



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

MEETING MINUTES OF ZONING BOARD OF APPEALS JANUARY 15, 2025

The West Haven Zoning Board of Appeals held a Public Hearing and Regular meeting on Wednesday, January 15, 2025, in the Harriet North Room, Second Floor, City Hall, 355 Main Street, West Haven, CT at 6:30 P.M.

PRESENT: Commissioners Clifford, Wise, Greenberg, Carol Porto, Zentarski, Deleo, ZEO Hotchkiss, and Assistant City Planner Conniff. Absent was Commissioner Caple.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Deleo made a motion to approve the regular meeting minutes and public hearings of November 20, 2024, seconded by Commissioner Greenberg and passed.

CONTINUATION:

34 Andrews Street: The applicant seeks a one-time lot split for a through lot in a Single-Family Detached Residence (R2) district with frontages on Andrews and Ardell Streets. Variance requests for Lot A are proposed at 6,484sf where 16,000sf is required for minimum parcel, lot, and lot area per dwelling unit. Variance requests for Lot B are proposed at 8,707sf where 16,000sf is required for minimum parcel and lot sizes. Requests are pursuant to Article 2 Table 11.1 of the City of West Haven Zoning Regulations. Owner/Applicant: Stark Homes, LLC. File # 073-24 V

Marcus Puttock, land surveyor, stated their last visit was in November. There were questions regarding if this was a first time lot split. He met with the ZEO and they have come to an agreement that this is a first time lot split. He showed a GIS view of the lots in question. The lots will be the same size and character as other lots in the neighborhood. Commissioners discussed whether this could be a one-time split even though there is a garage on the property, which would consider it merged. Mr. Puttock stated the garage would be demolished. ZEO Hotchkiss read into the record comments from the City Engineer and Building Official. Three calls were made to speak in favor and three calls were made to speak in opposition to this application.

Deliberation on Public Hearing: 34 Andrews Street. File # 073-24 V

Commissioner Porto made a motion to approve File #073-24 V, seconded by Commissioner Wise. Commissioners discussed it will be an improvement. Roll call was called. File #073-24 V approved 4 Y – 1 N (Clifford)

Ardell Street: The applicant seeks a variance to permit a minimum lot area per dwelling unit of 8,707sf where 16,000sf is required in a Single Family Detached (R2) district pursuant to Article 2 Table 11.1 of the City of West Haven Zoning Regulations. Owner/Applicant: Stark Homes, LLC. File # 071-25 V

Marcus Puttock stated this is approving the larger lot of the previous application (34 Andrews St.).

Three calls were made to speak in favor and three calls were made to speak in opposition to this application

Deliberation on Public Hearing: Ardell Street. File # 071-25V

Commissioner Porto made a motion to approve File #071-25 V, seconded by Commissioner Wise. Roll call was called. File #071-25 V approved 4 Y – 1 N (Clifford)

PUBLIC HEARING:

587 Savin Avenue: 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: Lenworth Quarrie / Applicant: Raheem Gilzeane. File # 001-25 V

ZEO Hotchkiss stated the applicant did not do the mailings or post the sign. They have asked for a continuance to next month.

Deliberation on Public Hearing: 587 Savin Avenue. File # 001-25 V

Commissioner Deleo made a motion to continue File #001-25 V, seconded by Commissioner Porto. Roll call was called. File #001-25 V approved

54 Annawon Avenue: A request for a front yard setback of 15' where 30' is required, side yard setbacks of 12' to the north and 10' to the south where 15' is required for an addition to the existing dwelling in a Single Family Detached Residence (R2) district pursuant to Article 2 Table 11.1 of the City of West Haven Zoning Regulations. Owner/Applicant: Kate & Sean Smullen. File # 002-25 V

Applicant is requesting to expand his house by adding to the living room and constructing a deck. ZEO Hotchkiss read into the record comments from the Building Official and City Engineer. Mailings were submitted to the file.

Three calls were made to speak in favor and three calls were made to speak in opposition to this application.



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Deliberation on Public Hearing: 54 Annawon Avenue. File # 002-25 V

Commissioner Greenberg made a motion to approve File #002-25 V, seconded by Commissioner Porto. Roll call was called. File #002-25 V approved 5 – 0.

118 Ivy Street: A request for a front yard setback of 6' where 25' is required, a side yard setback of 9' where 15' is required, and a building coverage of 28% where 20% is the maximum allowed for a two-story addition to existing dwelling in a Single Family Detached Residence (R2) district pursuant to Article 2 Table 11.1 of the City of West Haven Zoning Regulations.

Owner/Applicant: Wilson Salinas. File # 003-25 V

Mr. Juliano, representing the owner, is requesting to add 2 ft. to the front of the house and build up to expand the second floor bedroom. Commissioner Wise advised the applicant about the construction materials on the property which prompted complaints from the neighborhood. Applicant stated it has been taken care. ZEO Hotchkiss read comments into the record from the Building Official and Fire Marshall

Three calls were made to speak in favor and three calls were made to speak in opposition to this application.

Deliberation on Public Hearing: 118 Ivy St., File # 003-25 V

Commissioner Deleo made a motion to approve File #003-25 V, seconded by Commissioner Wise. Roll call was called. File #053-24 V approved 5 – 0.

230 Highland Avenue: A request for a side yard setback of 12' where 5' is required to convert an existing attached garage to living space in a Single Family Detached Residence (R2) district pursuant to Article 2 Table 11.1 of the City of West Haven Zoning Regulations.

Owner/Applicant: Kevin Sandi. File # 004-25 V

Applicant stated this application is to convert the garage to an accessory unit with a bedroom and a bathroom. ZEO Hotchkiss read comments into the record from the Building Official. Mailings were submitted to the file.

Three calls were made to speak in favor and three calls were made to speak in opposition to this application.

Deliberation on Public Hearing: 230 Highland Avenue. File # 004-25

Commissioner Deleo made a motion to approve File #004-25 V, seconded by Commissioner Porto. Roll call was called. File #004-25 V approved 5 – 0.

Staff Reports - Ms. Conniff stated she is starting to work on the Plan of Conservation and Development and would like a member from the P & Z Commission.

Other Business - Commissioners discussed the requirement of a hardships pertaining to the regulations. Commissioner Clifford has a document from the state and will bring it next time.

Adjournment: 7:15 p.m.

Commissioner Porto made a motion to adjourn, seconded by Commissioner Deleo and passed.