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TOWN OF EAST HAVEN ZONING BOARD OF APPEALS

Regular Meeting

Thursday, May 18, 2023 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 March 16, 2023 regular meeting.
2. Accept and approve the minutes of the April 20, 2023 regular meeting.

III. Public Hearings and Deliberation Sessions

- 1a. **Application No. 23-13** – on behalf of **Ed Perez, 72 Pond Street**, East Haven, CT, Assessor's Map 130, Block 1520, Lot 005, R-2 District, requesting variances to Sections 25.1 (Schedule B, Lines 1 and 9) and 25.4, to relocate a side lot line in order to remove a structural encroachment onto a neighboring property and having the house come to a point 8 feet from the east side property line where 20 feet is required, and reducing 48 Pond Street in size and having the house come to a point 11', 4" from the west side property line where 15 feet is required.
- 1b. Discussion and possible decision on **Application No. 23-13** – on behalf of **Ed Perez, 72 Pond Street**.
- 2a. **Application No. 23-03** – on behalf of **Gloria Rispoli, 12 Smith Street**, East Haven, CT, Assessor's Map 010, Block 0103, Lot 026, R-3 District, a request to amend the terms of a Variance granted on December 18, 1986.
- 2b. Discussion and possible decision on **Application No. 23-03** – on behalf of **Gloria Rispoli, 12 Smith Street**.
- 3a. Discussion and possible decision on **Application No. 23-04** - on behalf of **Ralph Mauro, 8 Morgan Terrace**, requesting variances to Sections 25.1 (Schedule B, Lines 7, 8, 9, and 11), 25.4, 25.4.3, 25.4.4 and 25.4.10.2 of the East Haven Zoning Regulations to construct a single-family dwelling on a lot where the proposed lot

coverage is 20.6% where 20% is required, and where the house comes to a point 19', 3" from the street line where 38' is required, and to a point 5' from the east side property line where 24 feet is required, and to a point 14 feet from the west side property line where 24 feet is required, and to a point 30 feet from the rear property line where 34 feet is required. Also, to allow an existing patio to a point 4 feet from a side property line where 10 feet is required, and 6 feet from the street line where 75 feet is required.

- 4a. **Application No. 23-05 - on behalf of Ralph Mauro, 8 Morgan Terrace**, East Haven, CT, Assessor's Map 010, Block 0003, Lot 015, R-3 District, a request to approve an application for a Coastal Area Management Site Plan Review to locate a single-family dwelling on a property within a coastal flood hazard area and within a coastal hazard area, and near beaches, dunes, intertidal flats, shorelands and coastal waters.
- 4b. Discussion and possible decision on **Application No. 23-05 (CAM)- on behalf of Ralph Mauro, 8 Morgan Terrace**.
- 5a. **Application No. 23-10 – on behalf of Leonard Fasano for Susan Vizziello, 198 Beach Avenue**, East Haven, CT, Assessor's Map 010, Block 0106, Lot 0106, R-3 District, requesting an amendment to a previously-approved Variance for Application No. 20-03. The request is to be allowed to add livable space to the 2nd floor of the existing house.
- 5b. Discussion and possible decision on **Application No. 23-10 – on behalf of Leonard Fasano for Susan Vizziello, 198 Beach Avenue**.
- 6a. **Application No. 23-12 – on behalf of Joe Di Cicco, 292 Cosey Beach Avenue**, East Haven, CT, Assessor's Map 020, Block 0008, Lot 002, R-3 District, requesting variances to Sections 25.1 (Schedule B, Line 9), 25.4 and 44.7, to locate 3.5' x 40' external covered staircase to a point 9 feet from the east side property line where 20 feet is required, and to allow an increase in lot coverage from 43.2% to 45.2% where 20% is the maximum allowed.
- 6b. Discussion and possible decision on **Application No. 23-12 – on behalf of Joe Di Cicco, 292 Cosey Beach Avenue**.
- 7a. **Application No. 23-06 - on behalf of Robinson Aviation, 40 Thompson Avenue**, East Haven, CT, Assessor's Map 150, Block 1709, Lot 002, LI-3 District, requesting a variance to Section 44.7 of the East Haven Zoning Regulations to add a 20,000 gallon jet fuel tank to an existing fuel farm that is accessory to a non-conforming use.

*** Application was withdrawn.***

- 8a. **Application No. 23-11 – on behalf of Robinson Aviation, 40 Thompson Avenue**, East Haven, CT, Assessor's Map 150, Block 1709, Lot 002, LI-3 District, a request to approve an application for a Coastal Area Management Site Plan Review to

locate a 20,000-gallon jet fuel tank within a coastal area and a special flood hazard area.

Application was withdrawn.

IV. Adjournment

Next scheduled Zoning Board of Appeals regular meeting: **Thursday, June 15, 2023 at 7:00 PM.**