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

Notice and Agenda of a Special Meeting

Thursday, August 24, 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. Minutes of the May 18, 2023 regular meeting.
2. Minutes of the July 20, 2023 regular meeting.

**III. Public Hearings and Deliberation Sessions**

- 1a. **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.

This application was withdrawn.

- 2a. **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.

This application will be continued to September 21. There will be no discussion.

- 3a. **Application No. 23-18** – on behalf of **Fernando Pastor for Andrew Koh, 35 Vernon Street**, East Haven, CT, Assessor’s Map 140, Block 1525, Lot 009, R-1 District, requesting variances to Sections 25.1 (Schedule B, Lines 7, 9 and 11), 25.4, 25.4.4, 25.5, 44.7 and 44.11 to locate a gazebo/trellis addition to a point 6.5 feet from the street line where 40 feet is required, to allow a house addition to a point 31.5 feet from the street line where 40 feet is required, and 8 feet from a side property line where 10 feet is required, and to allow a 3-foot height increase within the front setback area at a point 11 feet from the street line, and to allow an increase in lot coverage from 17.5% to 28.3% where 25% is the maximum lot coverage allowed.
- 3b. Discussion and possible decision on **Application No. 23-18** – on behalf of **Fernando Pastor for Andrew Koh, 35 Vernon Street**.
- 4a. **Application No. 23-19** – on behalf of **Christen Richard, 61 Henry Street**, East Haven, CT, Assessor’s Map 070, Block 0517, Lot 018, R-1 District, requesting variances to Sections 25.1 (Schedule B, Lines 1, 2, 3, 4, 8, 9, 11 and 12), 25.4, 44.7 and 44.11 to construct a house addition (with a 4’ x 10’ deck) on a nonconforming lot, to a point 2.4 feet from the south side property line, and 5 feet from the north side property line, each where 10 feet is required, and to a point 10.9 feet from the rear property line where 20 feet is required. Also, to allow an increase in lot coverage from 36.2% to 48.1% where 25% is the maximum lot coverage allowed. Also, to allow the existing floor area to increase from 37.1% to 51.6% where 50% is the maximum floor area allowed.
- 4b. Discussion and possible decision on **Application No. 23-19** – on behalf of **Christen Richard, 61 Henry Street**.
- 5a. **Application No. 23-20** – 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, 25.4.10.2 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.
- 5b. Discussion and possible decision on **Application No. 23-20** – on behalf of **Ralph Mauro, 8 Morgan Terrace**.
- 6a. **Application No. 23-21** - on behalf of **Ralph Mauro, 8 Morgan Terrace**, East Haven, CT, Assessor’s Map 010, Block 0003, Lot 015, R-3 District, a request to approve an application for a Coastal Area Management Site Plan Review to locate a single-family dwelling on a property within a coastal flood hazard area and

within a coastal hazard area, and near beaches, dunes, intertidal flats, shorelands and coastal waters.

- 6b. Discussion and possible decision on **Application No. 23-21** - on behalf of **Ralph Mauro, 8 Morgan Terrace (CAM)**
  
- 7a. **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.
  
- 7b. Discussion and possible decision on **Application No. 23-22** – on behalf of **Erik Wilson for 1090 North High Street, LLC., 1090 North High Street**.
  
- 8a. **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.
  
- 8b. Discussion and possible decision on **Application No. 23-23** – on behalf of **Gerald Paprocki, 60 Green Street**.

#### **IV. Adjournment**

Next scheduled Zoning Board of Appeals regular meeting: **Thursday, September 21, 2023 at 7:00pm.**