

**TOWN OF EAST HAVEN, CT
MINUTES OF A REGULAR MEETING
ZONING BOARD OF APPEALS
JULY 15, 2010 7:30 P.M. EAST HAVEN SENIOR CENTER**

MEMBERS PRESENT: CHARLES LEMONS – CHAIRMAN
JOSEPH PORTO – VICE CHAIRMAN
ANTHONY REDENTE
LAWRENCE LAMOTHE
RONALD DESENA

ALTERNATES PRESENT: DONALD THOMAS
ROBERT SCHUMITZ-ABSENT

MEMBERS PRESENT: DAVE ANDERSON –ZEO - ABSENT
JAMES CIRILLO-ATTORNEY
ROSALIE DEPALMA - CLERK
ELLEN PELLEGRINO – ACTING ZEO

The meeting was called to order at 7:30 P.M. by Chairman Lemons who explained the procedure of the Board to the audience. A motion was made by Vice Chairman Porto to accept the minutes of the previous meeting; seconded by Larry LaMothe. Motion carried unanimously.

- 10-14 APPLICANT & PROPERTY OWNER: RAFFAELE IULIANO;
PROPERTY AFFECTED: 191 HEMINGWAY AVENUE; ZONE:
R-1; CONVERT EXISTING STRUCTURE FROM A SINGLE
FAMILY TO A TWO FAMILY HOME. VARIANCES
REQUIRED: SCHEDULE "B" LINE #2, MINIMUM LOT AREA
PER DWELLING UNIT, FROM 7,200 SQUARE FEET TO
4,138 SQUARE FEET.

Raffaele Iuliano 80 Oregon Avenue addressed the Board on his behalf. He was seeking a variance to convert an existing structure from a single family to a two family. Mr. Iuliano noted to the Board he purchased the dwelling at the height of the market and the conversion of the property would benefit him financially. He also stated the area had multiple family homes on smaller or similar lot sizes. Mr. LaMothe responded these were pre-existing lots before zoning regulations and the applicant had to provide the Board with an A-2 survey. Chairman Lemons noted to the applicant financial gain did not constitute a hardship. The required certified receipts were submitted to the Board. No further comments were made.

- 10-15 APPLICANT & PROPERTY OWNER: VICTOR PERRICONE;
PROPERTY AFFECTED: 22 SWAN WAY; ZONE: R-1;
CONSTRUCT ADDITION AND DECK TO REAR OF HOUSE.
VARIANCES REQUIRED: SCHEDULE "B" LINE #8,
MINIMUM SETBACK FROM REAR PROPERTY LINE, FROM
20 FEET TO 7 FEET.

Mr. Victor Perricone 22 Swan Way and Mr. Bob Carranzo 30 Farview Avenue addressed the Board. They were seeking to construct an addition and deck to the rear of the house. The required certified receipts were submitted to the Board. Chairman Lemons stated to the applicant the posting required was not visible to the public, the applicant replied the posting was posted in the front window. Chairman Lemons also stated line 7(Hardship Shown) on the application was not completed therefore the Board would have to Table this item, the applicant replied it was an

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oversight and asked the Board to allow him to amend and vote on this application this night. The Board was in agreement to allow the applicant to amend the application and state his hardship. Hardship Shown: Need additional space for growing family and irregular shape of lot. Mr. Matthew Limoncelli 245 Mansfield Grove Road spoke in favor of this application and requested the Board show leniency to the applicant. No further comments were made.

AT THIS TIME 8:00 P.M. CHAIRMAN LEMONS CALLED A TEN MINUTE RECESS.

MEETING RECONVENED

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VOTING:

10-14

DENIED – NO HARDSHIP SHOWN

Lemons – no
LaMothe – no
DeSena – no
Redente – no
Porto - no

10-15

GRANTED

Lemons – yes
LaMothe – yes
DeSena – yes
Redente – yes
Porto - yes

Vice Chairman Porto made a motion to adjourn; seconded by Anthony Redente.
Motion carried unanimously.

Chairman Lemons adjourned the meeting at 8:20 P.M.

Respectfully submitted,

Rosalie DePalma
Clerk