

TOWN OF EAST HAVEN
ZONING BOARD OF APPEALS

Regular Meeting

Thursday, September 23, 2021 At 7:00 p.m.

East Haven Senior Center, 91 Taylor Avenue

AGENDA

I. Roll Call and Pledge of Allegiance

II. Review and Action on Prior Meeting Minutes

1. Accept and approve the minutes of the July 15, 2021 regular meeting.
2. Accept and approve the minutes of the July 29, 2021 special meeting.
3. Accept and approve the minutes of the August 19, 2021 regular meeting.
4. Accept and approve the minutes of the September 2, special meeting,

III. Public Hearings

1. **Application No. 21-20 on behalf of Antonio Contreras for Four Dreamers, LLC, 713 Laurel Street.** Assessor's Map 350, Block 4616, Lot 004, R-3 District, requesting variances to sections 25.4 (Schedule A, Lines 7 and 9) and 44.7 of the East Haven Zoning Regulations to construct a house addition to a point 17 feet from the street line where 25 feet is required, and to a point 9.5 feet from the northwest side property line where 20 feet is required.
2. **Application No. 21-22 on behalf of Yaser Alhalabi, 69 Willow Road,** East Haven, CT, Assessor's Map 370, Block 4527, Lot 008, R-2 District, requesting variances to section 25.4 (Schedule B, Line 7) of the East Haven Zoning Regulations to construct a 8' x 23' front porch to a point 18 feet from the street line where 25 feet is required.
3. **Application No. 21-23 on behalf of Carl Fappiano, 4 Morgan Terrace,** East Haven, CT, Assessor's Map 010, Block 0003, Lot 017, R-3 District, requesting an amendment to a Variance granted on June 17, 2004, that allowed a new 18' x 20 addition be used for storage/workshop only. The Applicants request to allow for habitable space.
4. **Application No. 21-24 on behalf of Fasano, Ippolito, Lee and Florentine for Lauren and David Biller, 174 Beach Avenue,** East Haven, CT, Assessor's Map 020, Block 0107, Lot 005, R-3 District, requesting variances to sections 25.4 (Schedule B, Lines 7 and 9) 25.4.3 and 44.7 of the East Haven Zoning Regulations to allow the replacement of an existing single-family dwelling with a new house to FEMA standards to an approximate height of 37 feet. The new house proposes a 20 foot x 20 foot garage addition to a point 5 feet, 6 inches from the west side

property line and 4 feet 6 inches from the east side property line, each where 34 feet is required, and to a point 21 feet 9.5 inches from the street line where 39 feet is required. Also, to allow a proposed 8 foot x 20 foot rear deck to a point 4 feet 5 inches from the east side property line and 8 feet 6 inches from the west side property line each where 34 feet is required. Also, to allow an elevated deck to a point 7 feet 1 inch from the west side property line where 34 feet is required.

5. **Application No. 21-25 on behalf of Fasano, Ippolito, Lee and Florentine for Lauren and David Biller, 174 Beach Avenue,** East Haven, CT, Assessor's Map 020, Block 0107, Lot 005, R-3 District, requesting an approval of a Coastal Area Management Site Plan Review for a proposed single-family dwelling at 174 Beach Avenue.
6. **Application No. 21-26 on behalf of Robert Mangino for Jack and Tami Tiboni, 270 Cosey Beach Avenue,** East Haven, CT, Assessor's Map 030, Block 0214, Lot 001, R-1 District, requesting variances to sections 25.4.3 of the East Haven zoning regulations to elevate an existing house to FEMA standards to an approximate height of 35 feet. The elevated home is proposed to a point 5 feet from the street line where 35 feet is required, and to a point 5 from the west side property line where 20 feet is required, and to a point 3 feet from the east side property line where 20 feet is required and to a point 2 feet from the rear property line where 30 feet is required.
7. **Application No. 21-27 on behalf of Robert Mangino for Jack and Tami Tiboni, 270 Cosey Beach Avenue,** East Haven, CT, Assessor's 030, Block 0214, Lot 001, R-1 District, requesting an approval of a Coastal Area Management Site Plan Review for the proposed elevating of a single-family dwelling at 270 Cosey Beach Avenue.

IV. Deliberation Session

1. Discussion and possible decision on **Application No. 21-20 on behalf of Antonio Contreras for Four Dreamers, LLC, 713 Laurel Street.**
2. Discussion and possible decision on **Application No. 21-22 on behalf of Yaser Alhalabi, 69 Willow Road.**
3. Discussion and possible decision on **Application No. 21-23 on behalf of Carl Fappiano, 4 Morgan Terrace.**
4. Discussion and possible decision on **Application No. 21-24 on behalf of Fasano, Ippolito, Lee and Florentine for Lauren and David Biller, 174 Beach Avenue.**
5. Discussion and possible decision on **Application No. 21-25, a Coastal Area Management Site Plan Review on behalf of Fasano, Ippolito, Lee and Florentine for Lauren and David Biller, 174 Beach Avenue.**
6. Discussion and possible decision on **Application No. 21-26 on behalf of Robert Mangino for Jack and Tami Tiboni, 270 Cosey Beach Avenue.**

7. Discussion and possible decision on Application No. 21-27, a Coastal Area Management Site Plan Review on behalf of Robert Mangino for Jack and Tami Tiboni, 270 Cosey Beach Avenue.

V. Adjournment

Next scheduled Zoning Board of Appeals regular meeting: **Thursday, October 21, 2021 at 7:00 PM.**