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ZONING BOARD OF APPEALS

## EAST HAVEN

# Zoning Board of Appeals Commission Agenda

The East Haven Zoning Board of Appeals Commission will hold its regularly scheduled meeting **Thursday March 17, 2016 at 7:00 p.m.** at the East Haven Community Center, 91 Taylor Avenue in order to transact the following:

### **\*\*PUBLIC HEARINGS\*\***

The Public Hearing regarding an appeal of the Certificate of Occupancy for the property located at **93 Caroline Road**, which was continued at the February 18, 2016 meeting will continue at the beginning of tonight's meeting.

The Public Hearing regarding an appeal of the of the Zoning Enforcement Officer's Notice of Violation dated October 15, 2015 for the property located at **93 Caroline Road**, which was continued at the February 18, 2016 meeting will continue at the beginning of tonight's meeting.

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#### **16-04**

**APPLICANT & PROPERTY OWNER:** Gregorio & Gina Rivera; Property Affected: 18 Ledyard Place; Zone R-2, Map 100, Block 1117, Lot 003

*Convert one family home to two-family home. Add walls and doors. Remove tree for additional parking.*

**VARIANCE:** Schedule B Line 2 - Lot Size: 25,600 sq ft required, 12,196 available, 13,463 sqft of relief requested.

#### **16-05**

**APPLICANT & PROPERTY OWNER:** East Haven High LLC; Property Affected: 388 North High Street; Zone R-2, Map 270, Block 3517, Lot 005

*Legalize 10x10 addition built without permit by previous owners.*

**VARIANCE:** Schedule B Line 9 - 15 feet required, 5 feet exists, requesting 10 feet of relief (Northern side yard).

*(continued on next page)*

**16-06**

**APPLICANT & PROPERTY OWNER:** Katherine Ringsted/Phil Bilides; Property Affected: 37 Second Avenue; Zone R-1, Map 030, Block 0318, Lot 015

*Raise house, new foundation, new deck and stairs.*

**VARIANCE:** Schedule B, Line 1: 7,200 sqft required, 4,582 sqft existing, requesting 2,618 sqft relief; Line 4: 60 ft required, 37 ft existing, requesting 23 feet of relief; Line 7: Street Line 25 ft. required, 9 ft 3 in existing, requesting 15 ft 9 in relief; Line 9: Side yard 10 ft required, 3.6 ft existing, requesting 6.4 ft of relief; Line 11: Coverage 25% allowed, 34.2% existing, requesting 9.2% relief.

**16-07**

**APPLICANT & PROPERTY OWNER:** RPL Real Estate, LLC; Property Affected: 4 Brookfield Road; Zone R-2, Map 480, Block 5837, Lot 003

*Elevate ranch style home & create a 2 story colonial style home.*

**VARIANCE:** Schedule B Line 9: 15 feet required, 10 feet existing on east side, 9 feet existing on west side, request 5 feet of relief east and 6 feet of relief west; Line 4: 80 feet required, 75 feet existing, 5 feet of relief requested.

**16-08**

**APPLICANT & PROPERTY OWNER:** Gurukrupa Investment LLC; Property Affected: 75/82/93 Hemingway Avenue; Zone PEFD, Map/Block/Lot: 160/1915/019, 160/1915/018, 160/1916/001

*Development of 106 age-restricted 55 & over residential dwelling units.*

**VARIANCE:** Variance of Section 42.2 to allow a parking ratio of 1.5 spaces per 1 bedroom unit where 2.5 spaces are required for a total of 159 spaces where 265 is required.

**16-09**

**APPLICANT & PROPERTY OWNER:** Adriana & John Terebessy; Property Affected: 98 Tyler Street; Zone R-1, Map 190, Block 2215, Lot 021

*Install new bilco door on side of house.*

**VARIANCE:** 4.5 feet on left side line where 10 feet is required (Schedule B Line 9).

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**16-10**

**APPLICANT & PROPERTY OWNER:** Lothrop Associates/Martin Patricelli; Property Affected: 42 Minor Road; Zone R-3, Map 010, Block 0306, Lot 001

*Raise the existing dwelling to 2 feet over the floodplain as determined by FEMA flood maps per FEMA regulations on a new foundation system. Repair minor siding and trim damage and repair/replace the roof. Replace exterior stairs to accommodate new height to existing doors. Abate hazardous materials*

**VARIANCE:** Schedule B Line 1 - Lot area: 20,000sqft required, 10,289.5 sqft existing, 9,7105.5 sqft relief requested; Line 3 - Min. dimension of square: 100 feet required, 91.5 feet existing, 8.5 feet relief requested; Line 4 - Frontage: 100 feet required, 91.5 feet existing, 8.5 feet relief requested; Line 7 - Street Line Setback: 25 feet required; 16.5 feet existing; 8.5 feet relief requested; Line 9 - Side Yard Setback: 20 feet required, 11.5 existing on south side, 8.5 feet relief requested.

**16-11**

**APPLICANT & PROPERTY OWNER:** Lothrop Associates/Jean Quartiano; Property Affected: 38 Minor Road; Zone R-3, Map 010, Block 0202, Lot 006

*Repair storm surge damage, raise dwelling above the flood plain per FEMA regulations on a new foundation, construct stairs and stair landings to reach existing doors at new level.*

**VARIANCE:** Schedule B Line 1 - Lot area: 20,000sqft required, 7,028.6 sqft existing, 12,971.4 sqft relief requested; Line 3 - Min. dimension of square: 100 feet required, 60 feet existing, 40 feet relief requested; Line 4 - Frontage: 100 feet required, 60 feet existing, 40 feet relief requested; Line 7 - Street Line Setback: 25 feet required; 22.5 feet existing; 2.5 feet relief requested; Line 9 - Side Yard Setback: 20 feet required, 9.6 existing on south side for 8.5 feet relief requested, 18.7 feet existing on North side for 1.3 feet of relief requested.

Submitted by:

Robert Falcigno – Chairman

Christopher Soto – Zoning Enforcement Officer