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TOWN CLERK'S OFFICE
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TOWN CLERK

TOWN OF EAST HAVEN ZONING BOARD OF APPEALS ACTIONS AND DECISIONS

The East Haven Zoning Board of Appeals hereby gives notice of the Actions and Decisions from its Regular Meeting held on Thursday, August 24, 2023 at 7:00 PM, duly noticed, at the East Haven Senior Center, 91 Taylor Avenue:

Application No. 23-12 – on behalf of **Joe Di Cicco, 292 Cosey Beach Avenue** requesting variances to Sections 25.1 (Schedule B, Line 9), 25.4 and 44.7, to locate 3.5' x 40' external covered staircase to a point 9 feet from the east side property line where 20 feet is required, and to allow an increase in lot coverage from 43.2% to 45.2% where 20% is the maximum allowed. WITHDRAWN by applicant.

Application No. 23-10 – on behalf of **Leonard Fasano for Susan Vizziello, 198 Beach Avenue**, requesting an amendment to a previously-approved Variance for Application No. 20-03. Public hearing closed. Public hearing reopened. CONTINUED the public hearing to September 21, 2023 regular ZBA meeting.

Application No. 23-18 – on behalf of **Fernando Pastor for Andrew Koh, 35 Vernon Street**, requesting variances to Sections 25.1 (Schedule B, Lines 7, 9 and 11), 25.4, 25.4.4, 25.5, 44.7 and 44.11 to locate a gazebo/trellis addition to a point 6.5 feet from the street line where 40 feet is required, to allow a house addition to a point 31.5 feet from the street line where 40 feet is required, and 8 feet from a side property line where 10 feet is required, and to allow a 3-foot height increase within the front setback area at a point 11 feet from the street line, and to allow an increase in lot coverage from 17.5% to 28.3% where 25% is the maximum lot coverage allowed. APPROVED

Application No. 23-19 – on behalf of **Christen Richard, 61 Henry Street**, requesting variances to Sections 25.1 (Schedule B, Lines 7, 8 and 11), 25.4, 44.7 and 44.11 to locate a house addition (with a 4' x 10' deck) to a point 2.4 feet from the south side property line, and 5 feet from the north side property line, each where 10 feet is required, and to a point 10.9 feet from the rear property line where 20 feet is required. Also, to allow an increase in lot coverage from 30.1% to 47.1% where 25% is the maximum lot coverage allowed. APPROVED with conditions.

Application No. 23-20 – on behalf of **Ralph Mauro, 8 Morgan Terrace**, requesting variances to Sections 25.1 (Schedule B, Lines 1, 2, 3, 4, 8 and 9), 25.4, 25.4.4, 25.4.10.2 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 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. A motion to approve the application was made and seconded with three members voting in favor and one opposed. Therefore, per Connecticut General Statutes Section 8-7, the motion FAILED TO CARRY and the application was DENIED.

Application No. 23-21 - on behalf of **Ralph Mauro, 8 Morgan Terrace**, a request to approve an application for a Coastal Area Management Site Plan Review to locate a single-family dwelling on a property within a coastal flood hazard area and within a coastal hazard area, and near beaches, dunes, intertidal flats, shorelands and coastal waters. APPROVED

Application No. 23-22 – on behalf of **Erik Wilson for 1090 North High Street, LLC., 1090 North High Street**, requesting variances to Sections 4.46.1, 25.1 (Schedule B, Lines 3, 4 and 9), 25.4, 25.4.3, 44.7 and 44.11 to allow an accessory building on a nonconforming lot without a principal building, and to construct a new 34.5 foot high barn to a point 8 feet from the south side property line where 30 feet is required, and to a point 10 feet from the north side property line where 30 feet is required. The public hearing commenced and was closed, then it was reopened and CONTINUED to the September 21, 2023 ZBA regular meeting.

Application No. 23-23 – on behalf of **Gerald Paprocki, 60 Green Street**, 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. CONTINUED the public hearing to September 21, 2023.

A COPY OF THIS NOTICE IS ON FILE AT THE TOWN CLERK'S OFFICE