

TOWN OF EAST HAVEN, CT
ZONING BOARD OF APPEALS
MINUTES – REGULAR MEETING
July 19, 2018 - 7:00 P.M. – EAST HAVEN SENIOR CENTER

MEMBERS PRESENT: ROBERT FALCIGNO – CHAIRMAN
 GEORGE HENNESSEY – VICE CHAIRMAN
 JOSEPH PORTO
 MICHAEL SMITH
ABSENT - DONALD THOMAS

ALTERNATES PRESENT:
 VINCENT LETTIERI
ABSENT – DAVID GERSZ

STAFF PRESENT: ALFRED ZULLO – ATTORNEY
 CHRISTOPHER SOTO –ZONING ENFORCEMENT OFFICER
 TEMPLE SMITH – CLERK

The East Haven Zoning Board of Appeals Commission held its' Regular meeting at 7:00 pm on **Thursday, July 19, 2018** at the East Haven Community Center, 91 Taylor Avenue in order to transact the following:

Chairman Falcigno called meeting to order at 7:00 p.m. Roll Call. A quorum was established.

Joseph Porto made a motion to approve the Minutes from previous meeting. George Hennessey seconds. Roll Call Vote. All in Favor. Motion Carried.

Bob Falcigno made a motion for 18-17 to be heard first. Roll Call Vote. All in Favor. Motion Carried.

APPEAL HEARING #18-16

APPELLANT: Carlos A. Espinal; Property Affected: 48 Coe Avenue (AKA 76 Cold Spring Street): Zone R-1, Map 070, Block 0416, Lot 006 – *Appeal of Notice of Violation/Action of Z.E.O. (building a deck without the proper permits)*

Joe Porto makes a motion to accept. Michael Smith seconds the motion.

Chris Soto states he withdraws his motion of violation.

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18-17

APPLICANT: Carlos A. Espinal; Property Affected: 48 Coe Avenue (AKA 76 Cold Spring Street): Zone R-1, Map 070, Block 0416, Lot 006. Repair damaged concrete stairs.

VARIANCE: Schedule B, Line 7: Street line setback. 25' required, 11.04 proposed. Schedule B, Line 9: 10' required, 0.84 proposed.

Carols Espinal reads line 7 of his application stating the hardship.

Speakers in favor – none, Speakers opposed –none. Bob Falcigno closes application 18-17. Joe Porto makes a motion to accept the variance. Mike Smith seconds. Roll Call Vote. All in Favor. Motion Carried

18-18

APPLICANT: Scott Seipold; Property Affected: 52 Catherine Street, (AKA 40) Zone R-1, Map 020, Block 0213, Lot 007. Add exterior door to second floor, rear of home, with deck and stairs to ground.

VARIANCE: Section 44.7: Expansion of a non-conformity.

Michael Smith recuses himself as he knows Mr. Seipold.

Mr. Seipold is requesting an approval of second floor exterior door and deck, small stairs to the ground in case of fire and emergency. His hardship is safety.

Sharon Marie of 35 Catherine Street states that she is speaking on behalf of Mr. Seipold regarding his struggle with is physical state and he needs a proper way to exit in case of an emergency.

None opposed.

Bob Falcigno closes 18-18.

Roll Call Vote. All in Favor. Motion Carried.

18-19

APPLICANT: Ali Kazme; Property Affected: 597 Main St.; Zone CC, Map 230, Block 3009, Lot 006– *Certificate of Approval for Location*.

Bob Falcigno closes 18-19.

Michael Smith a motion to approve certificate pending conditions are met with Planning and Zoning. Joe Porto seconds. Roll Call Vote. All in Favor. Motion Carried.

18-20

APPLICANT: Christopher Gavin; Property Affected: 15 Hampton Road: Zone R-3, Map 010, Block 0104, Lot 013. Rear deck.

VARIANCE: Schedule B, Line 8: Rear setback. 30' required, 13'proposed

Christopher Gavin states that his house was destroyed two times due to hurricanes Irene and Sandy. Deck was slightly

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built outside the original variance by the contractor and foundation was slightly shifted due to unforeseen shifting below ground. Additional foot or so would be needed to encapsulate the final deck within scope. Permission also to build a 2 car garage where the structure is in the future without further variance is in the application.

Chris Soto states that the garage was never in the original variance but in a future variance and is not being memorialized now and not to be considered tonight.

None in Favor.

Opposed – Barbara (inaudible) sounds like Zuller...concerned that he is enlarging the deck. In addition she is concerned that he will be closing the deck as additional living space. Regarding the garage she did not receive any paperwork acknowledging a garage and should have been notified.

Chris Soto states that the garage is not in the original application on this variance and that the additional living space he would have to reapply to do the enclosure.

Bob Falcigno closes 18-20. Michael Smith makes a motion to accept the variance. Joe Porto seconds. Roll Call Vote . All in Favor. Motion Carried.

Michael Smith makes a motion to adjourn at 7:33 p.m. David Gersz seconds the motion. All in Favor. Motion Carried.

Respectfully Submitted, - Temple Smith - Clerk