

# **Zoning Board of Appeals Commission Agenda**

## **(AMENDED)**

The East Haven Zoning Board of Appeals Commission will hold its Regular meeting at 7:00 pm on **Thursday March 16th, 2017** at the East Haven Community Center, 91 Taylor Avenue in order to transact the following:

### **APPEAL HEARING #13-21 (Court Remand)**

**APPELLANT:** Nikki Whitehead; Property Concerned: 60 Brown Rd; *Appeal of Action of Z.E.O. Frank Biancur (Decision to legalized Garage: Release of Zoning Violation Lien & March 8, 2013 to Nancy Anderson & Wally Erikson)*

### **17-02**

**APPLICANT:** Standard Petroleum Co.; Property Affected: 667 Coe Avenue.; Zone LI-2, Map 160, Block 1715, Lot 007 – *Redevelopment of existing motor vehicle service station for new service station.*

**VARIANCE:** Schedule B, Line 7: street line setback: 50 ft. required, 15 ft. proposed; Line 8: rear property line setback, 20 ft. required, 11.54 minimum proposed; Section B, Line 11: lot coverage 40%, 78.6 proposed; Section 34.6.2: Service station canopy setback from street line, 25' required, 15' proposed. Section 25.10b Setback from tidal wetlands 25' required, 15' proposed.

### **17-05**

**APPLICANT:** Ralph Mauro; Property Affected: 519 Laurel Street: Zone LI-3, Map 330, Block 4219, Lot 001– *Appeal of Notice of Violation/Action of Z.E.O. (excavation/grading of topsoil, sand, and gravel)*

### **17-06**

**APPLICANT:** John MacCallum; Property Affected: 35 Old Town Highway; Zone R-3, Map 010, Block, 0202, Lot 013, – *Raising of house and building of deck.*

**VARIANCE:** Schedule B; Line 11: Maximum lot coverage in an R-3 zone 20%, requested 20.6%.Schedule B; Line 7: Minimum setback from street line in an R-3 zone 25' required, 5.4 feet requested [Montauk side]; Schedule B; Line 7: Minimum setback from street line in an R-3 zone 25' required, 19.5 feet requested [Old Town Highway side]

### **17-07**

**APPLICANT:** Richard Ruggiero; Property Affected: 4 Jamaica Court, Zone R-1, Map, 030, Block 0220, Lot 022, – *Raising of house.*

**VARIANCE:** Schedule B; Line 11: Maximum lot coverage in an R-1 zone 25%, 30.1% requested. Schedule B; Line 7: Minimum setback from street line in an R-1 zone 25' required, 0.9' requested.

Submitted by:  
Robert Falcigno – Chairman  
Christopher Soto – Zoning Enforcement Officer