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**TOWN OF EAST HAVEN  
ZONING BOARD OF APPEALS**

**Regular Meeting**

Thursday, September 21, 2023 at 7:00 p.m.

At the East Haven Senior Center, 91 Taylor Avenue

**AGENDA**

**I. Roll Call and Pledge of Allegiance**

**II. Review and Action on Prior Meeting Minutes**

1. Minutes of the July 20, 2023 regular meeting.
2. Minutes of August 24, 2023 special meeting.

**III. Other Business**

1. Request from Ralph Mauro to submit an application to build a new house at 8 Morgan Terrace. (The Board will consider the request pursuant to Section 51.9 of the East Haven Zoning Regulations.)

**IV. Public Hearings and Deliberation Sessions**

- 1a. **Application No. 23-10** – on behalf of Leonard Fasano for Susan Vizziello, 198 Beach Avenue, East Haven, CT, Assessor's Map 010, Block 0106, Lot 0106, R-3 District, requesting an amendment to a previously-approved Variance for Application No. 20-03. The request is to be allowed to add livable space to the 2nd floor of the existing house. (Public hearing must be closed tonight)
- 1b. Discussion and possible decision on **Application No. 23-10**.
- 2a. **Application No. 23-22** – on behalf of Erik Wilson for 1090 North High Street, LLC., 1090 North High Street, East Haven, CT, Assessor's Map 390, Block 5027, Lot 006, R-3 District, requesting variances to Sections 4.46.1, 25.1 (Schedule B, Lines 3, 4 and 9), 25.4, 25.4.3, 44.7 and 44.11 to allow an accessory building on a nonconforming lot without a principal building, and to construct a new 34.5 foot high barn to a point 8 feet from the south side property line where 30 feet is required, and to a point 10 feet from the north side property line where 30 feet is required.

- 2b. Discussion and possible decision on **Application No. 23-22.**
- 3a. **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.
- 3b. Discussion and possible decision on **Application No. 23-23.**
- 4a. **Application No. 23-24** – on behalf of **Bruce Frosolone, 42 Deerfield Street**, East Haven, CT, Assessor’s Map 180, Block 2013, Lot 024, R-1 District, requesting variances to Sections 4.21, 25.1 (Schedule B, Lines 1, 3, 4, 8, 9 and 11), 25.3, 25.4, 25.4.10 and 44.11, on a nonconforming lot, to locate a 16’ x 30’ detached garage to a point 4 feet from the east side property line where 10 is required and 4 feet from the rear property line where 20 feet is required, and to allow an increase in lot coverage from 24.5% to 33.67% where 25% is the maximum lot coverage allowed.
- 4b. Discussion and possible decision on **Application No. 23-24.**
- 5a. **Application No. 23-25** – on behalf of **Mark Severino, 10 Meadow Street**, East Haven, CT, Assessor’s Map 140, Block 1325, Lot 020, R-1 District, on a nonconforming lot, requesting variances to Sections 25.1 (Schedule B, Line 3, 7), 25.4, 44.7 and 44.11 to construct a 24’ x 36’ garage addition to a point 1 foot, 5 inches from the street line, and an enclosed front porch to a point 4 feet from the street line, each where 25 feet is required.
- 5b. Discussion and possible decision on **Application No. 23-25.**
- 6a. **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.
- 6b. Discussion and possible decision on **Application No. 23-26.**

## V. Adjournment

Next scheduled Zoning Board of Appeals regular meeting: **Thursday, October 19, 2023 at 7:00pm.**