

**MEETING MINUTES OF CITY OF WEST HAVEN  
ZONING BOARD OF APPEALS  
AUGUST 18, 2021**

The West Haven Zoning Board of Appeals held a Public Hearing and Regular Meeting on Wednesday August 18, 2021 in the Harriet North Room, Second Floor, City Hall, 355 Main Street, West Haven, CT at 7:15 P.M.

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

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES OF REGULAR MEETING: Commissioner DeLeo made a motion to approve the meeting minutes of June 16, 2021, seconded by Commissioner Porto and passed.

**New**

**Public Hearing:**

**2 Usher Court:** A front yard variance for Usher Court to permit 2' setback where 10' is required in the R2 (Single Family Detached Residential) district to build a 7'x27' deck. Under Article 2 Section 11, Table 11.1 of the City of West Haven Zoning Regulations. Owner/Applicant Louis & Vanessa Jefferson File #050-21 V

Mailings were not done. Application continued to September 15, 2021

**299 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) district under Article 2 Section 21.5 b VI of the City of West Haven Zoning Regulations. Owner Ayawovi & Komivi Abony/ Applicant Nikki Dow- Venture Solar File #051-21 V

Nikki Dow, Southington, Ct., this application is to apply for the installation of solar panels that will be visible from the street. They really cannot be moved because they need to optimize the sun exposure.

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

**84 Parker Avenue:** A request for a side yard variance to permit 7' where 15' is required to build a 5'2"x 8'2" mudroom. In the R2 (Single Family Detached Residential) district under Article 2 Section 11 of the City of West Haven Zoning Regulations. Owner/ Applicant Mary Wang & Lou Guogiang File #052-21 V

Mary Wang stated this application is for the mud room that has already been constructed. Applicant was not aware she needed a variance.

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

Jennifer Suziki, 93 Parker Avenue, in favor.

**49 Mix Avenue:** The applicant seeks several variances to build a 30 x 60 building 1.) To permit 5.0' side yard setbacks (East & West) where 30' is required, 2.) To permit 10' rear yard setback where 30' is required, 3.) To allow 37.5% Building Coverage where 35% maximum is allowed, 4.) To allow 68.75% lot coverage where 65% maximum is allowed, 5.) To allow 31.25% impervious surface coverage maximum where 30% is allowed, 6.) To allow 31.25% minimum open space where 35% is required. In the LM (Light Manufacturing) district under Article 2 Section 25 Table 25.1 of the City of West Haven Zoning Regulations. Owner/ Applicant Robert Layton File #053-21 V

Robert Layton, owner, would like to construct a building to house trucks, equipment and a bathroom for his landscaping business. Pictures 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.

**389 Ocean Avenue:** The applicant seeks several variances to extend the porch 1.) To permit 4.7' on the North side yard where 10' is required and to permit 3.6' on the South side yard where 10' is required, To build a 7.5' x 31' deck in the R2 (Single Family Detached Residential) district under Article 2 Table 11.1 of the City of West Haven Zoning Regulations. Owner/Applicant Joanne & Robert Brandwood File #054-21 V

Joanne & Robert Brandwood, owners, stated there is an existing concrete porch that is not the full width of the house. This application is to extend the existing porch on the ground level and will be just as wide as the house.

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

Commissioner Coscia made a motion to go into deliberations, seconded by Commissioner Wise and passed.

**Deliberation on Public Hearing Items:**

**2 Usher Court:** File #050-21 V

Commissioner Coscia made a motion to continue File #050-21V to September 15, 2021, seconded by Commissioner Porto.

**299 Washington Avenue:** File #051-21 V

Commissioner Coscia made a motion to approve File #051-21V, seconded by Commissioner Porto. Hardship is the shape of the roof. Roll call called. File #051-21V approved 5 – 0

**84 Parker Avenue:** File #052-21 V

Commissioner Coscia made a motion to approve File #052-21V, seconded by Commissioner Caple. Roll call called. File #052-21V approved 5 – 0.

**49 Mix Avenue:** File #053-21 V

Commissioner Coscia made a motion to approve File #053-21V with the condition that there be no storage of wood, seconded by Commissioner Caple. Roll call called. File #053-21V approved 5 – 0.

**389 Ocean Avenue:** File #054-21 V

Commissioner Coscia made a motion to approve File #054-21V, seconded by Commissioner Porto. Roll call called. File #054-21V approved 5 – 0.

Commissioner Coscia suggested that the city remove any regulations with respect to prohibiting solar panels. He suggests sending a letter of recommendation to the city removing these regulations. Chairman Clifford asked the commissioners to look at other regulations that they think should be reviewed and suggested hiring a professional to review the regulations. Commissioner Wise suggested looking at regulations for short term rentals. Commissioner Rivera would like the sign regulations be looked at so illumination signs are allowed especially on the Post Rd.

Staff Reports: none

Adjournment: 7:55 p.m.

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