



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
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, September 17, 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 August 20, 2025

CONTINUED:

- 1) **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
- 2) **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 front 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