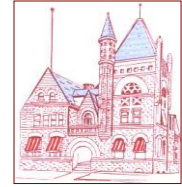




CITY OF WEST HAVEN, CONNECTICUT



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MEETING MINUTES OF ZONING BOARD OF APPEALS FEBRUARY 16, 2022

The West Haven Zoning Board of Appeals held a Public Hearing and Regular Meeting on Wednesday February 16, 2022 in the Harriet North Room, Second Floor, City Hall, 355 Main Street, West Haven, CT at 7:15 P.M.

PRESENT: Clifford, Wise, Zentarski, DeLeo, Porto, Coscia, Rivera and ZEO Hotchkiss. Absent was Commissioner Caple.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Coscia made a motion to continue the meeting minutes until next month's meeting due to pages missing, seconded by Commissioner Porto and passed.

New Public Hearing:

376 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) district. Under Article 2 Section 21.5 b VI of the City of West Haven Zoning Regulations. Owner: George Monahan/ Applicant: Scott LeDuc. File # 061-22 V

George Monahan is asking for approval to install solar panels on his home. Chairman Clifford stated the installation of these panels on the owner's home would be hard to see from the street. 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.

40 Great Circle Road: A side yard Variance of 2' where 6' is permitted to build a 13'x 31' Garage in the R2 district, Under article 2 section 10.4 of the City of West Haven Zoning Regulations. Owner/Applicant: Edward Viglione; File # 062-22 V

Applicant is seeking approval for a side yard variance to build a garage that will be attached to the existing home. The request is 2 ft where 6 ft is required. All the homes are single level ranches and are similar in appearance. There will be no utilities other than electrical. Mailings submitted to the file.

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

1010 Ocean Ave: An application for a Special use exception for short-term rentals. The applicant should demonstrate the requirements that are expected for short-term rental. Under Article 1 section 2, section 50 and table 39.1 of the City of West Havens Zoning Regulations. Owner/Applicant: Meredith Cayer; File # 063-22 SUE

Applicant is seeking approval for short term rental for her home on a limited basis in the summer. Parking is not a problem. There are two spaces in the rear and five across the street. All ordinances will be followed such as noise. The house was originally a two-family home but when the applicant purchased the home it was a one family. The assessor card indicates a one family. If complaints are made, the ZBA reserve the right to rescind the permit. 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 Items:

376 Center Street: File #061-22 V

Commissioner Coscia made a motion to approve File #061-22V, seconded by Commissioner Rivera. Roll call was called. Motion passed 5 - 0

40 Great Circle Road: File #062-22 V

Commissioner Coscia made a motion to approve File #062-22V, seconded by Commissioner Porto. Roll call was called. Motion passed 5 - 0

1010 Ocean Avenue: File #063-22 SUE

Commissioner Coscia made a motion to approve File #063-SUE with the following conditions: Parking spots across the street are to be marked and lined.

No loud music after 9 p.m. unless Corporation Counsel determines the city ordinance must be followed.

Any complaints made to any city department ZBA reserves the right to revoke the variance, seconded by Commissioner Porto.

Roll call was called. Motion passed with conditions 3 – 2 (Zentarski, Wise)

STAFF REPORTS: none

ADJOURNMENT: 8:04 p.m.

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