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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

AMENDED 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. 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.'"

- 4a. **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.

- 4b. Discussion and possible decision on **Application No. 25-29**

- 5a. **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.

- 5b. Discussion and possible decision on **Application No. 25-30**

- 6a. **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.

- 6b. Discussion and possible decision on **Application No. 25-31**

- 7a. **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.

- 7b. Discussion and possible decision on **Application No. 25-32**

- 8a. **Application No. 25-33** – Joshua Sancho, 128 Borrmann 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.

- 8b. Discussion and possible decision on **Application No. 25-33**

- 9a. **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.

9b. 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.**