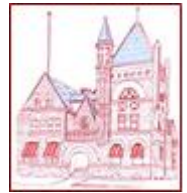




CITY OF WEST HAVEN, CONNECTICUT

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

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

MEETING MINUTES OF ZONING BOARD OF APPEALS MAY 17, 2023

The West Haven Zoning Board of Appeals held a Public Hearing and Regular meeting on Wednesday May 17, 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, Carol Porto, Coscia, Caple, Zentarski, Deleo, ZEO Hotchkiss and Assistant Planner Conniff.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Coscia made a motion to approve the Regular Meeting and Public Hearings of April 19, 2023, seconded by Commissioner Carol Porto and passed.

CONTINUED:

371 Center St: 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 Nicholas Morse/ Applicant Tylon George. File # 038-23 V

Continued

PUBLIC HEARING:

378 Center St: 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 Louis & Rhonda Adamo/ Applicant Jonathan Fino. File # 041-23 V

Jonathan Fino, Trinity Solar, Cheshire, CT, is representing the owners. This application is for the installation of solar panels on the right side of the house to obtain maximum exposure.

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

137 Hemlock Street: An application to convert an existing 16' x 6'9" covered porch, into a two-story addition within the same footprint. The change of use will be from a porch to living space. A front yard variance of 27' where 30' is required and a side yard of 12' where 15' is required. In a R2 (Single Family Detached Residence) district, under section 11 & 12 of the City of West Haven Zoning Regulations. Owner Trimen 137 / Applicant Ron Patel. File# 033-23 V

Ron Patel, owner, New Haven, CT., stated the application states a variance for the front porch which is in error. There will be no outside stairs. The addition will follow the existing home and go further back. There will be an addition of 2 or 3 bedrooms. There are five existing parking spaces. Ms. Conniff stated only four are required with the state regulation. Correspondence was read into the record from Building Official Gladwyn. Commissioners would like to see a letter from the Fire Department as well as an updated plan showing exactly what is proposed.

Continued

159 Peabody Street- Parcel A: An application for a one-time lot split into two (2) lots. Variances are requested to allow for a lot size of 8,250 square feet where 16,000 square feet is required and a lot depth which will be in the 41st percentile where 75% is required in the R2 (Single Family Detached Residence) district pursuant to Section 12.1- 47.2: 90.1, 90.2, and 90.3 of the City of West Haven Zoning Regulation. Owner Tella Venkata/ Applicant Rosewood Home Builders, LLC File # 039-23 V

Vincent Falcone, West Haven, requested that both applications Parcel A and B because one cannot be granted without the other.

159 Peabody Street- Parcel B: An application for a one-time lot split into two (2) lots. Variances are requested to allow for a lot size of 10,114 square feet where 16,000 square feet is required and a lot depth which will be in the 41st percentile where 75% is required in the R2 (Single Family Detached Residence) district pursuant to Section 11 and Section 47.2: 90.1, 90.2, and 90.3 of the City of West Haven Zoning Regulation. Owner Tella Venkata/ Applicant Rosewood Home Builders, LLC File # 039-23 V

Vincent Falcone, West Haven, represents the applicant on both applications, Parcel A and B. This is a one-time lot split. This is taking three lots and reducing them to two. Exhibits were distributed consisting of a map showing the subdivision showing the three lots, #240, #241 and #242, deed of the property showing no change of in the lots, plan showing lot will be harmonious with the other lots on the street, drone photos of neighborhood, and a legal precedent by this commission. A hardship runs with the land due to the unique shape, which is not self-created, and these lots are bigger than others in the neighborhood.

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

83 Magnolia Avenue: An application to allow for a side yard setback of 4' where 15' is required to construct a 12' x 12' addition onto the rear of the existing house in the R-2 (Single Family Detached Residence) district. The change of use will be from a concrete porch to living space.



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Under Section 11 of the City of West Haven Zoning Regulations. Owner/Applicant Robert Lenihan, File # 040-23 V

Applicant stated to enclose a three-season porch into living. There will be no expansion.

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

Deliberation on Public Hearing: 371 Center Street File# 038-23 V

Commissioner Coscia made a motion to continue File #038-23 V continue to next month's meeting at the request of the applicant, seconded by Commissioner Caple and passed.

Deliberation on Public Hearing: 378 Center Street File# 041-23 V

Commissioner Wise made a motion to approve File #041-23V, seconded by Commissioner Caple. Roll call was called. File #041-23 V approved 5 – 0.

Deliberation on Public Hearing: 137 Hemlock Street File# 033-23 V

Commissioner made a motion to continue File #033-23V to next month's meeting, seconded by Commissioner Wise and passed.

Deliberation on Public Hearing: 159 Peabody Street, Parcel A and Parcel B, File# 039-23 V

Commissioner Coscia made a motion to approve File #039-23V, seconded by Commissioner Carol Porto. Roll call was called. File #039-23 V, Parcel A and Parcel B, approved 5 – 0.

Deliberation on Public Hearing: 83 Magnolia Avenue File# 040-23 V

Commissioner Coscia made a motion to approve File #040-23V, seconded by Commissioner Caple. Roll call was called. File #040-23 V approved 5 – 0.

Staff Reports

Adjournment: 7:21 p.m.

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