

TOWN OF EAST HAVEN
ZONING BOARD OF APPEALS

Special Meeting

Thursday, August 25, 2022 at 7:00 p.m.

East Haven Senior Center, 91 Taylor Avenue

NOTICE and AGENDA

I. Roll Call and Pledge of Allegiance

II. Review and Action on Prior Meeting Minutes

1. Accept and approve the amended minutes of the April 21, 2022 special meeting.
2. Accept and approve the amended minutes of the May 19, 2022 regular meeting.
3. Accept and approve the minutes of the June 16, 2022 regular meeting
4. Accept and approve the minutes of the July 21, 2022 regular meeting.

III. Public Hearings and Deliberation Sessions

- 1a. Discussion and possible decision on **Application No. 22-06** – on behalf of **Richard Vizziello, 198 Beach Avenue.**
- 2a. **Application No. 22-11** – on behalf of **Fasano, Ippolito, Lee and Florentine for Caroline Road Properties, Inc., 3 Minor Road**, East Haven, CT, Assessor's Map 010, Block 0206, Lot 002, R-3 District, requesting variances to Sections 4.26.1, 4.26.5, 25.2, 25.3, 25.4, 25.4.3, 25.4.4, 25.10b, Schedule B, Lines 3, 8 and 9 of the East Haven Zoning Regulations to be able to build on a lot where a conforming minimum square, exclusive of wetlands, cannot fit, and to locate a single-family dwelling to a point 20 feet from a side property line where 48 feet is required, and to a point 48 feet from a rear property line where 58 feet is required, and to a point 10 feet from tidal wetlands where 25 feet is required. Also, to locate a deck to a point 9' 4" from a side property line where 48 feet is required, and to a point 36' 2" from a rear property line where 58 feet is required, and to a point 17 feet from tidal wetlands where 25 feet is required. **(Not being heard tonight.)**
- 2b. Discussion and possible decision on **Application No. 22-13** - on behalf of **Fasano, Ippolito, Lee and Florentine for Caroline Road Properties, Inc., 3 Minor Road**, East Haven, CT, Assessor's Map 010, Block 0206, Lot 002, R-3 District, a request to approve an application for a Coastal Area Management Site Plan Review to locate a single family dwelling within a flood zone and near beaches and tidal wetlands. **(Not being heard tonight.)**
- 3a. **Application No. 22-14** - on behalf of **Maggie Fletcher, 8 Hilton Avenue**, East Haven, CT, Assessor's Map 110, Block 1124, Lot 005, R-1 District, requesting variances to Sections 25.4 (Schedule B, Line 7) and 44.7 of the East Haven Zoning Regulations to be able to raise an existing roofline of a house that is 10.7 feet from the street line to a height of 17 feet, 10 inches, and an open front porch that is 5

feet from the street line to a height of 12 feet, each within the 25' front yard setback area.

- 3b. Discussion and possible decision on **Application No. 22-14.**
- 4a. **Application 22-15 - on behalf of Majed Albakkour, 36 Pirot Circle,** East Haven, CT, Assessor's Map 280, Block 3619, Lot 005, R-1 District, requesting a variance to Section 25.4 (Schedule B, Line 7) of the East Haven Zoning Regulations to be able to locate an 8' x 16' open front porch with a 4' x 4' landing to a point 15 feet from the street line where 25 feet is required.
- 4b. Discussion and possible decision on **Application 22-15.**
- 5a. **Application No. 22-16 – on behalf of Syed Hussain, 110 Fox Ridge Drive,** East Haven, CT, Assessor's Map 450, Block 5612, Lot 009, RA-1 District, requesting variances to Sections 25.4 and 25.4.10.1 of the East Haven Zoning Regulations to be able to locate a 12' x 14' shed to a point 9 feet from the west side street line where 35 feet is required.
- 5b. Discussion and possible decision on **Application No. 22-16.**
- 6a. **Application No. 22-17 – on behalf of Emma Perez, 836 Foxon Road,** East Haven, CT, Assessor's Map 450, Block 5722, Lot 011, R-2 District, requesting use variances to allow an existing business office and a graphic design business within an existing commercial building.
- 6b. Discussion and possible decision on **Application No. 22-17 – on behalf of Emma Perez, 836 Foxon Road.**
- 7a. **Application No. 22-18 – on behalf of Emma Perez, 836 Foxon Road,** East Haven, CT, Assessor's Map 450, Block 5722, Lot 011, R-2 District, requesting a use variance to allow a food service shop within an existing commercial building.
- 7b. Discussion and possible decision on **Application No. 22-18 – on behalf of Emma Perez, 836 Foxon Road.**

IV. Adjournment

Next scheduled Zoning Board of Appeals regular meeting: **Thursday, September 15, 2022 at 7:00 PM.**