

RECEIVED FOR FILING  
East Haven  
DATE 10/12/2023 TIME 2:56 PM  
TOWN CLERK'S OFFICE  
EAST HAVEN, CONN

*Lisa Balter*  
TOWN CLERK

## TOWN OF EAST HAVEN ZONING BOARD OF APPEALS

### Regular Meeting

Thursday, October 19, 2023 at 7:00 p.m.

At the 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 July 20, 2023 regular meeting.
2. Minutes of September 21, 2023 regular meeting.

#### **III. Public Hearings and Deliberation Sessions**

- 1a. **Application No. 23-26** – on behalf of **Teresa Rodriguez, 56 Charter Oak Avenue**, East Haven, CT, Assessor's Map 200, Block 2607, Lot 015, R-1 District, on a nonconforming lot, requesting variances to Sections 25.1 Schedule B (Lines 1, 3, 4 and 7), 25.4 and 44.11 to widen a front porch that is 20 feet from the street line where 25 feet is required.
- 1b. Discussion and possible decision on **Application No. 23-26.**
- 2a. **Application No. 23-23** – on behalf of **Gerald Paprocki, 60 Green Street**, East Haven, CT, Assessor's Map 460, Block 5724, Lot 018, R-2 District, requesting variances to Sections 25.1 (Schedule B, Lines 1, 2, 3, 4, 8, 9, 11 and 12), 25.4 and 44.11, to construct a single-family home on a nonconforming lot to a point 10 feet from the south side and north side property lines, each where 15 feet is required, and to a point 19 feet from the rear property line where 25 feet is required. Also, to allow the lot coverage to be 30% where 20% is the maximum allowed, and to allow the floor area to be 51.8% where 50% is the maximum allowed. (Proposal has been modified since submission.)
- 2b. Discussion and possible decision on **Application No. 23-23.**

- 3a. **Application No. 23-27** – on behalf of James Esposito for Country House Realty, LLC. 990 Foxon Road, East Haven, CT, Assessor’s Map 450, Block 5618, Lot 006, CB-2 District, requesting variances to Sections 25.1, Schedule B Lines 5, 6 and 7), 25.3, 25.4, 25.4.4 and 25.7.2 of the East Haven Zoning Regulations to allow the redevelopment of a commercial property that includes a self-storage building to come to a point 12.5 feet from the street line where 25 feet is required, and to allow the building at a height of 46 feet where 40 feet is the maximum height allowed. Also, to allow outside storage for a dumpster to be located within a street line setback area.
- 3b. Discussion and possible decision on **Application No. 23-27.**
- 4a. **Application No. 23-28** – on behalf of Ralph Mauro, 8 Morgan Terrace, East Haven, CT, Assessor’s Map 010, Block 0003, Lot 015, R-3 District, requesting variances to Sections 25.1 (Schedule B, Lines 1, 2, 3, 4, 8 and 9), 25.4, 25.4.4 and 44.11 of the East Haven Zoning Regulations to construct a 500 square-foot single-family dwelling on a nonconforming lot where the house comes to a point 25 feet from the street line where 35’ is required, and to a point 5’ from the east side property line where 20 feet is required, and to a point 30.6’ feet from the rear property line where 30 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.
- 4b. Discussion and possible decision on **Application No. 23-28.**

#### **IV. Adjournment**

Next scheduled Zoning Board of Appeals regular meeting: **Thursday, November 16, 2023 at 7:00pm.**

**There is no scheduled meeting in December.**