



# 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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Chuck Zentarski, Alternate  
Rich Deleo, Alternate  
open, 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, September 20, 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 August 16, 2023

### **CONTINUATION:**

**31 Woody Lane:** Variances are requested to allow construction of a 40' X 34' single family home with a garage underneath on a vacant lot that is the same general size as 26% of the lots, has 33% of lot depth, and 33% of lot frontage where 75% is required and use an alternative front yard setback in a R2 (Single Family Detached Residence) zone under Sections 47.2 and 10.7 of the City of West Haven Zoning Regulations. Owner/Applicant: Country Hill Development, LLC File # 043-23 V

### **PUBLIC HEARING:**

**307 Center 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) under Article 2 Section 21.5 b VI of the City of West Haven Zoning Regulations. Owner: Tu Minh Nguyen / Applicant: Renee Mislivets- PosiGen Developer, LLC. File # 047-23 V

**530 Ocean Avenue:** A request for a Special Use Exception to permit a short-term rental in accordance with the West Haven Zoning Regulations in a Single Family Detached Residential (R2) zone. The request is under Article 2 Table 39.1 of the City of West Haven Zoning Regulations. Owner/Applicant: Michael & Stacie Skryz. File # 048-23 V

**19 Down Draft Circle:** Variances are requested to permit a front yard setback of 28' where 30' is required and a side yard setback of 8' where 15' is required to enlarge an existing attached garage and convert area to living space in a R2 (Single Family Detached Residence) zone under

Table 11.1 of the City of West Haven Zoning Regulations. Owner: Steven Saldibar /Applicant: James McMinn File # 049-23 V

**Deliberation on Public Hearing:** 31 Woody Lane File # 043-23 V

**Deliberation on Public Hearing:** 307 Center Street File # 047-23 V

**Deliberation on Public Hearing:** 530 Ocean Avenue File # 048-23 V

**Deliberation on Public Hearing:** 19 Down Draft Circle File # 049-23 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