

TOWN OF EAST HAVEN
ZONING BOARD OF APPEALS

Regular Meeting

Thursday, October 21, 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 August 19, 2021 regular meeting.
2. Accept and approve the minutes of the September 2, Special Meeting

III. Public Hearings

1. **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.
2. **Application No. 21-28 on behalf of Balmer Gonzalez, 3 Catherine Street,** East Haven, CT, Assessor's Map 020, Block 0213, Lot 008, R-1 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 rooftop deck over an existing part of a house to a point 4.4 feet from the south street line, and 9.5 feet from the west street line, each where 25 feet is required, and to a point 4 feet from the east side property line where 10 feet is required.
3. **Application No. 21-29 on behalf of Nadia and Salvatore Sempieri, 15 Beachside Avenue,** East Haven, CT, Assessor's Map 060, Block 0407, Lot 017, PDD, requesting variances to sections 25.4 (Schedule B - Line 7), 25.4.13.3 and 25.4.13.6 of the East Haven Zoning Regulations to allow a swimming pool within a front yard where they are only allowed in rear yards. Also, to allow to a point 6 feet from the house foundation where 15 feet is required.
4. **Application No. 21-30 on behalf of Fasano, Ippolito, Lee and Florentine for John Meissau, 5 Pequot Street,** East Haven, CT, Assessor's Map 010, Block 0104, Lot 027, R-3 District, requesting variances to Sections 25.4 (Schedule B – Lines 7 and 9), 25.2 (Schedule B – Lines 1, 2, 3 and 4) 25.4.3, 25.4.4, 25.5, 25.9 and 44.11.3 to construct a 38' 8" single family dwelling on a property that is less than 4,000 square feet in size, can't fit a 100-foot building square, is under the minimum size required for a dwelling unit and has 75 feet of lot frontage where

100 feet is required. Also, to allow the house to a point 6 feet from the west side property line where 38 feet is required, and 8 feet 3.5" from the east side property line where 38 feet is required, and 10 feet from the street line where 68 feet is required. Also, to allow a house to come to 29.3% lot coverage where 20% is the maximum lot coverage allowed.

5. **Application No. 21-31 on behalf of Fasano, Ippolito, Lee and Florentine for John Meissau, 5 Pequot Street,** East Haven, CT, Assessor's Map 010, Block 0104, Lot 027, R-3 District, requesting an approval of a Coastal Area Management Site Plan Review for a proposed single-family dwelling at 5 Pequot Street.
6. **Application No. 21-32 on behalf of Richard Delbuono, 141 Harrington Avenue,** East Haven, CT, Assessor's Map 230, Block 3007, Lot 007, R-1 District, requesting a variance to section 25.2 of the East Haven Zoning Regulations to create a new, rectangular lot that is 6,379.9 square feet in area where 7,200 square feet is the minimum lot size required.
7. **Application No. 21-33 on behalf of Robert Celentano, 21 Jamaica Court,** East Haven, CT, Assessor's Map 030, Block 0220, Lot 027, R-1 District, requesting variances to sections 25.4 (Schedule B – Line 9) of the East Haven Zoning Regulations to elevate a roofline where the existing house is to a point 6 from the north side property line where 10 feet is required, and to a point 5 feet from the south side property line where 10 feet is required.
8. **Application No. 21-34 on behalf of Robert and Robyn Piersielak, 270B Cosey Beach Avenue,** East Haven, CT, Assessor's Map 030, Block 0114, Lot 001, R-1 District, requesting variances to sections 25.4.3, 25.5 and 44.7 of the East Haven Zoning Regulations to add a 12' x 23' house addition off the rear of the house to a point 8 feet from the west side property line where 22 feet is required and to a point 13 feet from the east side property line where 22 feet is required. Also, to add an external staircase to a point 8 feet from a side property line where 10 feet is required.
9. **Application No. 21-35 on behalf of Joseph and Lauri Kikosicki, 242 Cosey Beach Avenue,** East Haven, CT, Assessor's Map 30, Block 214, Lot 012, R-1 District, requesting variances to sections 25.4.3 and 44.7 of the East Haven Zoning Regulations to add an 8' x 24' second-floor addition over the existing first-floor part of the house to a point 9' 6" from the east side property line where 22 feet is required and to a point 10' 8" from the west side property line where 22 feet is required. Also, to allow for the replacement of existing decks as shown on site plan.

IV. Deliberation Session

1. Discussion and possible decision on **Application No. 21-22 on behalf of Yaser Alhalabi, 69 Willow Road.**
2. Discussion and possible decision on **Application No. 21-28 on behalf of Balmer Gonzalez, 3 Catherine Street.**

3. Discussion and possible decision on **Application No. 21-29 on behalf of Nadia and Salvatore Sempieri, 15 Beachside Avenue.**
4. Discussion and possible decision on **Application No. 21-30 on behalf of Fasano, Ippolito, Lee and Florentine for John Meissau, 5 Pequot Street.**
5. Discussion and possible decision on **Application No. 21-31, a Coastal Area Management Site Plan Review on behalf of Fasano, Ippolito, Lee and Florentine for John Meissau, 5 Pequot Street.**
6. Discussion and possible decision on **Application No. 21-32 on behalf of Richard Delbuono, 141 Harrington Avenue.**
7. Discussion and possible decision on **Application No. 21-33 on behalf of Robert Celentano, 21 Jamaica Court.**
8. Discussion and possible decision on **Application No. 21-34 on behalf of Robert and Robyn Piersielak, 270B Cosey Beach Avenue.**
9. Discussion and possible decision on **Application No. 21-35 on behalf of Joseph and Lauri Kikosicki, 242 Cosey Beach Avenue.**

V. Adjournment

Next scheduled Zoning Board of Appeals regular meeting: **Thursday, November 18, 2021 at 7:00 PM.**