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## TOWN OF EAST HAVEN ZONING BOARD OF APPEALS

### Regular Meeting

Thursday, June 15, 2023 at 7:00 p.m.  
East Haven Senior Center, 91 Taylor Avenue

### AGENDA

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

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

1. Accept and approve the minutes of the May 18, 2023 regular meeting.

#### III. Public Hearings and Deliberation Sessions

- 1a. **Application No. 23-03** – on behalf of **Gloria Rispoli, 12 Smith Street**, East Haven, CT, Assessor's Map 010, Block 0103, Lot 026, R-3 District, a request to amend the terms of a Variance granted on December 18, 1986.
- 1b. Discussion and possible decision on **Application No. 23-03** – on behalf of **Gloria Rispoli, 12 Smith Street**.
- 2a. **Application No. 23-12** – on behalf of **Joe Di Cicco, 292 Cosey Beach Avenue**, East Haven, CT, Assessor's Map 020, Block 0008, Lot 002, R-3 District, requesting variances to Sections 25.1 (Schedule B, Line 9), 25.4 and 44.7, to locate 3.5' x 40' external covered staircase to a point 9 feet from the east side property line where 20 feet is required, and to allow an increase in lot coverage from 43.2% to 45.2% where 20% is the maximum allowed.
- 2b. Discussion and possible decision on **Application No. 23-12** – on behalf of **Joe Di Cicco, 292 Cosey Beach Avenue**.
- 3a. **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.

3b. Discussion and possible decision on **Application No. 23-10** – on behalf of **Leonard Fasano for Susan Vizziello, 198 Beach Avenue.**

4a. **Application No. 23-14** – on behalf of **Kenneth Warner and Sons for 210 Cosey Beach, LLC., 210 Cosey Beach Avenue**, East Haven, CT, Assessor's Map 030, Block 0215, Lot 010, R-1 District, requesting variances to Section 25.4.10 to locate an accessory structure 38.5 feet from the street line where 50 feet is required.

(No discussion tonight. Public hearing to be opened in July.)

5a. **Application No. 23-15** – on behalf of **Elsa Carrasco, 95 Main Street**, East Haven, CT, Assessor's Map 210, Block 2519, Lot 007, R-1 District, requesting variances to Sections 25.1, (Schedule B Line 7), 25.4 and 44.7 to locate portions of two dormers to a point 17.5 feet from the street line where 25 feet is required. Also, to raise the existing height of the house by 4 feet within the front yard setback area.

5b. Discussion and possible decision on **Application No. 23-15** – on behalf of **Elsa Carrasco, 95 Main Street.**

6a. **Application No. 23-16** – on behalf of **Attorney Timothy Lee for Joseph and Brandee McHale, 126 Morgan Avenue**, East Haven, CT, Assessor's Map 010, Block 0004, Lot 001, R-3 District, requesting variances to Sections 25.1, (Schedule B Lines 7, 8 and 12), 25.4, 25.4.3, 25.4.4, 44.7 and 44.11.1 to add a second story to an existing house that is to a point 23 feet from the street line where 35.5 feet is required, 9.9 feet from the east side property line, and 11.8 feet from the west side property line, each where 24 feet is required, on a lot that fails to meet the minimum size and frontage within an R-3 Zoning District. Also, to allow 44.6% of floor area on the lot where 40% is the maximum allowed.

6b. Discussion and possible decision on **Application No. 23-16** – on behalf of **Attorney Timothy Lee for Joseph and Brandee McHale, 126 Morgan Avenue.**

#### **IV. Adjournment**

Next scheduled Zoning Board of Appeals regular meeting: **Thursday, July 20, 2023 at 7:00 PM.**