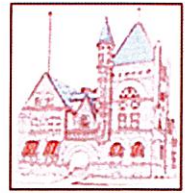




CITY OF WEST HAVEN, CONNECTICUT

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
Ed Wise, Commissioner
James Greenberg, Commissioner
Carol Porto, Commissioner
Aleshia Caple, Commissioner

Chuck Zentarski, Alternate
Rich Deleo, Alternate
open, Alternate
Catherine Conniff, Asst. City Planner
Stephen Hotchkiss, Zoning Enforcement/ Inland Wetlands

AGENDA

The West Haven Zoning Board of Appeals will hold a Public Hearing and Regular Meeting on Wednesday, August 20, 2025, 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 June 18, 2025

CONTINUED:

- 1) **86 Noble Street:** A request to permit a side yard setback of 18' where 15' is required to convert an existing deck to living space in a One-Two-Three Family Residence (R3) district pursuant to Article 2 Table 36.1 of the City of West Haven Zoning Regulations. Owner/Applicant: Sergio Figueroa Barragan. File # 034-25 V

PUBLIC HEARING:

- 2) **12 & 22 Meloy Road:** A request for a front yard setback of 10' where 50' is required, side yard setback of 15' where 25' is required to construct a restaurant in a Commercial Design (CD) district pursuant to Article 2 Table 11.1 of the City of West Haven Zoning Regulations. Owner/Applicant: 22 Meloy Road, LLC. File # 039-25 V
- 3) **360 Campbell Avenue:** A request to permit maximum building coverage of 34.8% where 30% is allowed and to permit an inner yard of 14.8' where 20' is the minimum required to construct a 6-unit apartment house in the Central Business District (CBD) pursuant to Article 2 Table 20.1 of the City of West Haven Zoning Regulations. Owner: 139 Summit, LLC /Applicant: Michael Altieri. File # 040-25 V
- 4) **80 Eagle Place:** The applicant is seeking a Special Use Exception to allow for an accessory apartment in an existing single-family dwelling in a Single Family Detached (R2) district pursuant to Article 2 Table 39.1 and Section 42 of the City of West Haven Zoning Regulations. Owner/Applicant: Mariana Aguilera. File # 045-25 SUE
- 5) **421 Main 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) pursuant to

Article 2 Section 21.5 b VI of the City of West Haven Zoning Regulations. Owner: Kevin Heyward / Applicant: PlugPV LLC. File # 047-25 V

- 6) **90 Ivy Street:** A request for side yard setbacks of 14' on the south and 6' on the west property lines where 15' is required, to allow 38% building coverage where 20% is allowed, and lot coverage of 47% where 40% is allowed to construct a 20'x 30' addition in a Single Family Detached Residence (R2) district pursuant to Article 2 Table 11.1 of the City of West Haven Zoning Regulations. Owner: Lisa Rappa /Applicant: Kaiser Historical Renovations. File # 046-25 V
- 7) **124 Milton Avenue:** The applicant is seeking a Special Use Exception to allow for an accessory apartment in an existing single-family dwelling in a Single Family Detached (R2) district pursuant to Article 2 Table 39.1 and Section 42 of the City of West Haven Zoning Regulations. Owner/Applicant: Lynn & Michael Zaffino. File # 043-25 SUE
- 8) **271-275 Front Avenue:** A request to permit a front yard setback of 28.7' where 50' is required to construct a 20' x 56' addition to an existing commercial building in a Industrial Planned Development (IPD) district pursuant to Article 2 Table 25.1 of the City of West Haven Zoning Regulations. Owner/Applicant: Pro Fleet Solutions Inc. File # 042-25 V
- 9) **49 Blohm Street:** A request for a side yard setback of 6' where 10' is required for a deck and to allow 38% building coverage where 20% is allowed in a Single Family Detached (R2) district pursuant to Article 2 Table 11.1 of the City of West Haven Zoning Regulations. Owner/Applicant: Alexander & Jennifer Cardozo. File # 044-25 V
- 10) **20 Baldwin Street:** Variances and a Special Use Exception for an accessory apartment are requested to construct additions and decks to the existing single family dwelling. The applicant requests a font yard setback of 12' where 30' is required, side yard setback of 9' where 15 is required along the north property line, and a rear yard setback of 22' where 30' is required in a Single Family Detached (R2) district pursuant to Article 2 Table 11.1 and Section 42 of the City of West Haven Zoning Regulations. Owner: Albert & Karel Banks /Applicant: Mark R. Halstead. File # 041-25 V SUE

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
Other Business
Adjournment

John Clifford, Chairman
Zoning Board of Appeals

TOWN AND CITY CLERK
[Signature]

2025 AUG -8 AM 9:39

RECEIVED
TOWN AND CITY CLERK
OF WEST HAVEN