

*Stacy Grimes, CTC*

TOWN CLERK



EAST HAVEN

PLANNING AND ZONING DEPARTMENT

## Zoning Board of Appeals Commission Agenda

The East Haven Zoning Board of Appeals Commission will hold its Regular meeting at 7:00 pm on **Thursday, May 16, 2019** at the East Haven Community Center, 91 Taylor Avenue in order to transact the following:

### 19-25

**APPLICANT:** Ralph Mauro; Property Concerned: 8 Morgan Terrace, Zone R-3, Map 010, Block 0003, Lot 015 – *Construction of new FEMA compliant, 2 bedroom, single family home.*

**VARIANCE:** Sched B; Line 7: Street line setback 44' required; 17' proposed. Sched B; Line 8: Rear yard setback 49' required, 25' requested. Sched B; Line 9: Side line setback 39' required, 9' requested. Sched B; Line 11: Maximum lot coverage of 20% maximum, 30% requested. Sched B; Line 12: Maximum floor area ratio 0.40 maximum, 0.52 requested. § 25.4.4 Waiver of additional setbacks for narrow streets.

### 19-26

**APPLICANT:** Ron Hurlburt; Property Concerned: 6 First Avenue, Zone R-1, Map 030, Block 0219, Lot 016 – *Demo of existing structure to construct new FEMA compliant home in similar/same location, garage to remain.*

**VARIANCE:** Sched B; Line 7: Street line setback 25' required; 7.5' proposed for face of house extension, (11.7 existing-17.5 reduction variance) Reduction to 0' for staircase (25' reduction variance.) Sched B; Line 9: Rear yard setback 10' required, 4.0' requested where garage exists, second floor proposed. (6 foot reduction variance). § 25.4.3 Additional Setbacks: Additional side setback (north) due to ridge height of 35'-Increased side yard setback of 20' reduced to 11.0- (9' reduction variance). Additional street line setback due to ridge height of 35'- Increased street setback of 35' reduced to 18.5' – (16.5' reduction variance).

Submitted by:

Robert Falcigno – Chairman

Christopher Soto – Zoning Enforcement Officer

*(Signature)*