

**TOWN OF EAST HAVEN**  
**ZONING BOARD OF APPEALS**  
**NOTICE AND AGENDA FOR SPECIAL MEETING**  
**TO BE HELD VIA CONFERENCE CALL**  
**ON THURSDAY, DECEMBER 17, 2020 AT 7:00 PM**

**TO THE RESIDENTS AND TAXPAYERS OF THE TOWN OF EAST HAVEN AND OTHER INTERESTED PARTIES:** Due to Governor Ned Lamont’s March 10, 2020 declaration of a public health emergency and civil preparedness emergency and his subsequently issued Executive Orders; and, due to the spread of Coronavirus Disease 2019 in the State of Connecticut including New Haven County, in-person public access to this meeting will not be permitted. The meeting will only be conducted via conference call.

**\*\*\*PLEASE NOTE:** This Notice and Agenda and all meeting materials related to the agenda items which have been distributed to the Board will be posted on the Town’s website at <https://www.townofeasthavenct.org/> (via the Agenda page for the Zoning Board of Appeals accessible through the “Minutes & Agendas” link on the website’s homepage) and will be available for viewing twenty-four (24) hours prior, during, and after the meeting. Members of the public who wish to submit materials relevant to the applications are encouraged to do so no later than 12:00 PM on Wednesday, December 16, 2020 for distribution to the Board and posting on the Town’s website.

**To listen to the meeting and participate in the public hearings, you can DIAL IN using your phone:**

**Dial In Number:** +1 646 558 8656 US (New York)

**Meeting ID:** 828 9603 3597

**Passcode:** 059809

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**NOTICE AND AGENDA**

The East Haven Zoning Board of Appeals will hold a Special Meeting on **Thursday, December 17, 2020 at 7:00 PM** via conference call as noted above to conduct the following:

**I. Roll Call**

**II. Administrative Actions**

1. Accept/Approve Minutes from the October 15, 2020 regular meeting and Accept/Approve Minutes from the November 19, 2020 regular meeting

### III. Public Hearings

2. **APPEAL #20-12:** Appellants: Pat Rowland and Lisa Kwesell; Property Concerned: 188 Beach Avenue (*Issuance of Zoning Permit*).
3. **APPEAL #20-13:** Appellants: Kevin Katynski and Stephanie Parlato; Property Concerned: 16 Batt Lane (*Zoning Violation*).
4. **APPEAL #20-14:** Appellant: Anthony J. Gambardella; Property Concerned: 8 Osmond Street (*Zoning Violation*).
5. **APPLICATION #20-16-V:** Patricia Rivas, Owner and Applicant; Property Concerned: 34 Pennsylvania Avenue. Zone R-1, Map 190, Block 2115, Lot 007 – *Proposed installation of 15x24 foot above ground pool. VARIANCE:* Schedule B; Line:11: Maximum lot coverage 29.62% requested where 25% allowed.
6. **APPLICATION #20-17-V:** FC Russo Family, LLC, Owner; Nicholas Mingione, Esq., Applicant; Property Concerned: 139 Main Street. Zone RA-1, Map 210, Block 2418, Lot 003 – *Proposed rebuilding of pre-existing, non-conforming two-family dwelling. VARIANCE:* Schedule B; Line: 1: Minimum lot area:10,420 square feet requested where 20,000 square feet required. Schedule B; Line: 3: Minimum dimension of square on the lot 40 square feet requested where 100 square feet required. Schedule B; Line: 4: Minimum lot frontage: 45.5 feet requested where 100 feet required. Schedule B; Line: 7: Minimum setback from the street line: 13 feet requested where 25 feet required. Schedule B; Line: 9: Minimum setback from side property line: 12.4 feet requested where 15 feet required (west side); 7.8 feet requested where 15 feet required (east side).
7. **APPLICATION #20-20-V:** Robert Scalesse, Owner and Applicant; Property Concerned: 19 Thompson Avenue. Zone R-1, Map 150, Block 1609, Lot 007 – *Proposed construction of 15 x 20 attached garage. VARIANCE:* Schedule B; Line: 9: Minimum setback from side property line: 4 feet requested where 10 feet required.
8. **APPLICATION #20-21-V:** Equity Based Real Estate, LLC Owner and Applicant; Property Concerned: 71 Henry Street. Zone R-1, Map 070, Block 0517, Lot 014 – *Proposed installation of air conditioning unit. VARIANCE:* Schedule B; Line: 9: Minimum setback from side property line: 1 foot requested where 10 feet required.
9. **APPLICATION #20-22-V:** Abelardo Ramirez, Owner and Applicant; Property Concerned: 2 Summit Avenue. Zone R-2, Map 130, Block 1518, Lot 008 – *Proposed*

*construction of 13 x 17 kitchen addition. VARIANCE:* Schedule B; Line: 7: Minimum setback from the street line: 4 feet requested where 25 feet required.

**10. APPLICATION #20-23-V:** Kevin Katynski and Stephanie Parlato, Owners and Applicants; Property Concerned: 16 Batt Lane. Zone R-4, Map 540, Block 6626, Lot 005– *Proposed construction of 22 x 8 front porch with 8-foot 7-inch overhang. VARIANCE:* Schedule B; Line: 7: Minimum setback from the street line: 36 feet requested where 40 feet required.

**11. APPLICATION #20-24-V:** Ethan Kistler, Owner and Applicant; Property Concerned: 140 South End Road. Zone R-3, Map 010, Block 0305, Lot 011– *Request to legalize pre-existing 8 x 10 ½ foot shed and 29-foot 6-inch x 8-foot porch. VARIANCE:* Schedule B; Line: 7: Minimum setback from the street line: 19 feet requested where 25 feet required. § 25.4.10 Accessory buildings in an R-3 Zone; accessory buildings must be 10 feet from the property line, requesting 9 feet.

**IV. Review and Approval of 2021 ZBA Meeting Schedule**

**V. Adjournment**

**ROBERT FALCIGNO, CHAIRMAN OF THE TOWN OF EAST HAVEN ZONING BOARD OF APPEALS**

**A COPY OF THIS NOTICE IS ON FILE AT THE TOWN CLERK’S OFFICE.**