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TOWN OF EAST HAVEN ZONING BOARD OF APPEALS  
ACTIONS AND DECISIONS

The East Haven Zoning Board of Appeals hereby gives notice of the Actions and Decisions from its Regular Meeting held on Thursday, October 19, 2023 at 7:00 PM, duly noticed, at the East Haven Senior Center, 91 Taylor Avenue:

**Application No. 23-26** – on behalf of **Teresa Rodriguez, 56 Charter Oak Avenue**, East Haven, CT, Assessor's Map 200, Block 2607, Lot 015, R-1 District, on a nonconforming lot, requesting variances to Sections 25.1 Schedule B (Lines 1, 3, 4 and 7), 25.4 and 44.11 to widen a front porch that is 20 feet from the street line where 25 feet is required. APPROVED.

**Application No. 23-23** – on behalf of **Gerald Paprocki, 60 Green Street**, East Haven, CT, Assessor's Map 460, Block 5724, Lot 018, R-2 District, requesting variances to Sections 25.1 (Schedule B, Lines 1, 2, 3, 4, 8, 9, 11 and 12), 25.4 and 44.11, to construct a single-family home on a nonconforming lot to a point 10 feet from the south side and north side property lines, each where 15 feet is required, and to a point 19 feet from the rear property line where 25 feet is required. Also, to allow the lot coverage to be 30% where 20% is the maximum allowed, and to allow the floor area to be 51.8% where 50% is the maximum allowed. (Proposal has been modified since submission.) DENIED.

**Application No. 23-27** – on behalf of **James Esposito for Country House Realty, LLC. 990 Foxon Road**, East Haven, CT, Assessor's Map 450, Block 5618, Lot 006, CB-2 District, requesting variances to Sections 25.1, Schedule B Lines 5, 6 and 7), 25.3, 25.4, 25.4.4 and 25.7.2 of the East Haven Zoning Regulations to allow the redevelopment of a commercial property that includes a self-storage building to come to a point 12.5 feet from the street line where 25 feet is required, and to allow the building at a height of 46 feet where 40 feet is the maximum height allowed. Also, to allow outside storage for a dumpster to be located within a street line setback area. APPROVED with Conditions.

**Application No. 23-28** – on behalf of **Ralph Mauro, 8 Morgan Terrace**, East Haven, CT, Assessor's Map 010, Block 0003, Lot 015, R-3 District, requesting variances to Sections 25.1 (Schedule B, Lines 1, 2, 3, 4, 8 and 9), 25.4, 25.4.4 and 44.11 of the East Haven Zoning Regulations to construct a 500 square-foot single-family dwelling on a nonconforming lot where the house comes to a point 25 from the street line where 35' is required, and to a point 5' from the east side property line where 20 feet is required, and to a point 30.6' feet from the rear property line where 30 feet is required. Also, to allow an existing patio to a point 4 feet from a side property line where 10 feet is required, and 6 feet from the street line where 75 feet is required. CONTINUED the opening of the public hearing to November 16, 2023.