



Stacy Graving, CTC
TOWN CLERK

EAST HAVEN

PLANNING AND ZONING DEPARTMENT

Zoning Board of Appeals Commission Agenda

The East Haven Zoning Board of Appeals Commission will hold its Regular meeting at 7:00 pm on **Thursday, November 21, 2019** at the East Haven Community Center, 91 Taylor Avenue in order to transact the following:

19-38

APPLICANT: Ralph Mauro; Property Concerned: 8 Morgan Terrace, Zone R-3, Map 010, Block 0003, Lot 015 – *Construction of new FEMA compliant, 2-bedroom, single family home.*

VARIANCES: Sched B; Line 7: Street line setback 26.6' required; 17' proposed. Sched B; Line 8: Rear yard setback 31.6' required, 25' requested. Sched B; Line 9: Side line setback 21.6' required, 5' requested. Line 9: Side line setback 21.6' required, 13' requested. Sched B; Line 11: Maximum lot coverage of 20% allowed, 30% requested. Sched B; Line 12: Maximum floor area ratio 0.40 maximum, 0.52 requested. §25.4.4 Waiver of additional setbacks for narrow streets.

COASTAL AREA MANAGEMENT APPLICATION: Review & Possible approval of Coastal Site Plan.

APPEAL HEARING 19-42

APPELLANT: Donna Caponera; Property Concerned: 18 Edgemere Road; (*Illegal Dwelling Unit*)

19-41

APPLICANT: Nick Mingione; Property Concerned: 46 Leigh Drive, Zone R-3, Map 390, Block 4924, Lot 011 – *Allow for an 8' fence where 6' is the maximum.*

VARIANCES: Variance to allow for a fence 8' in height where 6' is the maximum allowance pursuant to § 2.4, 4.44.1 and 25.4.11 of the East Haven Zoning Regulations. In addition, variance request for side yard setback (Section 25, Schedule B, Line 9) of .5 feet where 20 feet is required.

19-43

APPLICANT: Lisa Burwell; Property Concerned: 10 Washington Avenue, Zone R-1, Map 150, Block 1909, Lot 007 – *Occupation of a trailer as a temporary dwelling unit.*

VARIANCES: § 24.2.1 The use or occupancy of a trailer or tent as a dwelling is prohibited.

Submitted by:

Robert Falcigno – Chairman

Christopher Soto – Zoning Enforcement Officer 