

TOWN OF EAST HAVEN
ZONING BOARD OF APPEALS
NOTICE AND AGENDA FOR REGULAR MEETING
TO BE HELD VIA VIDEOCONFERENCE AND CONFERENCE CALL
ON THURSDAY, FEBRUARY 18, 2021 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 videoconference and 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, February 17, 2021 for distribution to the Board and posting on the Town’s website.

The public can access and participate in the Public Hearings included in the Agenda below from a computer, tablet, or smartphone:

<https://us02web.zoom.us/j/88930837586?pwd=SXMzSHdrc0YyQklGWUhhOVTJwSVZvUT09>

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

Meeting ID: 889 3083 7586

Passcode: 627943

NOTICE AND AGENDA

The East Haven Zoning Board of Appeals will hold a Regular Meeting on **Thursday, February 18, 2021 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 January 7, 2021 special meeting.

2. Accept/Approve Minutes from the January 21, 2021 regular meeting.

III. Public Hearings

3. **APPLICATION #20-25-V AND C.A.M.:** Virginia Cellura Trust, Owner; Applicant Leonard A. Fasano, Esquire; Property Concerned: 62 Cosey Beach Avenue. Zone R-1, Map 030, Block 0219, Lot 001– *Request to take an existing apartment above the garage and legalize it by making it comply with zoning. The garage apparently has been there since the early 1980s and recently it was determined to be illegal The property has always been assessed as a 2-family dwelling.* **VARIANCE:** Schedule B; Line: 2: Minimum lot area per dwelling unit: 9,360 square feet where 14,400 is required.
4. **APPEAL #21-01:** Appellant: Nicholas Mingione, Esquire; Property Concerned: 198 Beach Avenue. (*Cease and Desist Order*).
5. **APPEAL #20-12:** Appellants: Pat Rowland and Lisa Kwesell; Property Concerned: 188 Beach Avenue (*Issuance of Zoning Permit*).

IV. Adjournment

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