

**TOWN OF EAST HAVEN
ZONING BOARD OF APPEALS**

NOTICE AND AG E N D A

Of Special Meeting To Be Held

Thursday, December 16, 2021 At 7:00 p.m.

at The Foxon Firehouse Hall, 1420 North High Street

The East Haven Zoning Board of Appeals will hold a Special Meeting on **Thursday, December 16, 2021 at 7:00 PM** in person at the Foxon Firehouse Hall at 1420 North High Street to conduct the following:

AGENDA

I. Roll Call and Pledge of Allegiance

II. Review and Action on Prior Meeting Minutes

1. Accept and approve the minutes of the November 4, 2021 special meeting.
2. Accept and approve the minutes of the November 21, 2021 regular meeting.

III. Public Hearings

1. **Application No. 21-36 on behalf of John Cline, 157 Dodge Avenue**, East Haven, CT, Assessor's Map 180, Block 2011, 012, R-1 Zone, requesting variances to sections 25.4 and 25.5 (Schedule B, Lines 8, 9 and 11) of the East Haven Zoning Regulations to add a 10' x 12' poultry enclosure to a detached garage that comes to a point 15 feet from the east side property line where 20 feet is required, 14 feet from the west side property line where 20 feet is required, and to a point 10 feet from the rear property line where 20 feet is required. Also, to allow for an increase to the existing lot coverage from 26.6% to 30.1% where 25% is the maximum lot coverage allowed.
2. **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.

3. **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.
4. **Application No. 21-37 on behalf of 202 Cosey Beach, LLC for Michael Amato, 202 Cosey Beach Avenue,** East Haven, CT, Assessor's Map 030, Block 0115, Lot 009, R-1 Zone, requesting variances to Sections 25.4, 25.5 (Schedule B, Lines 9 and 11) and 44.7 to add a 6' x 7' elevator off the west side of the house to a point 6 feet from the side property line where 10 feet is required, and to increase the lot coverage from 37.8% to 38% where 25% is the maximum lot coverage allowed.
5. **Application No. 21-40 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 at FEMA standards to an approximate height of 36.6 feet. The new house proposes a garage addition to a point 5.3 feet from the west side property line and 4.8' from the east side property line, each where 34 feet is required, and to a point 20.7' feet from the street line where 39 feet is required. Also, to allow a proposed 11' x 20' rear deck to a point 7.9 feet from the east side property line and 5.5' from the west side property line, each where 34 feet is required. Also, to allow an elevated deck to a point 7.1 feet from the west side property line, each where 34 feet is required.
6. **Application No. 21-41 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.
7. **Application No. 21-42 on behalf of East Haven Cars, 655 Main Street,** East Haven, CT, Assessor's Map 230, Block 3108, Lot 005, CB-2 District, requesting an approval of location for an automobile new car dealer.

IV. Deliberation Session

1. Discussion and possible decision on **Application No. 21-36 on behalf of John Cline, 157 Dodge Avenue.**
2. Discussion and possible decision on **Application No. 21-30 on behalf of Fasano, Ippolito, Lee and Florentine for John Meissau, 5 Pequot Street.**
3. 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.**

4. Discussion and possible decision on **Application No. 21-37 on behalf of 202 Cosey Beach, LLC for Michael Amato, 202 Cosey Beach Avenue.**
5. Discussion and possible decision on **Application No. 21-40 on behalf of Fasano, Ippolito, Lee and Florentine for Lauren and David Biller, 174 Beach Avenue.**
6. Discussion and possible decision on **Application No. 21-41, a Coastal Area Management Site Plan Review on behalf of Fasano, Ippolito, Lee and Florentine for Lauren and David Biller, 174 Beach Avenue.**
7. Discussion and possible decision on **Application No. 21-42 on behalf of East Haven Cars, 655 Main Street,** East Haven, CT, Assessor's Map 230, Block 3108, Lot 005,CB-2 District, requesting an approval of location for an automobile new car dealer.

V. Adjournment

Next scheduled Zoning Board of Appeals regular meeting: **Thursday, January 20, 2021 at 7:00 PM.**