



CITY OF WEST HAVEN, CONNECTICUT ZONING BOARD OF APPEALS

City Hall | 355 Main Street | Third Floor West Haven, Connecticut 06516-0312
Phone 203.937.3580 Fax 203.937.3742



CITY HALL 1898-1967

APPLICATION

APPLICATION FOR:

- ☒ VARIANCE
- ☐ COASTAL AREA MANAGEMENT APPROVAL
- ☐ SPECIAL USE EXCEPTION
- ☐ APPEAL OF DECISION OF ZONING ENFORCEMENT OFFICIAL

APPLICANT

NAME TETLOW DEVELOPMENT LLC
ADDRESS 116 RICHARD ST, WEST HAVEN
PHONE/EMAIL 203-627-9865

PROPERTY OWNER

NAME MONEGRO YOBAYRI
ADDRESS 90 PLEASANT ST. WATERBURY, CT.
PHONE/EMAIL _____

PARTY TO BE NOTIFIED

ATTORNEY OR AGENT ANTHONY CARDONE
ADDRESS 116 RICHARD ST WEST HAVEN
PHONE/EMAIL 203-627-9865

LOCATION OF PROPERTY 80 ISLAND LANE

ZONE R-2

SECTION(S) OF ZONING REGULATIONS THAT IS APPLICABLE 11.1

DESCRIBE IN DETAIL THIS APPLICATION WITH SUPPORTING DOCUMENTS (SITE PLAN, FLOOR PLAN, BUILDING PLANS, BULK REQUIREMENTS AND NARRATIVE)

PROPOSE TO BUILD A SINGLE FAMILY HOME WITH
2 CAR GARAGE UNDER.

HAS A PREVIOUS APPLICATION BEEN FILED FOR THIS PROPERTY?

☐ YES ☒ NO ☐ DON'T KNOW

IF YES, WHEN _____ ATTACH COPY OF DECISION LETTER

IS THE PROPERTY LOCATED WITHIN 500 FT OF ANOTHER TOWN ☐ YES ☒ NO

DOES THIS APPLICATION INVOLVE A BUILDING OR USE IN A HISTORIC DISTRICT?

☐ YES ☒ NO

DOES THIS PROPOSAL REQUIRE THE APPROVAL OF THE INLAND WETLAND AGENCY? ☐ YES ☒ NO IF YES, PROVIDE A COPY OF THE APPROVAL

WHAT ARE THE VARIANCE REQUESTS FOR THIS APPLICATION (USE ZONING REQUIREMENTS) SHOW REQUIRED, PROPOSED AND WHAT WILL EXIST

1. LOT SIZE 9,119 WHERE 16,000 IS REQUIRED
2. MINIMUM SIDE YARDS 8' & 8' WHERE 15' & 15' IS REQUIRED
3. LOT WIDTH 48' WHERE 80' IS REQUIRED (SEE PLOT PLAN)

STRUCTURE(S) EXISTING PROPOSED

IF SEEKING A VARIANCE, DESCRIBE THE SPECIFIC LEGAL HARDSHIP OR CLAIMS THAT WILL SUPPORT THIS APPLICATION

THIS LOT WAS CREATED BEFORE THE CITIES CURRENT ZONING REGULATIONS WERE ADOPTED. STRICT ENFORCEMENT WOULD PLACE A BURDEN ON THIS PROPERTY. DENIAL OF THIS APPLICATION WOULD BE CONFISCATORY.

PROVIDE FEES AS DETERMINED BY THE STAFF OF THE PLANNING & DEVELOPMENT DEPARTMENT

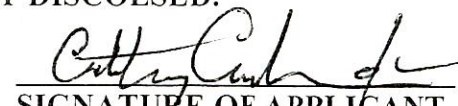
SUBMIT 13 COPIES OF COLLATED APPLICATIONS AND ALL SUPPORTING DOCUMENTS

CERTIFICATION:

I/WE CERTIFY THAT ALL OF THE ABOVE INFORMATION AND STATEMENTS CONTAINED IN ANY DOCUMENTS SUBMITTED WITH THIS APPLICATION ARE TRUE TO THE BEST OF MY/OUR KNOWLEDGE.

I/WE FULLY UNDERSTAND THAT THE ZONING BOARD OF APPEALS RESERVES THE RIGHT TO REVOKE ANY PERMIT SHOULD THE INFORMATION CONTAINED HEREIN NOT BE TRUE AND CORRECT OR THAT INFORMATION REQUESTED BY THIS APPLICATION HAS NOT BEEN FULLY DISCLOSED.


SIGNATURE OF OWNER
10-15-25
DATE


SIGNATURE OF APPLICANT
10/15/25
DATE

NOTICE: BY FILING THIS APPLICATION, OWNER AND APPLICANT CONSENT TO SITE INSPECTIONS BY CITY STAFF AND/OR COMMISSIONERS

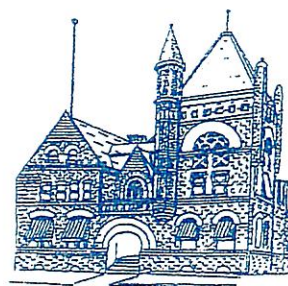


Dorinda Borer
Mayor

Ann Marie Gradoia
Assessor

Office of the Assessor

City of West Haven
355 Main Street
West Haven, Connecticut 06516



City Hall
1896-1968

Country Hill Development LLC

116 Richards St.

West Haven, CT 06516

October 23, 2025

Re: 80 Island La.

To whom it may concern:

The property located at 80 Island La. Is being assessed as a building lot and has historically been assessed as a building lot by the Assessor's office.

Please contact me with any questions at 203-937-3567

Kristy Gargiulo

Deputy Assessor

City of West Haven

