



CITY OF WEST HAVEN, CONNECTICUT

Zoning Board of Appeals

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CITY HALL 1896 -1967

John Clifford, Chairman
Ed Wise, Commissioner
Brent Coscia, Commissioner
Carol Porto, Commissioner
Aleshia Caple, Commissioner
Stephen Hotchkiss Zoning Enforcement/ Inland Wetlands

Sammy Rivera, Alternate
Rich Deleo, Alternate
Chuck Zentarski, Alternate
Brian Miller Consultant
Catherine Conniff, Asst. City Planner

MEETING MINUTES OF ZONING BOARD OF APPEALS JANUARY 18, 2023

The West Haven Zoning Board of Appeals held a Public Hearing and Regular Meeting on Wednesday January 18, 2023, in the Harriet North Room, Second Floor, City Hall, 355 Main Street, West Haven, CT at 7:15 P.M.

CALL TO ORDER: Commissioners Clifford, Wise, Porto, Coscia, Rivera, Zentarski, DeLeo, and Assistant Planner Conniff. Absent was Commissioner Caple.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner DeLeo made a motion to approve the minutes of Regular Meeting and Public Hearings of November 15, 2022, seconded by Commissioner Coscia and passed.

CONTINUATION:

379-383 Washington Ave: A lot line adjustment of 452 sq ft. to widen the existing laundromat driveway with the parent lot. In the CBD (Central Business District), Under section 20 of the City of West Haven Zoning Regulations Owner/applicant Edward Hyka File #022-22

Applicant stated this was continued so he could provide a map of the parking spaces. Two additional spaces were added. Commissioner Wise stated the map was supposed to show parallel parking spaces and now it shows stacking. The two front spots are for the owner and the other two are for the customers. There is a three-bedroom apartment upstairs which is occupied by the owners. Applicant stated there used to be two spaces before the lot line change. The parking has doubled from two to four. Commissioners are concerned if the building is sold and new owners come in that may be an issue with parking. Ms. Conniff suggested a condition designated parking spaces for customers.

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

PUBLIC HEARING:

164 Gilbert Street: A request for a variance of Section 47.2 to allow lot width of 67% where 75% is required, side yard variances of 5' and 10' where 8' and 12' is required. The property was four lots downsizing to 3 lots. In the R3 (One-Two-Three Family Residence) district of the City of West Haven Zoning Regulations. Applicant/Owner GAA, LLC File # 027-22 V

Attorney Vincent Falcone, West Haven, is representing the applicant. Attorney Falcone stated the history of this lot starts in 2011 when a subdivision approval was given by the P & Z Commission. Exhibits were distributed showing approval, map of subdivision, photos, a map showing the proposed three one family homes and the regulation chart. The subdivision could not be built because only one lot had street frontage and the road was never built due to costs. In 2014 the lot was sold to the applicant. There are existing vacant structures and a truck, not owned by the applicant, which will be removed. The shape of the property is extremely long and rectangular. The proposed plan has the houses facing Gilbert, eliminates the roadway, rear lot, has increased open space, minimal ground coverage, less impervious surface and less dense.

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

Deliberation Public Hearing: 379-383 Washington Ave File #022-22

Commissioner Porto made a motion to approve File #022-22, seconded by Commissioner Wise. Commissioners discussed the property is already a business and gaining two spots and can't predict what will happen in the future. Commissioner Coscia suggested a condition by marking the parking spots. Ms. Conniff will check to see whether a handicap spot is required but it is pre-existing. Roll call. File #022-22 approved 5 – 0

Deliberation on Public Hearing: 164 Gilbert Street: File # 027-22 V

Commissioner Coscia made a motion to approve File #027-22 V, seconded by Commissioner Wise. Commissioners discussed it will improve the area. Roll call. File #027-22V approved 5-0.

REGULAR MEETING

Staff Reports APPROVAL OF 2023 ZONING BOARD OF APPEALS CALENDAR.

Commissioners discussed changing the meeting time from 7:15 p.m. to 6:30 p.m.

Commissioner Coscia made a motion to approve the 2023 schedule for ZBA with a meeting time of 6:30 p.m. seconded by Commissioner Porto and passed.

Commissioner Clifford gave an update on Orange Avenue development. An approval was given by Inland Wetland; however, P & Z denied it. The project may come before ZBA at some point.

Adjournment: 8:05 p.m.

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