

1. 7:00 P.M. Notice Of Public Hearings And Meeting Agenda

Documents:

[1 - NOPH JANUARY 15 2026.PDF](#)  
[1 - AMENDED NOPH JANUARY 15 2026 - COPY.PDF](#)  
[1 - JANUARY 15 2026.PDF](#)

1.I. 7:00 PM Amended Agenda

Documents:

[1 - JANUARY 15 2026 AMENDED.PDF](#)

RECEIVED FOR FILING

East Haven

DATE 12/29/2025 TIME 01:26 PM

TOWN CLERK'S OFFICE

EAST HAVEN, CONNECTICUT

*Lisa Batter*, CCTC

TOWN CLERK

**Town of East Haven - Zoning Board of Appeals**

**NOTICE OF PUBLIC HEARINGS**

Notice is hereby given that the East Haven Zoning Board of Appeals will conduct a regular meeting on Thursday, January 15, 2026 at 7:00 p.m. at the East Haven Senior Center, 91 Taylor Avenue, unless otherwise noticed, to hear the following applications:

**Application No. 25-29 – Erika Colon and David Sagardia, 30 View Street.** An after-the-fact request for a Variance to add a deck to the rear of the house.

**Application No. 25-30 – John LoRicco, 109 Hughes Street.** A request for a Variance to locate a carport within a front and side yard setback area.

**Application No. 25-31 – Jack Tiboni, 270 Cosey Beach Avenue.** An after-the-fact request for a Variance to allow two house expansions within a front setback area.

**Application No. 25-32 – Jesse Spada, 5 Sorrento Avenue.** A request for a Variance to legalize an existing two-family home by adding a second utility meter.

**Application No. 25-33 – Joshua Sancho, 128 Borrman Road.** An after-the-fact request for a Variance to allow a shed within a side yard setback area.

**Application No. 25-34 – Charles Wright, 56 Elm Street.** A request for a Variance to convert a single-family home to a 2-family home.

For Application descriptions, see Meeting Agenda on Board's "Agenda" page on Town website at [www.easthaven-ct.gov](http://www.easthaven-ct.gov)

RECEIVED FOR FILING  
East Haven  
DATE 12/29/2025 TIME 02:46 PM  
TOWN CLERK'S OFFICE  
EAST HAVEN, CONNECTICUT  
*Lisa Battier*, CCTC  
TOWN CLERK

**Town of East Haven - Zoning Board of Appeals**

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**Application No. 25-32 – Jesse Spada, 5 Sorrento Avenue.** A request for a use variance to legalize an existing two-family home within an R-3 zoning district.

**Application No. 25-33 – Joshua Sancho, 128 Borrman Road.** An after-the-fact request for a Variance to allow a shed within a side yard setback area.

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RECEIVED FOR FILING  
DATE 12/30/2025 TIME 2:17 PM  
TOWN CLERK'S OFFICE  
EAST HAVEN, CONNECTICUT

*Ashley Lesco*

ASST. TOWN CLERK

## **TOWN OF EAST HAVEN ZONING BOARD OF APPEALS**

### Regular Meeting

Thursday, January 15, 2026 at 7:00 p.m.  
At the East Haven Senior Center, 91 Taylor Avenue

### **AGENDA**

#### **I. Roll Call and Pledge of Allegiance**

#### **II. Review and Action on Prior Meeting Minutes**

1. Minutes of the October 16, 2025 regular meeting
2. Minutes of the November 20, 2025 regular meeting

#### **III. Public Hearings and Deliberation Sessions**

- 1a. **Application No. 25-17 – Anthony Monaco, 480 Short Beach Road, East Haven, CT, Assessor's Map 160, Block 1615, Lot 005, CB-2 District. An Appeal of an Order sent by the Zoning Enforcement Officer on July 24, 2025.**
- 1b. Discussion and possible decision on **Application No. 25-17**
- 2a. **Application No. 25-24 – Randy and Kimberly Carlson, 3 Arthur Road, East Haven, CT, Assessor's Map 430, Block 5331, Lot 001, R-2 District. A request for variances to Sections 5.7, 5.11, 20.1 Schedule A (Lines 1, 2, 3, 4, and 7), 20.4 and 20.4.10 of the East Haven Zoning Regulations, on a lot that is nonconforming, to allow a 20' x 24 house addition to a point 22 feet from the southeast street line where 28 feet is required, and to a point 18 feet from the northeast street line where 28.5 feet is required.**

