

Town of East Haven, CT

Zoning Board of Appeals Agenda

Thursday, January 19, 2012 at 7:30 p.m.

East Haven Community [Senior] Center, 91 Taylor Ave.

PUBLIC HEARINGS:

- 12 – 001** Applicant: Fasano, Ippolito & Lee LLC; Property Owner: 87 Hunt Lane Associates LLC; Property Affected: 75 Hunt Lane; Zone: R-3; Application for a variance from the minimum lot frontage requirements to allow subdivision of the parcel into three separate lots. Variances required: Schedule “B”, General Bulk Standards, Line # 4, *minimum lot frontage*, from 100 feet to 27 feet for the two proposed new parcels.
- 12 – 002** Applicant & Property Owner: K Property LLC; Property Affected: 197 Kimberly Avenue (rear); Zone: CC; Application to construct a 16 ft. by 30 ft. wood framed addition to the rear of an existing commercial building. Variances required: Schedule “B”, General Bulk Standards, Line # 9, *minimum setback from side property line*, from 10 feet to 4.6 feet.
- 12 – 003** Applicant & Property Owner: Andrew Weinstein; Property Affected: 220B Cosey Beach Avenue; Zone: R-1; Application for the construction of a new duplex home (which is located on two separate parcels) to the current FEMA requirements. The former home was destroyed by Tropical Storm Irene. Variances required: Schedule “B”, General Bulk Standards, Line # 9, *minimum setback from side property lines*, from 10 ft. to 0.2 feet (west side), from 10 ft. to 0 ft. (center of duplex wall on property line); Line # 11, *maximum lot coverage as % of lot area*, from 25% to 51%; Line # 12, *maximum floor area as % of lot area*, from 50% to 79%; and Waiver of Section 25.4.3, *Additional Setbacks*, for building over 30 ft. in height. Total height to be 40 ft. Additionally the Board will consider the Coastal Site Plan Review (CSPR) application and related comments provided by the Office of Long Island Sound Programs of the Connecticut

Department of Energy and Environmental Protection to determine the proposal's consistency with the Connecticut Coastal Management Act (CCMA).

12 – 004 Applicant & Property Owner: Millenium Investors LLC; Property Affected: 220C Cosey Beach Avenue; Zone: R-1; Application for the construction of a new duplex home (which is located on two separate parcels) to the current FEMA requirements. The former home was destroyed by Tropical Storm Irene. Variances required: Schedule "B", General Bulk Standards, Line # 9, *minimum setback from side property lines*, from 10 ft. to 0.6 feet (east side), from 10 ft. to 0 ft. (center of duplex wall on property line); Line # 11, *maximum lot coverage as % of lot area*, from 25% to 41.5%; Line # 12, *maximum floor area as % of lot area*, from 50% to 64.5%; and Waiver of Section 25.4.3, *Additional Setbacks*, for building over 30 ft. in height. Total height to be 40 ft. Additionally the Board will consider the Coastal Site Plan Review (CSPR) application and related comments provided by the Office of Long Island Sound Programs of the Connecticut Department of Energy and Environmental Protection to determine the proposal's consistency with the Connecticut Coastal Management Act (CCMA).

12 – 005 Applicant: Barbara Green; Property Owner: Gladys Franzman; Property Affected: 224B Cosey Beach Avenue; Zone: R-1; Application for the construction of a new single-family home to the current FEMA requirements. The former home was destroyed by Tropical Storm Irene. Variances required: Schedule "B", General Bulk Standards, Line # 9, *minimum setback from side property lines*, from 10 ft. to 1.4 ft. (west side), from 10 ft. to 5 ft. (east side); Line # 11, *maximum lot coverage as % of lot area*, from 25% to 45%; Line # 12, *maximum floor area as % of lot area*, from 50% to 76%; and Waiver of Section 25.4.3, *Additional Setbacks*, for building over 30 ft. in height. Total height to be 39 ft. Additionally the Board will consider the Coastal Site Plan Review (CSPR) application and related comments provided by the Office of Long Island Sound Programs of the Connecticut Department of Energy and Environmental Protection to determine the proposal's consistency with the Connecticut Coastal Management Act (CCMA).

12 – 006 Applicant & Property Owner: Sara-Ann Auerbach; Property Affected: 236 (aka 234A) Cosey Beach Avenue; Zone: R-1; Application for the construction of a new single-family home to the current FEMA requirements. The former home was destroyed by Tropical Storm Irene. Variances required: Schedule “B”, General Bulk Standards, Line # 9, *minimum setback from side property lines*, from 10 ft. to 5 ft. (west side), from 10 ft. to 8 ft. (east side), from 10 ft. to 5 ft (north side); Line # 11, *maximum lot coverage as % of lot area*, from 25% to 46%; Line # 12, *maximum floor area as % of lot area*, from 50% to 72%; and Waiver of Section 25.4.3, *Additional Setbacks*, for building over 30 ft. in height. Total height to be 37 ft. Additionally the Board will consider the Coastal Site Plan Review (CSPR) application and related comments provided by the Office of Long Island Sound Programs of the Connecticut Department of Energy and Environmental Protection to determine the proposal’s consistency with the Connecticut Coastal Management Act (CCMA).

Charles Lemons

Zoning Board of Appeals Chairman