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

### Regular Meeting

Thursday, November 16, 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 October 19, 2023 regular meeting.

#### **III. Public Hearings and Deliberation Sessions**

- 1a. **Application No. 23-28** – 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 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.
- 1b. Discussion and possible decision on **Application No. 23-28**.

- 2a. **Application No. 23-29** – on behalf of Michael Hubbard, 44 David Drive, East Haven, CT, Assessor’s Map 430, Block 5231, Lot 003, R-2 District, requesting variances to Sections 25.1 (Schedule B, Lines 1, 2, 3, 4, 8 and 9), 44.7 and 44.11 of the East Haven Zoning Regulations to allow, on a nonconforming lot, the addition of a rear shed dormer on an existing house to a point 11 feet from the southeast side property line where 15 feet is required.
- 2b. Discussion and possible decision on **Application No. 23-29**.
- 3a. **Application No. 23-30** – on behalf of Alex Perez, 444 Foxon Road East Haven, CT, Assessor’s Map 470, Block 5932, Lot 008, R-3 District, requesting two use variances that require variances to Sections 24.1 (Schedule A, Line 27) and 24.2 of the East Haven Zoning Regulations to allow a hair salon and a dance studio to locate within two existing commercial spaces on a property within a zoning district where the uses are not allowed
- 3b. Discussion and possible decision on **Application No. 23-30**.

#### **IV. Approval of 2024 Meeting Schedule**

#### **V. Adjournment**

Next scheduled Zoning Board of Appeals regular meeting: **Thursday, January 18, 2024 at 7:00pm.**

**There is no scheduled meeting in December.**