



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 PUBLIC HEARING AND REGULAR MEETING OF THE ZONING BOARD OF APPEALS APRIL 19, 2023

The West Haven Zoning Board of Appeals held a Public Hearing and Regular meeting on Wednesday April 19, 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, De Leo, Coscia, Zentarski, Caple (6:50 p.m.) ZEO Hotchkiss and Assistant Planner Conniff. Absent was Commissioner Caple.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner De Leo made a motion to approve the minutes of the Regular Meeting and Public Hearings of March 15, 2023, seconded by Commissioner Porto and passed.

PUBLIC HEARING.

207 West Spring St: The Applicant request is to make a one-time property split to build a 44' x 32' single-family home. Parcel "A" will be 7,225 sq ft where 80,000 sq ft is required, the frontage will be 70' where 80' is required, and the side yard will be 17.50 on the Westerly side and 26.26 on the Easterly side yard where 50' is required. Parcel "B" will be 7,115 sq ft where 80,000 sq ft is required, the frontage will be 74.86' where 80' is required, and both side yard will be 15.43 side where 50' is required, Front setback will be 30.49' where 50' is required and a rear setback of 30.05 where 50' is required in the R4 (Multi Family Residence) district, Under Section 12.1 of the City of West Haven Zoning Regulations. Owner Krzysztof Wnorowski/ Applicant Vincent R. Falcone File # 036-23 V

Attorney Vincent Falcone, West Haven, CT., is representing the applicant tonight. This is a one-time property split along historic lines. A change in the zoning map over the years has cause a hardship over the years. No property lines have ever been adjusted or changed since the subdivision that was approved in 1921. Attorney Falcone submitted to the commission a map showing the two lots, #323 & #324. In 1995 a substantial portion of this district was changed to R4 prohibiting any reasonable development due to the setbacks. Exhibits were submitted consisting of property deeds, tax assessor cards, assessor's map, map of R4 zone, zoning table and photos. The setbacks are within most of the houses in the neighborhood. Single family development is allowed in an R4 zone but can't comply due to the large setback requirements. It

has been taxed as a single lot. A single-family home, #324, was built previously in the R4 zone setting a precedent for this application. Comments from the Building Official Gladwyn were read into the record. Mailings were submitted to the file.

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

Richard Booth, 209 W Spring St, submitted photos showing his property that floods and if approved, he is concerned the new house would push more water toward his house.

Steven Blaze, 209 W. Spring St., reiterated the flooding issue.

Attorney Falcone stated the natural flow is down into Mr. Booth's house. He suggests that this be approved with the condition that the Town Engineer sign off on the building permit that no additional runoff will flow to the Booth property by building the new house.

55 Central Avenue: Variances are requested to allow construction of a 48' X 37' single family home with a garage underneath on a vacant lot that is the same general size as 66% of the lots and 66% of frontage where 75% is required and use an alternative front yard setback in a R2 (One-Two-Three Family Residence) district. Under section 47.2 and 10.7 of the City of West Haven Zoning Regulations Owner/ Applicant Anthony Cordone File # 037-23 V

Anthony Cordone, 3 Allings Crossing Rd., West Haven, proposes to build a one-family home with the garage under the home. This lot was created before the current zoning regulations. Strict enforcement of these regulations places a burden on the owner. The lot has been taxed separately since 1923. The proposed home will be consistent with the other homes in the neighborhood. Mailings were submitted to the file. Comment from the assessor's office stated this has been taxed as a building lot since inception.

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

Christine Hansen, 63 Central Ave., is concerned about traffic and does not want another house built.

Al Hansen, 63 Central Ave., concerned about the integrity of the neighborhood. Garage under the home is out of character.

Mr. Cordone rebutted stated he purchased both properties. He will remove the trucks from #59.

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

Applicant was not present.



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Deliberation on Public Hearing: 207 West Spring St File # 036-23 V

Commissioner Coscia made a motion to approve File #036-23 V with the condition that an engineer report indicate there will be no additional runoff water flowing onto #209, seconded by Commissioner Porto. Ms. Conniff stated the photos should have been date stamped. Roll call was called. File #036-23V approved with condition 5 – 0.

Deliberation on Public Hearing: 55 Central Avenue File # 037-23 V

Commissioner Coscia made a motion to approve File #037-23 V, seconded by Commissioner Porto. Roll call was called. File #037-23V approved 5 – 0.

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

Commissioner Porto made a motion to continue File #038-23 V, seconded by Commissioner Coscia. File #038-23V continued to May 17, 2023 meeting.

Staff Reports - none

Adjournment: 7:38 p.m.

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