

**TOWN OF EAST HAVEN, CT  
MINUTES OF A REGULAR MEETING  
ZONING BOARD OF APPEALS  
SEPTEMBER 17, 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:** FRED D’ALBERO  
DONALD W THOMAS-ABSENT  
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 Charles Lemons. Chairman Lemons explained the procedure of the Board to the audience Joseph Porto made a motion to accept the minutes of the previous meeting, seconded by Anthony Redente. Motion carried unanimously.

09-27 APPLICANT & PROPERTY OWNER: LYLE R. WAHLBERG;  
PROPERTY AFFECTED 268 CHIDSEY AVENUE; ZONE: R-1;  
PROPOSAL TO CONSTRUCT A TWO STORY ADDITION TO THE  
SOUTH SIDE OF THE EXISTING GARAGE ALONG WITH A  
SECOND FLOOR ADDITION OVER THE GARAGE TO BECOME A  
MINISTRY. ALSO, A PROPOSAL TO CONSTRUCT A 180 SQUARE  
FOOT ADDITION TO THE EXISTING HOUSE AND A 180 SQUARE  
FOOT EXTENSION OF A SCREEN PORCH. VARIANCES  
REQUIRED: SCHEDULE “B” LINE #8, MINIMUM SETBACK FROM  
REAR PROPERTY LINE, FROM 20 FEET TO 7.38 FEET; LINE #11,  
MAXIMUM LOT COVERAGE AS % OF LOT AREA, FROM 25% TO  
32%.

ZEO Anderson addressed the Board noting this application had gone before the P & Z Board for a special exemption which was denied thus this variance submitted prior be denied without prejudice specific to that request. No further comments were made.

09-28 APPLICANT & PROPERTY OWNER: PAUL CHO; PROPERTY AFFECTED : 36 THOMPSON STREET; ZONE: CD; PROPOSAL TO DEMOLISH AN EXISTING RESIDENTIAL BUILDING AND CONSTRUCT A 2, 000 SQUARE FOOT COMMERCIAL BUILDING. VARIANCES REQUIRED: SCHEDULE "B" LINE #9, MINIMUM SETBACK FROM SIDE PROPERTY LINES, FROM 20 FEET TO 0 FEET.

Kyu Myeon Lee, an architect, 163-10 Northern Blvd, Suite 303, Flushing, New York and Paul Cho addressed the Board. The required certified receipts were submitted to the Board. Chairman Lemons asked if the required signs were posted, applicant replied they were at 36 Thompson Street. They were seeking a variance to demolish an existing one family house and construct a new commercial building and construct a new commercial building which would have two stores.

HARDSHIP: Existing building was not with compliance with zoning on both sides, thus requesting variance to make one side in compliance and the other side with lot line on wall construction. In his presentation Mr. Lee stated the applicant had an interest in buying the property next store, Larry LaMothe questioned for what use, Mr. Lee replied to put in a strip mall. Chairman Lemons questioned parking, Mr. Lee replied parking would be in the rear. ZEO Anderson noted this application would have to go before P & Z as other details had to be reviewed. Jim Slavin, 42 Thompson St. representing Kelly Eneterprises, spoke in opposition. No further comments were made.

09-29 APPLICANT & PROPERTY OWNER: JOHN REYES; PROPERTY AFFECTED: 98 HEMINGWAY AVENUE, ZONE: CA-2; PROPOSAL TO CONVERT SECOND STORY OFFICE SPACE INTO A TWO BEDROOM APARTMENT. VARIANCES REQUIRED: SCHEDULE "A" PERMITTED USES; USE VARIANCE TO ALLOW MIXED USE BUILDING.

This application was TABLED.

09-30 APPLICANT & PROPERTY OWNER: ED & MARIA GOODWIN; PROPERTY AFFECTED: 92 STRONG STREET EXTENSION; ZONE:

R-3; TO CONSTRUCT A CARPORT ON LEFT SIDE OF HOUSE. VARIANCES REQUIRED: SCHEDULE "B" LINE #9, MINIMUM SETBACK FROM SIDE PROPERTY LINES, FROM 20 FEET TO 10 FEET 6 INCHES.

Mr. & Mrs. Ed Goodwin addressed the Board on their behalf. They were seeking a variance to construct a carport on the left side of their house. The required certified receipts were submitted. Hardship: Needs shelter for vehicles, only viable location requires encroachment onto the side yard setback. It was determined the carport was partially built, applicants had applied for a permit but did not know they needed a variance. Larry LaMothe questioned if there was a Cease & Desist order given, applicants replied no. The applicants also submitted a list to the Board from adjoining neighbors in favor of this application. No further comments were made.

09-31 APPLICANT & PROPERTY OWNER: CHARLES & BARBARA DAVIS; PROPERTY AFFECTED: 80 STRONG STREET EXTENSION; ZONE: R-3; TO CONSTRUCT A CARPORT ON LEFT SIDE OF HOUSE. VARIANCES REQUIRED: SCHEDULE "B" LINE #9, MINIMUM SETBACK FROM SIDE PROPERTY LINES, FROM 20 FEET TO 4 FEET.

Mr. & Mrs. Charles Davis addressed the Board on their behalf. They were seeking a variance for side yard from 20 ft. to 4 ft. to build a carport. The required certified receipts were submitted to the Board. Chairman Lemons established applicants applied for building and zoning permits. Hardship: Protection for vehicles. No further comments were made.

AT THIS TIME 7:55 P.M. CHAIRMAN LEMONS CALLED A TEN MINUTE RECESS.

MEETING RECONVENED

SEE VOTING:

VOTING:

09-27

DENIED WITHOUT PREJUDICE

Lemons – yes to deny without prejudice  
LaMothe – yes to deny without prejudice  
DeSena – yes to deny without prejudice  
Redente – yes to deny without prejudice  
Porto – yes to deny without prejudice'

09-28

DENIED

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

09-29

TABLED - A motion was made by Vice Chairman Porto to table application 09-29, seconded by Anthony Redente. Motion carried unanimously.

09-30

GRANTED WITH CONDITION- A \$250 FINE

Lemons – yes with condition  
LaMothe – no  
DeSena – yes with condition  
Redente – yes with condition  
Porto – yes with condition

VOTING:

09-31

GRANTED

Lemons - yes

LaMothe – no

DeSena – yes

Redente - yes

Porto – yes

Vice Chairman Porto made a motion to adjourn, seconded by Larry LaMothe. Motion carried unanimously.

Chairman Lemons adjourned the meeting at 8:10 P.M.

Respectively submitted,

Rosalie DePalma  
Clerk