



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
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 FOR ZONING BOARD OF APPEALS FEBERUARY 15, 2023

The West Haven Zoning Board of Appeals held a Public Hearing and Regular meeting on Wednesday February 15, 2023, in the Harriet North Room, Second Floor, City Hall, 355 Main Street, West Haven, CT at 6:30 P.M.

PRESENT: Commissioners Clifford, Wise, Porto, Coscia, Zentarski, DeLeo, Rivera (7:08 p.m. and Assistant Planner Conniff. Absent was Commissioner Caple.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner DeLeo made a motion to approve the minutes of the Regular Meeting and Public Hearings of January 18, 2023, seconded by Commissioner Porto and passed.

PUBLIC HEARING:

29 Carroll Street: An application to build a 12' X 22' garage with a 3'10" X 22' mudroom/ storage entrance. The applicant seeks a side yard variance of 4'6' where 6' is required. In the R2 (Single Family Detached Residence) district. Under section 10.4.2 of the City of West Haven Zoning Regulations. Owner/ Dimitrios Kirtopoulos /Applicant Brenda Kirtopoulos/ Building Concepts, File # 028-23 V

Applicant stated this variance is for a non-conforming lot. Most of the garages on this street are much closer. The lot size is 6,091 sq. ft where zoning regulations require 60,000 sq. ft. The whole house will be remodeled. Ms. Conniff read the Fire Marshall comments into the record. 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.

1 Eagle Place Parcel B A lot line adjustment which will change the lot area from the required 16,000 sq. ft. to 10,500 Sq. ft. In the R2 (Single Family Detached Residence) district. Under section 11.1 of the City of West Haven Zoning Regulations Owner/ Applicant Eagle Place, LLC File # 029-23 V

1 Eagle Place: Parcel A: A variance of section 47.2 where a lot is of the same size and general configuration of at least 75% of the lots on both side of the street. A variance where the lot area is 46% of the lots and the lot width is 58% of the lots. A variance of lot area from 16,000 sq. ft. to 5,250 sq. ft. and a street frontage from 80’ft. to 50’ft. In an R2 (Single Family Detached Residence) district under section 11, 47.2, 90 and 82 of the City of West Haven Zoning Regulations. Owner/ Applicant Eagle Place, LLC File # 030-23 V

Thomas Lynch, attorney, Milford, is representing the applicant. There are two applications before the commission and he would like to address them at the same time. This property was purchased in 2019. The deed of transfer transferred two lots and his client has paid two tax bills. The assessor’s map shows the two lots with frontage on Meloy Road. There is a single-family home on the southern portion of this property. The request tonight is to request a lot line adjustment. 46% of the lots on the street have the same configuration. The hardship is these lots were legal lots under the zoning regulations at that time. The current regulations are the hardship and reducing a safety problem. Attorney Lynch stated this is not a merged lot according to law. Commissioner Clifford disagrees since the deck steps are on the second lot. Applicant stated it is not a deck and just a wood platform at ground level. No staff comments and 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.

Jane Ayres, 15 Eagle Place, is concerned about the disrepair of the lot and would like the property checked regarding a well and a shed.

Attorney Lynch looked at the survey and it doesn’t indicate either. He also stated his client would be happy to clear any shrubs the neighbor is concerned about. Commissioner Clifford would like the property checked out for the well.

Deliberation on Public Hearing: 29 Carroll Street File # 028-23 V

Commissioner Coscia made a motion to approve File #028-23 V, seconded by Commissioner Porto. Roll call was called. File #028-23 V approved 5 – 0.

Deliberation on Public Hearing: 1Eagle Place Parcel B: File # 029-23 V

Commissioner Coscia made a motion to approve File #029-23 V with the condition that Codespodi inspect the property for an existing well and to remediate before building and submit a written report to staff, no entrance or exit on Meloy Road due to safety and no structure to be built on Parcel B, seconded by Commissioner Porto. This application is where the original house of 10,000 sq. ft. Roll call was called. File #029-23 V approved 5 – 0.

Deliberation on Public Hearing: 1Eagle Place Parcel A: File # 030-23 V

Commissioner DeLeo made a motion to approve File #030-23 V with the conditions that with the condition that Codespodi inspect the property for an existing well and to remediate before building and submit a written report to staff, no entrance or exit on Meloy Road due to a safety issue and no structure to be built on Parcel B, seconded by Commissioner Porto. Roll call was called. File #030-23 V approved 5 – 0 with conditions.



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Staff Reports

Commissioner Clifford spoke with Corporation Counsel Tiernan regarding 855 Orange Avenue. There are six applications for the next meeting.

Adjournment: 8:18 p.m.

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