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TOWN OF EAST HAVEN ZONING BOARD OF APPEALS

Special Meeting

NOTICE and AGENDA

The East Haven Zoning Board of Appeals will hold a special meeting on **Thursday, January 19, 2023 at 7:00 PM** at the East Haven Senior Center at 91 Taylor Avenue, East Haven, to conduct the following:

I. Roll Call and Pledge of Allegiance

II. Review and Action on Prior Meeting Minutes

1. Accept and approve the minutes of the September 15, 2022 regular meeting.
2. Accept and approve the minutes of the October 20, 2022 regular meeting.
3. Accept and approve the minutes of the December 15, 2022 special meeting.

III. Approval of 2023 Meeting Schedule

IV. Public Hearings and Deliberation Sessions

- 1a. **Application No. 22-21 - 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 7, 8, 9, 11 and 12), 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 floor area is 52% where 40% is the maximum allowed, the proposed lot coverage is 30% where 20% is required, and where the house comes to a point 17', 3" from the street line where 50.5' is required, and to a point 6' from the east side property line where 36 feet is required, and to a point 12 feet from the west side property line where 36 feet is required, and to a point 25 feet from the rear property line where 56 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.
- 1b. Discussion and possible decision on **Application No. 22-21 - on behalf of Ralph Mauro, 8 Morgan Terrace**.
- 2a. **Application No. 22-22 - 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 within a flood zone and near a beach.

- 2b. Discussion and possible decision on **Application No. 22-22** - on behalf of **Ralph Mauro, 8 Morgan Terrace.**

- 3a. **Application No. 22-26** – on behalf of **Jesrael E. Garzon, 836 Foxon Road**, East Haven, CT, Assessor’s Map 450, Block 5722, Lot 011, R-2 District, requesting a variance to Sections 2.1 and 24.2 to allow an existing barber shop within an existing commercial building that is located in an R-2 District.
- 3b. Discussion and possible decision on **Application No. 22-26** – on behalf of **Jesrael E. Garzon, 836 Foxon Road.**

- 4a. **Application No. 22-27** - on behalf of **Ron Johnson, 210B Cosey Beach Avenue**, East Haven, CT, Assessor’s Map 030, Block 0115, Lot 008, R-1 District, requesting variances to Sections 25.1 (Schedule B, Line 9), 25.4 and 44.7 to allow 16’ x 20 two-story garage addition to a point 6 feet, 6 inches from the north property line where 10 feet is required, and to a point 3 feet 5 inches from the east side property line where 10 feet is required. Also, to allow for an increase in lot coverage from 25% to 33% where 25% is the maximum allowed.
- 4b. Discussion and possible decision on **Application No. 22-27** - on behalf of **Ron Johnson, 210B Cosey Beach Avenue.**

- 5a. **Application No. 22-20** - on behalf of **Jeff Wilhite for Silver Sand, LLC., 67 Minor Road**, East Haven, CT, Assessor’s Map 010, Block 0306, Lot 009, R-3 District, requesting variances to Sections 25.1 (Schedule B, Lines 9), 25.4 and 44.7 of the East Haven Zoning Regulations to be able to keep an already-built dormer that is to a point 15 feet from a side property line where 20 feet is required.
- 5b. Discussion and possible decision on **Application No. 22-20** - on behalf of **Jeff Wilhite for Silver Sand, LLC.**

V. Adjournment

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