

RECEIVED FOR FILING

East Haven

DATE 07/3/2023 TIME 9:34 AM

TOWN CLERK'S OFFICE

EAST HAVEN, CONN

Lisa Balter

TOWN CLERK

TOWN OF EAST HAVEN
ZONING BOARD OF APPEALS

Regular Meeting

Thursday, July 20, 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. Minutes of the May 18, 2023 regular meeting.
2. Minutes of the June 20, 2023 regular meeting.

III. Public Hearings and Deliberation Sessions

- 1a. **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.**
- 1b. Discussion and possible decision on **Application No. 23-12 – on behalf of Joe Di Cicco, 292 Cosey Beach Avenue.**
- 2a. **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.**

- 2b. Discussion and possible decision on **Application No. 23-10** – on behalf of **Leonard Fasano for Susan Vizziello, 198 Beach Avenue.**
- 3a. **Application No. 23-14** – on behalf of **Kenneth Warner and Sons for 210 Cosey Beach, LLC., 210 Cosey Beach Avenue**, East Haven, CT, Assessor’s Map 030, Block 0215, Lot 010, R-1 District, requesting variances to Section 25.4.10 to locate an accessory structure 38.5 feet from the street line where 50 feet is required.
- 3b. Discussion and possible decision on **Application No. 23-14** – on behalf of **Kenneth Warner and Sons for 210 Cosey Beach, LLC., 210 Cosey Beach Avenue.**
- 4a. **Application No. 23-17** – on behalf of **Erik Nastri for Dennis Nastri, 75 High Street**, East Haven, CT, Assessor’s Map 210, Block 2716, Lot 010, R-1 District, requesting variances to Section 25.1 Schedule B (Line 1), 42.2 and 44.11.1 to convert a mixed use building to a two-family home on a lot that is 3,744 square feet where 14, 400 square feet is required for two dwelling units. Also, to allow a two-family dwelling to have 4 off street parking spaces when 5 are required.
- 4b. Discussion and possible decision on **Application No. 23-17** – on behalf of **Erik Nastri for Dennis Nastri, 75 High Street.**
- 5a. **Application No. 23-18** – on behalf of **Fernando Pastor for Andrew Koh, 35 Vernon Street**, East Haven, CT, Assessor’s Map 140, Block 1525, Lot 009, R-1 District, requesting variances to Sections 25.1 (Schedule B, Lines 7, 9 and 11), 25.4, 25.4.4, 25.5, 44.7 and 44.11 to locate a gazebo/trellis addition to a point 6.5 feet from the street line where 40 feet is required, to allow a house addition to a point 31.5 feet from the street line where 40 feet is required, and 8 feet from a side property line where 10 feet is required, and to allow a 3-foot height increase within the front setback area at a point 11 feet from the street line, and to allow an increase in lot coverage from 17.5% to 28.3% where 25% is the maximum lot coverage allowed.
- 5b. Discussion and possible decision on **Application No. 23-18** – on behalf of **Fernando Pastor for Andrew Koh, 35 Vernon Street.**
- 6a. **Application No. 23-19** – on behalf of **Christen Richard, 61 Henry Street**, East Haven, CT, Assessor’s Map 070, Block 0517, Lot 018, R-1 District, requesting variances to Sections 25.1 (Schedule B, Lines 7, 8 and 11), 25.4, 44.7 and 44.11 to locate a house addition (with a 4’ x 10’ deck) to a point 2.4 feet from the south side property line, and 5 feet from the north side property line, each where 10 feet is required, and to a point 10.9 feet from the rear property line where 20 feet is required. Also, to allow an increase in lot coverage from 30.1% to 47.1% where 25% is the maximum lot coverage allowed.

- 6b. Discussion and possible decision on Application No. 23-19 – on behalf of **Christen Richard, 61 Henry Street.**

IV. Adjournment

Next scheduled Zoning Board of Appeals regular meeting: **Thursday, August 17, 2023 at 7:00pm.**