



# CITY OF WEST HAVEN, CONNECTICUT

## Zoning Board of Appeals

Planning & Development Department • City Hall • 355 Main Street • 1st Floor  
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CITY HALL 1896-1967

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

### AGENDA

**The West Haven Zoning Board of Appeals will hold 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. to consider the following:**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES for Regular Meeting and Public Hearings of April 19, 2023

#### **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

#### **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

**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

**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 41<sup>st</sup> 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

**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 41<sup>st</sup> 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

**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. Under Section 11 of the City of West Haven Zoning Regulations. Owner/Applicant Kenny Illescas File # 040-23 V

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

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

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

**Deliberation on Public Hearing:** 159 Peabody Street File# 039-23 V

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

**Applications and supporting documents available for review in the office of Planning & Development, 355 Main Street, West Haven, CT. Website**  
<http://www.cityofwesthaven.com/202/Zoning-Board-of-Appeals>

**Staff Reports**  
**Adjournment**

John Clifford, Chairman  
Zoning Board of Appeals