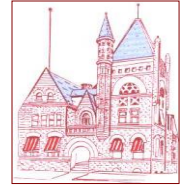




CITY OF WEST HAVEN, CONNECTICUT



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MEETING MINUTES OF ZONING BOARD OF APPEALS MARCH 16, 2022

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

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

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner DeLeo to approve the meeting minutes of February 15, 2022, seconded by Commissioner Porto and passed.

New Public Hearing:

175 Rockdale Road – A request for a variance to construct a single-family home on a lot which lacks the lot width and size do not meet regulations. Owner: Skytree LLC/Applicant: Andres Bernal, File #001-22V

Commissioner Porto made a motion to continue File #001-22V, seconded by Commissioner Zentarski and passed.

116 Fairfax Street – An application for a front yard variance of 22' where 30' is required in the R2 district, under Table 11.1 of the City of West Haven Zoning Regulations. Owner/Applicants: Leigh and Nathan Jackson; File #002-22V.

Applicants Leigh Jackson and Jason Jackson are applying to get approval to enclose an existing front porch and make it part of the living room to increase the space. Mailings were submitted and no comments from staff.

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

689 Main St. – An application for a front yard variance of 25' where 30' is required and a side yard variance of 10' where 15' is required under Table 11.1 of the City of West Haven Zoning Regulations. Owner/Applicant: Country Hill Development LLC; File #003-22V

Anthony Cordone, 3 Allings Crossing Rd. WH., is confused about his application. He is applying under 47.2 because he is under the 75% rule. With the two-car garage under the home, 8 ft. is allowed and a variance is not required. Commissioner Clifford questions whether this can be voted on because it was posted in the newspaper. This lot was created in 1926. Applicant stated he feels it should be continued due to the errors.

Commissioner Porto made a motion to continue File #003-22V, seconded by Commissioner DeLeo and passed.

Deliberation on Public Hearing Items:

116 Fairfax Street – File #002-22V

Commissioner DeLeo made a motion to approve File #, seconded by Commissioner Zentarski. Roll call was called. File #002-22V approved 4 – 0.

STAFF REPORTS: none

ADJOURNMENT: 7:41 p.m.

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