



# 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

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

### MEETING MINUTES OF ZONING BOARD OF APPEALS AUGUST 16, 2023

The West Haven Zoning Board of Appeals held a Public Hearing and Regular meeting on Wednesday August 16, 2023, in the Harriet North Room, Second Floor, City Hall, 355 Main Street, West Haven, CT at 6:30 P.M.

PRESENT: Commissioner Wise, Carol Porto, Zentarski, DeLeo, ZEO Hotchkiss and Assistant Planner Conniff. Absent were Commissioners Clifford, Coscia, and Caple.

#### PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner DeLeo made a motion to approve the meeting minutes for Regular Meeting and Public Hearings of June 21, 2023, seconded by Commissioner Porto and passed.

#### **PUBLIC HEARING:**

**31 Woody Lane:** Variances are requested to allow construction of a 40' X 34' single family home with a garage underneath on a vacant lot that is the same general size as 26% of the lots, has 33% of lot depth, and 33% of lot frontage where 75% is required and use an alternative front yard setback in a R2 (Single Family Detached Residence) zone under Sections 47.2 and 10.7 of the City of West Haven Zoning Regulations. Owner/Applicant: Country Hill Development, LLC File # 043-23 V

Ms. Conniff read a letter into the record from the applicant asking for a continuation until next month, September 20, 2023.

**18 Thill Street:** Variances are requested to construct a 20' x 24' two-story addition to the rear of the existing structure in an IPD zone. The applicant seeks variances to allow for side yard setbacks of 3' on the south side and 13' on the north side where 25' is required under Article 2 Section 25 Table 25.1 of the City of West Haven Zoning Regulations. Owner/Applicant: Maher Abuhatab. File # 044-23 V

Applicant stated she would like a living room downstairs and two bedrooms upstairs. The additional will be within the footprint of the home. The expansion is due to the large family

needed more space. Mailings were submitted to the file. ZEO Hotchkiss read comments into the record from the Town Engineer and Building Official.

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

Commissioner Porto made a motion to close the public hearing on File #044-23 V, seconded by Commissioner DeLeo and passed.

**546 Washington Avenue:** 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) under Article 2 Section 21.5 b VI of the City of West Haven Zoning Regulations. Owner: Donna Goldsmith / Applicant: Jonathan Camarda-Skyline Solar, LLC. File # 045-23 V

Eric Saccenti, Skyline Solar, stated his company is requesting the mounting solar panels on this residence due to the fact they were installed without a permit. He informed the commissioners that due to an internal audit other projects were found to be done without permits. He has contacted the city to inform them. Mailings were done and submitted to the file.

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

Commissioner Porto made a motion to close the public hearing on File #045-23 V, seconded by Commissioner DeLeo and passed.

**6 Homestead Avenue:** A request for a variance to permit a side yard setback of 10' on the east side where 25' is required to construct a 4' x 8' addition to the rear of the existing dwelling. in a Planned Residential Commercial (RCPD) zone under Article 2 Table 36.1 of the City of West Haven Zoning Regulations. Owner/Applicant: Patricia Hinds. File # 046-23 V

Travis Worthy, 171 Liberty St., Meriden, CT and applicant stated she would like to extend her kitchen toward the back and it will remain in the footprint.

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

Commissioner Porto made a motion to close the public hearing on File #046-23 V, seconded by Commissioner DeLeo and passed.<sup>7</sup>

**30 Barbara Lane:** A request for a variance to permit a side yard setback of 9' on the south side where 15' is required to convert an existing 15' x 14' deck to living space in a Single-Family Detached Residence (R2) zone under Article 2 Table 11.1 of the City of West Haven Zoning Regulations. Owner/Applicant: Michael Backham. File # 047-23 V

Applicant stated would like to build a family room where the existing is currently located. The family room will be within the deck parameters.



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

Commissioner Porto made a motion to close the public hearing on File #047-23 V, seconded by Commissioner DeLeo and passed.

**Deliberation on Public Hearing:** 31 Woody Lane File # 043-23 V

Commissioner DeLeo made a motion to continue File #043-23 V to the September 20, 2023 meeting, seconded by Commissioner Porto. Motion passed 4 – 0.

**Deliberation on Public Hearing:** 18 Thill Street File # 044-23 V

Commissioner DeLeo made a motion to approve File #044-23 V, seconded by Commissioner Porto. Roll call was called. File #044-23 V approved 4 – 0.

**Deliberation on Public Hearing:** 546 Washington Avenue File # 045-23 V

Commissioner DeLeo made a motion to approve File #045-23 V, seconded by Commissioner Porto. Roll call was called. File #045-23 V approved 4 – 0.

**Deliberation on Public Hearing:** 6 Homestead Avenue File # 046-23 V

Commissioner DeLeo made a motion to approve File #046-23 V, seconded by Commissioner Zentarski. Roll call was called. File #046-23 V approved 4 – 0.

**Deliberation on Public Hearing:** 30 Barbara Lane File # 047-23 V

Commissioner DeLeo made a motion to approve File #047-23 V, seconded by Commissioner Porto. Roll call was called. File #047-23 V approved 4 – 0.

**Staff Reports**

**Adjournment:** 6:58 p.m.

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