached Residence) zone. A side yard variance of 3' to permit 12' where 15' is required under Section 11 of the City of West Haven Zoning Regulations. Owner: Trimen 137 / Applicant: Ron Patel File# 033-23 V

#### **PUBLIC HEARING:**

**38 Barbara Street:** An application for a Special Use Exception to allow for a guitar repair business to operate in a R3 (One-Two-Three Family Residence) zone pursuant to Section 91 of the City of West Haven Zoning Regulation. Owner: Nicholas Johnson/ Applicant: Kevin Jones File # 041-23 SUE

**487 Sawmill Road:** Variances are requested to allow construction of a restaurant within the Commercial Design (CD) zone;

- 1) rear yard setback variance to permit 9.9' where 50' is required for a drive-thru canopy,
- 2) front yard parking setback variance to permit 5.5' where 50' is required,
- 3) minimum front perimeter screening strip variance to permit of 5.5' where 10' is required,
- 4) minimum side and rear perimeter screening strips to permit 4.5' where 5' is required,

under Sections 20, 81, 82, 90, 92 and Tables 20.1, 39.2, 62.1 of the City of West Haven Zoning Regulations. Owner/ Applicant: Endurance West Haven, LLC File # 042-23 V

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

**Deliberation on Public Hearing:** 137 Hemlock Street File# 033-23 V

**Deliberation on Public Hearing:** 38 Barbara Street File# 041-23 SUE

**Deliberation on Public Hearing:** 487 Sawmill Road File # 042-23 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