- 2b. Discussion and possible decision on **Application No. 25-24**
- 3a. **Application No. 25-29 – Erika Colon and David Sagardia, 30 View Street**, East Haven, CT, Assessor's Map 460, Block 5723, Lot 013, R-2 District. An after-the-fact request for variances to Sections 5.7, 5.11, 20.1 Schedule A (Lines 1, 2, 3, 4, 9 and 11), 20.4 and 20.5 of the East Haven Zoning Regulations, to allow a deck to a point 5 feet from a side property line where a 15-foot setback is required. Also, to allow the existing lot coverage of 15.9% to increase to 28.6% where 25% is the maximum lot coverage allowed.
- 3b. Discussion and possible decision on **Application No. 25-29**
- 4a. **Application No. 25-30 – John LoRicco, 109 Hughes Street**, East Haven, CT, Assessor's Map 230, Block 2908, Lot 023, R-1 District. A request for variances to Sections 5.11, 20.1 Schedule A (Lines 1, 2, 3, 4, 7 and 9), 20.4, 20.4.5.1 and 20.4.10, on a lot that is nonconforming, to allow a detached carport to a point 1 foot from the north side property line where 4 feet is required, and to a point 30 feet from the street line where 52 feet is required.
- 4b. Discussion and possible decision on **Application No. 25-30**
- 5a. **Application No. 25-31 – Jack Tiboni, 270 Cosey Beach Avenue**, East Haven, CT, Assessor's Map 030, Block 0214, Lot 001, R-1 District. An after-the-fact request for variances to Sections 5.7, 5.11, 20.1 Schedule A (Lines 1, 2, 3, 4, 7 and 11), 20.4, 20.4.10 and 20.5, on a lot that is nonconforming, to allow a 1.33' x 10' bump-out to a point 7 feet from the north street line, and a 1.6' x 10' overhang to a point 5.5 feet from the same street line, each where a 27.5 foot setback is required. Also, to allow the existing lot coverage of 67.7% to increase to 68.9% where 25% is the maximum lot coverage allowed.
- 5b. Discussion and possible decision on **Application No. 25-31**
- 6a. **Application No. 25-32 – Jesse Spada, 5 Sorrento Avenue**, East Haven, CT, Assessor's Map 100, Block 0917, Lot 002, R-3 District. A request for a use variance, on a lot that is nonconforming, and requesting variances to Sections 5.11, 10.2, 20.1 Schedule A (Lines 1

and 2) to legalize an existing 2-family home within an R-3 zoning district on a lot that is 12,196.8 square feet where 40,000 square feet is required.

6b. Discussion and possible decision on **Application No. 25-32**

7a. **Application No. 25-33 – Joshua Sancho, 128 Borrman Road**, East Haven, CT, Assessor's Map 340, Block 4127, Lot 001, R-2 District. An after-the-fact request for variances to Sections 20.1 Schedule A (Lines 8 and 9), 20.4 and 20.4.5.1 to allow a 12' x 20' shed that is over 15 feet in a height to a point 4 feet from a side property line where a 15-foot setback is required, and to a point 13 feet from a rear property line where 25 feet is required.

7b. Discussion and possible decision on **Application No. 25-33**

8a. **Application No. 25-34 – Charles Wright, 56 Elm Street**, East Haven, CT, Assessor's Map 240, Block 2814, Lot 020, R-1 District. A request for variances to Sections 20.1 Schedule A (Line 2) and 20.2 to allow the conversion of a single-family home to a two-family home, by adding a second story, on a property that is 10,890 square feet in size where 14,400 square feet is required.

8b. Discussion and possible decision on **Application No. 25-34**

#### **IV. Other Business**

1. Approval of the 2026 Meeting Schedule

#### **V. Adjournment**

Next scheduled Zoning Board of Appeals regular meeting: **Thursday, February 19, 2025 at 7:00pm.**

RECEIVED FOR FILING  
DATE 1/06/2026 TIME 11:37 AM  
TOWN CLERK'S OFFICE  
EAST HAVEN, CONNECTICUT

*Ashley Lesco*

ASST. TOWN CLERK

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is required, and to a point 18 feet from the northeast street line where 28.5 feet is required.

- 2b. Discussion and possible decision on **Application No. 25-24**
  
- 3a. Discussion and possible decision on **Application No. 25-25 - K.R. Robinson Associates, LP., 20 Thompson Avenue**, East Haven, CT, Assessor's Map 120, Block 1409, Lot 001, LI-3 District. An Appeal from: (1) the East Haven Planning and Zoning Commission's "... vote 'not to accept' ... [Application Nos. 25-33 and 25-34] based on its finding that it lacked authority to conduct a site plan review and related coastal site plan review because the Applications proposed activities that 'potentially constitute an illegal expansion of a nonconforming use prohibited by the Zoning Regulations.' .... [(2)] the Commission's interpretation that the proposed above ground fuel tanks and supporting infrastructure involved the 'illegal expansion of a nonconforming use prohibited by the Zoning Regulations.' .... [and (3) i]n the alternative, ... from the Commission's finding that '[t]he determination of whether the applicant's expanded activities are permitted under the Zoning Regulations is a matter which first must be decided by the Zoning Board of Appeals.'"
  
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