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TOWN OF EAST HAVEN ZONING BOARD OF APPEALS

Regular Meeting

Thursday, March 21, 2024 at 7:00 p.m.

At the East Haven Senior Center, 91 Taylor Avenue

AMENDED AGENDA

I. Roll Call and Pledge of Allegiance

II. Review and Action on Prior Meeting Minutes

1. Minutes of the February 15, 2024 regular meeting.

III. Public Hearing and Deliberation Session

- 1a. **Application No. 24-01** – on behalf of Joel Cepeda, 54 Foxon Hill Road, East Haven, CT, Assessor's Map 500, Block 6225, Lot 008, R-4 District, requesting variances to Sections 24.2, 25.1 Schedule B (Line 3), 44.5, and 44.9 of the East Haven Zoning Regulations to allow a single-family dwelling to be converted to a two-family dwelling in a zoning district where two family dwellings are not allowed. (No discussion to take place. Continued to the April 18 meeting)
- 1b. Discussion and possible decision on **Application No. 24-01**.
- 2a. **Application No. 24-02** – on behalf of Michael Gigliotti, 850 Foxon Road, East Haven, CT, Assessor's Map 450, Block 5722, Lot 002, R-2 District, requesting variances to Sections 25.1 Schedule B (Line 9), 25.4 and 44.7 of the East Haven Zoning Regulations to allow a 32-

foot x 92-foot addition off the rear of a residentially-zoned commercial building to a point 12 feet from a side property line where 15 feet is required.

- 2b. Discussion and possible decision on **Application No. 24-02.**
- 3a. **Application No. 24-03** – on behalf of **Bryan Perno for Patricia Perno, 52 Francis Street**, East Haven, CT, Assessor’s Map 200, Block 2512, Lot 008, R-1 District, requesting variances to Sections 25.1 Schedule B (Lines 3,4 and 9), 25.4 and 44.11 of the East Haven Zoning Regulations to allow a 20-foot by 20-foot house addition to a point 8 feet, 9 inches from the south side property line where 10 feet is required.
- 3b. Discussion and possible decision on **Application No. 24-03.**
- 4a. **Application No. 24-04** – on behalf of **John B. Torello for Jasim and Monzu Uddin, 18 Highland Avenue**, East Haven, CT, Assessor’s Map 450, Block 5821, Lot 003, R-1 District, requesting variances to Sections 25.1 Schedule B (Lines 3 and 9), 25.4 and 44.11 of the East Haven Zoning Regulations, on a nonconforming lot, to allow a 20-foot by 24-foot house addition, to a point 5 feet from the south side property line where 10 feet is required.
- 4b. Discussion and possible decision on **Application No. 24-04.**
- 5a. **Appeal Hearing No. 23-32** - on behalf of **Attorney Ken Rozich for Adriana Mejia, 580 Laurel Street**. An appeal of a Cease-and-Desist Order regarding the nonconforming location of a swimming pool and shed.
- 5b. Discussion and possible decision on **Application No. 23-32.**

IV. Executive Session

- 1. Discuss the status of the pending litigation of **Brian Prinz vs. East Haven Board of Appeals** (Docket No. NNH-CV19-6090964-S), and possible action relating to same.

2. Consider whether to convene in Executive Discussion to discuss the status of the pending litigation of Brian Prinz vs. East Haven Board of Appeals (Docket No. NNH-CV19-6090964-S).

V. Adjournment

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