

**TOWN OF EAST HAVEN, CT
MINUTES OF A REGULAR MEETING
ZONING BOARD OF APPEALS
NOVEMBER 21 2013, 7:30 P.M. EAST HAVEN SENIOR
CENTER**

MEMBERS PRESENT: ROBERT FALCIGNO – CHAIRMAN
PAUL BEISLER – VICE CHAIRMAN
JOSEPH PORTO
CHARLES LANG

ALTERNATES PRESENT: DONALD THOMAS -ABSENT
TED MUSCO
RONALD VESTUTI-ABSENT

MEMBERS PRESENT: FRANK BIANCUR -ZEO
ALFRED ZULLO-ATTORNEY-ABSENT
JOSEPH ZULLO - ATTORNEY
ROSALIE DEPALMA-CLERK

The meeting was called to order at 7:30 P.M. by Chairman Falcigno who then explained the procedure of the Board to the audience. A motion was made by Charles Lang to accept the minutes of the previous meeting; seconded by Joseph Porto. Motion carried unanimously. Chairman Falcigno seated alternate Ted Musco to the Board in order to have a quorum.

At this time, Chairman Falcigno apologized to the applicants who were on the October agenda and explained the meeting was cancelled due to a communication problem with the required advertising of the agenda.

13-35

APPLICANT & PROPERTY OWNER: Ethel Patricia D'Amato; Property Affected; 50 Minor Road; Zone R3; Map 10; Block 306; Parcel 003

Proposal to raise house to conform with FEMA standards. Also to add second floor onto rear addition, footprint to remain the same.

VARIANCE: *Section 44 Nonconformity; Section 25 Schedule 'B' Line #7 Front Setback from 25 ft to 17.5 ft (7.5 reduction); Line #9 Side yard setback from 20 ft to 7.5 ft (12.5 ft reduction).*

Bill Dobie, 41 Barnett Drive, North Haven, CT. 06473 addressed the Board on behalf of the applicant. He was seeking the aforementioned variances and was seeking to raise home above flood elevation to conform to FEMA requirements, add a second floor and would stay within same footprint. The required certified receipts were submitted to the Board. Chairman Falcigno questioned the height of the dwelling, Mr. Dobie replied 32 ft. The Board was in agreement to impose a condition that the dwelling would not exceed 32 ft. Hardship: House pre-existing, predates zoning, non-conformity and floods during hurricanes. No further comments were made.

13-36

APPLICANT & PROPERTY OWNER: Laurie Toth; Property Affected; 43 First Avenue; Zone R1; Map 030; Block 0319; Lot 024

Proposal to raise home to elevation 13 ft (NGVD) and add an outside deck.

VARIANCE: *Section 4, Nonconformity*

Ms. Laurie Toth addressed the Board on her behalf. She was seeking a variance to raise home to 13 ft. elevation add an outside deck to rear of the house and would stay within same footprint. The required certified receipts were submitted to the Board. Hardship: Pre-existing non-conformity, pre-dates zoning and small lot size. No further comments were made.

13-37

APPLICANT & PROPERTY OWNER: Richard Ruggerio; Property Affected; 4 Jamaica Court; Zone R1; Map 030, Block 220, Lot 22

Proposal to elevate house to comply with FEMA regulations and add on an 120 sq ft addition, already in place.

VARIANCE: *Section 44 Nonconformity, Section Schedule 'B' Line #7 Street Line Setback from 25 ft to 9.7 ft (9.7 existing) & Line #9 Sideline Setback from 10 ft to 5.3 ft (5.3 ft existing) and Section 25.4.3 Additional Height Setback*

Charles Fischer a surveyor of LWF, 48 Alps road, Branford, CT. 06405 addressed the Board on behalf of the applicant. He was seeking a variance to raise home to comply with FEMA regulations and add on a 120 sq. ft. addition, already in place and add a deck off the first and second floors. The required certified receipts were submitted to the Board. Hardship: Pre-existing non-conformity and predates zoning. House was damaged during storms Irene and Sandy. No further comments were made,

NO RECESS CALLED

SEE VOTING

VOTING:

13-35

GRANTED WITH CONDITION- Height of dwelling not to exceed 32 ft.

Falcigno – yes with condition

Beisler – yes with condition

Porto – yes with condition

Lang- yes with condition

Musco – yes with condition

13-36

GRANTED

Falcigno – yes

Beisler – yes

Porto – yes

Lang – yes

Musco - yes

13-37

GRANTED

Falcigno – yes

Porto – yes

Beisler – yes

Lang – yes

Musco – yes

A motion was made by Charles Lang to adjourn; seconded by Joseph Porto.
Motion carried unanimously.

Chairman Falcigno adjourned the meeting at 7:55 P.M.

Respectfully submitted,

Rosalie DePalma

Clerk