TOWN OF EAST HAVEN
ZONING BOARD OF APPEALS

Regular Meeting
Thursday, November 17, 2022 at 7:00 p.m.
East Haven Senior Center, 91 Taylor Avenue

AGENDA

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.

III. Public Hearings and Deliberation Sessions

1a. Application No. 22-23 – on behalf of Joe and Michelle Luciano, 378 Mansfield Grove Road, East Haven, CT, Assessor’s Map 130, Block 1220, Lot 001, R-3 District, requesting variances to Sections 25.1 (Schedule B, Line 9), 25.4 and 44.7 of the East Haven Zoning Regulations to construct an 8’ x 15’ house addition to a point 13 feet from a side property line where 20 is required.

1b. Discussion and possible decision on Application No. 8-23 – on behalf of Joe and Michelle Luciano, 378 Mansfield Grove Road.

2a. 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 7 and 9), 25.4, 25.4.4 and 44.7 of the East Haven Zoning Regulations to be able to keep an already-built dormer that is to a point 8 feet from a side property line where 20 feet is required and to a point 22 feet from the street line where 37.5 feet is required.

2b. Discussion and possible decision on Application No. 22-20 - on behalf of Jeff Wilhite for Silver Sand, LLC.

3a. 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. (Will not be received tonight)

3b. Discussion and possible decision on Application No. 22-21 - on behalf of Ralph Mauro, 8 Morgan Terrace. (Will not be received tonight)

IV. Adjournment

Next scheduled Zoning Board of Appeals regular meeting: Thursday, December 15, 2022 at 7:00 PM.