

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

A G E N D A

Regular Meeting

To Be Held Thursday, May 20, 2021 At 7:00 p.m.

In Person at East Haven Senior Center, 91 Taylor Avenue

And Via Zoom Videoconference and Conference Call

Zoom Meeting Information:

To participate and listen to the public hearings on the agenda from a computer, tablet, or smartphone use the following link:

<https://us02web.zoom.us/j/88661421563?pwd=VUpxd3NVT1MyZ3pLbEtxY1Y4NlNrdz09>

Meeting ID: 886 6142 1563

Meeting Passcode: 314632

If you do not have internet access, you can *DIAL IN* using your phone:

Dial In Number: +1 646 558 8656 US (New York)

TO THE RESIDENTS AND TAXPAYERS OF THE TOWN OF EAST HAVEN AND OTHER INTERESTED PARTIES:

Due to Governor Ned Lamont's March 10, 2020 declaration of a public health emergency and civil preparedness emergency and his subsequently issued Executive Orders; and, due to the spread of Coronavirus Disease 2019 in the State of Connecticut including New Haven County, in-person public access to this meeting will only be permitted with strict compliance with public gathering orders and guidelines, including required social distancing and use of face coverings. A videoconference link and conference call dial-in is provided below for those individuals who are unable to, or do not wish to, attend in person but would like to listen and/or participate in the meeting.

*****PLEASE NOTE:** All meeting materials related to the agenda items which have been distributed to the Board will be posted on the Town’s website at <https://www.townofeasthavenct.org/> (via the Agenda page for the Zoning Board of Appeals accessible through the “Minutes & Agendas” link on the website’s homepage) and will be available for viewing twenty-four (24) hours prior, during, and after the meeting. Members of the public who wish to submit materials relevant to the application/public hearing are encouraged to do so no later than 12:00 PM on Wednesday, May 19, 2021 for distribution to the Board and posting on the Town’s website.

AGENDA

I. Roll Call

II. Review and Action on Prior Meeting Minutes

1. Accept and approve the minutes of the May 4, 2021 special meeting.

III. Public Hearings

1. **Application No. 21-04 on behalf of Attorney Michael Ajello for 321 Sheperd Avenue, LLC., 396 Short Beach Road**, Assessor’s Map 130, Block 1517, Lot 007, R-2 District, requesting variances to sections 24.2 and 44.5 of the East Haven Zoning Regulations to allow the continuance of a retail package store use after 5 years of discontinuance in a zoning district where retail stores are not allowed.
2. **Application No. 21-05 on behalf of Robert Malavasi, 40 Catherine Street**, Assessor’s Map 20, Block 0213, Lot 007, R-1 District, requesting variances to sections 25.4 (Schedule B, Line 7) and 44.7 of the East Haven Zoning Regulations to allow for the 6.5-foot further encroachment into the front setback area to a point approximately 4 feet from the street line where 25 feet is required.
3. **Application No. 21-06 on behalf of Elien Olmos, 141 Highland Avenue**, Assessor’s Map 490, Block 6122, Lot 018, R-1 District, requesting variances to sections 25.4 (Schedule B, Line 7) and 44.7 of the East Haven Zoning Regulations to allow a 19’ x 20’ addition to a point 15 feet from the street line where 25 feet is required.

4. **Application No. 21-07 on behalf of JCB Investments, LLC, 1 Jamaica Court**, Assessor's Map 030, Block 0220, Lot 023, R-1 District, requesting variances to sections 25.4 (Schedule B, Line 7) and 44.7 of the East Haven Zoning Regulations zoning regulations to allow a 3.5' x 20' second story addition to a point 1 foot from a side property line where 10 feet is required.

IV. Deliberation Session

1. Discussion and possible decision on **Application No. 21-04** on behalf of Attorney Michael Ajello for 321 Sheperd Avenue, LLC., 396 Short Beach Avenue.
2. Discussion and possible decision on **Application No. 21-05** on behalf of Robert Malavasi, 40 Catherine Street.
3. Discussion and possible decision on **Application No. 21-06** on behalf of Elien Olmos, 141 Highland Avenue.
4. Discussion and possible decision on **Application No. 21-07** on behalf of JCB Investments, LLC, 1 Jamaica Court.

V. Adjournment

Next scheduled Zoning Board of Appeals regular meeting: **Thursday, June 17, 2021 at 7:00 PM.**