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January 14, 2021 4:27 P.M.  
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**TOWN OF EAST HAVEN  
ZONING BOARD OF APPEALS  
NOTICE OF ACTIONS AND DECISIONS**

The East Haven Zoning Board of Appeals hereby gives notice of the Actions and Decisions of their special meeting held on January 7, 2021 at 7:00 PM via conference call:

**1. APPEAL #20-12: APPELLANTS:** Pat Rowland and Lisa Kwesell; Property Concerned: 188 Beach Avenue (*Issuance of Zoning Permit*).

**→ PUBLIC HEARING OPENED SEPTEMBER 17, 2020 CONTINUED TO JANUARY 21, 2021 ZBA REGULAR MEETING.**

**2. APPEAL #20-13: APPELLANTS:** Kevin Katynski and Stephanie Parlato; Property Concerned: 16 Batt Lane (*Zoning Violation*).

**→ZEO'S DECISION UPHELD; APPEAL DENIED.**

**3. APPLICATION #20-16-V:** Patricia Rivas, Owner and Applicant; Property Concerned: 34 Pennsylvania Avenue. Zone R-1, Map 190, Block 2115, Lot 007 – *Proposed installation of 15x24 foot above ground pool.* **VARIANCE:** Schedule B; Line:11: Maximum lot coverage 25% allowed; 14% requested.

**→ APPLICATION APPROVED; VARIANCE GRANTED.**

**4. APPLICATION #20-17-V:** FC Russo Family, LLC, Owner; Nicholas Mingione, Esq., Applicant; Property Concerned: 139 Main Street. Zone RA-1, Map 210, Block 2418, Lot 003 – *Proposed rebuilding of pre-existing, non-conforming two-family dwelling.* **VARIANCE:** Schedule B; Line:1: Minimum lot area:10,420 square feet requested where 20,000 square feet required. Schedule B; Line:3: Minimum dimension of square on the lot 40 square feet required where 100 square feet required. Schedule B; Line: 4: Minimum lot frontage: 45.5 feet requested where 100 feet required. Schedule B; Line:7: Minimum setback from the street line: 13 feet requested where 25 feet required. Schedule B; Line:9: Minimum setback from side property line: 12.4 feet requested where 15 feet required (west side); 7.8 feet requested where 15 feet required (east side).

**→ APPLICATION APPROVED; VARIANCES GRANTED.**

**5. APPLICATION #20-20-V:** Robert Scalesse, Owner and Applicant; Property Concerned: 19 Thompson Avenue. Zone R-1, Map 150, Block 1609, Lot 007 – *Proposed construction of 15 x 20 attached garage.* **VARIANCE:** Schedule B; Line: 9: Minimum setback from side property line: 4 feet requested where 10 feet required.

**→ APPLICATION APPROVED; VARIANCE GRANTED.**

**6. APPLICATION #20-21-V:** Equity Based Real Estate, LLC Owner and Applicant; Property Concerned: 71 Henry Street. Zone R-1, Map 070, Block 0517, Lot 014 – *Proposed installation of air conditioning unit.* **VARIANCE:** Schedule B; Line: 9: Minimum setback from side property line: 1 foot requested where 10 feet required.

**→ APPLICATION APPROVED; VARIANCE GRANTED.**

**7. APPLICATION #20-22-V:** Abelardo Ramirez, Owner and Applicant; Property Concerned: 2 Summit Avenue. Zone R-2, Map 130, Block 1518, Lot 008 – *Proposed construction of 13 x 17 kitchen addition.* **VARIANCE:** Schedule B; Line: 7: Minimum setback from the street line: 4 feet requested where 25 feet required.

**→ APPLICATION APPROVED; VARIANCE GRANTED.**

**8. APPLICATION #20-23-V:** Kevin Katynski and Stephanie Parlato, Owners and Applicants; Property Concerned: 16 Batt Lane. Zone R-4, Map 540, Block 6626, Lot 005– *Proposed construction of 22 x 8 front porch with 8-foot 7-inch overhang.* **VARIANCE:** Schedule B; Line: 7: Minimum setback from the street line: 36 feet requested where 40 feet required.

**→APPLICATION APPROVED; VARIANCE GRANTED.**

**9. APPLICATION #20-24-V:** Ethan Kistler, Owner and Applicant; Property Concerned: 140 South End Road. Zone R-3, Map 010, Block 0305, Lot 011– *Request to legalize pre-existing 8 x 10 ½ foot shed and 29-foot 6-inch x 8-foot porch.* **VARIANCE:** Schedule B; Line: 7: Minimum setback from the street line: 19 feet requested where 25 feet required. § 25.4.10 Accessory buildings in an R-3 Zone; accessory buildings must be 10 feet from the property line, requesting 9 feet.

**→APPLICATION APPROVED/VARIANCE GRANTED AS TO 8 x 10 ½ FOOT SHED TO VARY SECTION 25.4.10 ACCESSORY BUILDINGS IN AN R-3 ZONE TO ALLOW ACCESSORY BUILDING/SHED NINE (9) FEET FROM SIDE PROPERTY LINE AND APPLICATION DENIED/VARIANCE DENIED AS TO 29-FOOT 6 INCH x 8-FOOT PORCH TO VARY SCHEDULE B, LINE 7: MINIMUM SETBACK FROM THE STREET LINE WITH 19 FEET REQUESTED WHERE 25 FEET REQUIRED.**

**ROBERT FALCIGNO, CHAIRMAN OF THE TOWN OF EAST HAVEN ZONING BOARD OF APPEALS**

**A COPY OF THIS NOTICE IS ON FILE AT THE TOWN CLERK’S OFFICE.**