

**TOWN OF EAST HAVEN, CT  
MINUTES OF A REGULAR MEETING  
ZONING BOARD OF APPEALS  
May 20, 2010 7:30 P.M. EAST HAVEN SENIOR CENTER**

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

**ALTERNATES PRESENT:** DONALD THOMAS  
ROBERT SCHUMITZ-ABSENT

**MEMBERS PRESENT:** DAVE ANDERSON -ZEO  
JAMES CIRILLO-ATTORNEY  
ROSALIE DEPALMA - CLERK

The meeting was called to order at 7:30 P.M. by Chairman Lemons who then explained the procedure of the Board to the audience. Chairman Lemons noted this night only a four member Board was present and a unanimous vote would have to be rendered to grant an application. A motion was made by Anthony Redente to accept the minutes of the previous meeting; seconded by Larry LaMothe. Motion carried unanimously.

10-09 APPLICANTS & PROPERTY OWNERS: ROBERT & HANNA LUDEN; PROPERTY AFFECTED: 61 SHORT BEACH ROAD; ZONE: R-1; INSTALLATION OF 15 FT. BY 30 FT. ABOVE GROUND POOL. VARIANCES REQUIRED: SECTION 25.4.13.

Mr. Robert Luden addressed the Board on his behalf. He was seeking a variance to install an 15 ft. by 30 ft. above ground pool on his side yard. Mr. Luden noted the pool would have to be located in the side yard instead of the rear yard and would have to be located 8 ft. from the main structure when 10 ft. was normally required. Hardship: Rock ledge in the rear yard would not allow the pool to be located in the backyard. The required certified receipts were submitted to the Board. No further comments were made.

10-10 APPLICANT & PROPERTY OWNER: JOHN ARNONE JR., PROPERTY AFFECTED: 86 HIGH STREET; ZONE: R-1; CONSTRUCT 24 FT. BY 26 FT. GARAGE. VARIANCES REQUIRED: SCHEDULE "B" LINE #9, MINIMUM SETBACK FROM SIDE PROPERTY LINES FROM 10 FEET TO 4 FEET.

Mr. John Arnone addressed the Board on his behalf. He was seeking a 4 ft. variance to construct a 24 ft. by 16 ft. garage and 15 ft. high. Mr. LaMothe questioned if the existing garage would remain, the applicant replied it would. Chairman Lemons questioned applicant that the garage would only be used for storage and not living quarters, applicant replied it would only be used for needed storage for his vehicles. Hardship: Garage needed for storage and to park vehicles and variance needed to be closer to line not to restrict parking. The required certified receipts were submitted to the Board. No further comments were made.

10-11 APPLICANT & PROPERTY OWNER: RONALD DESENA; PROPERTY AFFECTED: 13-15 KIRKHAM AVENUE; ZONE: R-1; TO CREATE A THREE-FAMILY HOME BY ADDING AN APARTMENT ON THE THIRD FLOOR OF AN EXISTING TWO-FAMILY HOME. VARIANCES REQUIRED: SCHEDULE "B" LINE #2, MINIMUM LOT AREA PER DWELLING UNIT, FROM 7,200 SQUARE FEET TO 2,178 SQUARE FEET.

Mr. Ronald DeSena addressed the Board on his behalf. He was seeking a variance to create a three-family home by adding an apartment on the third floor of an existing two-family home. He noted the apartment would have a kitchen and bathroom. Mr. Thomas established this application was previously before the Board. Hardship: Undersize lot. The required certified receipts were submitted to the Board. No further comments were made.

10-12 APPLICANT: JARA OSWALDO; PROPERTY OWNER: CHARLES IOVANNI; PROPERTY AFFECTED: 14 JEFFREY ROAD; ZONE: R-4; TO ENLARGE EXISTING GARAGE BY SIX FEET IN WIDTH. VARIANCES REQUIRED: SCHEDULE "B" LINE #9, MINIMUM SETBACK FROM SIDE PROPERTY LINES, FROM 25 FEET TO 17 FEET.

Mr. Oswaldo Jara addressed the Board on behalf of the applicant. He was seeking a variance to enlarge an existing garage by six feet in width. Hardship: Staircase inside the current garage into main structure does not allow sufficient room to park two cars so a six foot extension is needed to allow two cars to fit. Mr. Thomas questioned if the garage doors would be moved over, Mr. Jara replied they would. The required certified receipts were submitted to the Board. No further comments were made.

NO RECESS WAS CALLED

PAGE FOUR  
VOTING:

ZBA

10-09

GRANTED

Lemons – yes  
LaMothe – yes  
Thomas – yes  
Redente – yes

10-10

GRANTED

Lemons – yes  
LaMothe – yes  
Thomas – yes  
Redente – yes

10-11

GRANTED

Lemons – yes  
LaMothe – yes  
Thomas – yes  
Redente – yes

10-12

GRANTED

Lemons – yes  
LaMothe – yes  
Thomas – yes  
Redente – yes

Donald Thomas made a motion to adjourn, seconded by Anthony Redente. Motion carried unanimously.

Chairman Lemons adjourned the meeting at 7:45 P.M.

Respectfully submitted,

Rosalie DePalma  
Clerk