

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

**Special Meeting**

Thursday, November 4, 2021 At 7:00 p.m.

East Haven Senior Center, 91 Taylor Avenue

**AGENDA**

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

**II. Public Hearings**

1. **Application No. 21-29 on behalf of Nadia and Salvatore Sempieri, 15 Beachside Avenue,** East Haven, CT, Assessor's Map 060, Block 0407, Lot 017, PDD, requesting variances to sections 25.4 (Schedule B - Line 7), 25.4.13.3 and 25.4.13.6 of the East Haven Zoning Regulations to allow a swimming pool within a front yard where they are only allowed in rear yards. Also, to allow to a point 6 feet from the house foundation where 15 feet is required.
2. **Application No. 21-32 on behalf of Richard Delbuono, 141 Harrington Avenue,** East Haven, CT, Assessor's Map 230, Block 3007, Lot 007, R-1 District, requesting a variance to section 25.2 of the East Haven Zoning Regulations to create a new, rectangular lot that is 6,379.9 square feet in area where 7,200 square feet is the minimum lot size required.
3. **Application No. 21-33 on behalf of Robert Celentano, 21 Jamaica Court,** East Haven, CT, Assessor's Map 030, Block 0220, Lot 027, R-1 District, requesting variances to sections 25.4 (Schedule B – Line 9) of the East Haven Zoning Regulations to elevate a roofline where the existing house is to a point 6 from the north side property line where 10 feet is required, and to a point 5 feet from the south side property line where 10 feet is required.

**III. Deliberation Session**

1. Discussion and possible decision on **Application No. 21-29 on behalf of Nadia and Salvatore Sempieri, 15 Beachside Avenue.**
2. Discussion and possible decision on **Application No. 21-32 on behalf of Richard Delbuono, 141 Harrington Avenue.**
3. Discussion and possible decision on **Application No. 21-33 on behalf of Robert Celentano, 21 Jamaica Court.**

**4. Adjournment**

Next scheduled Zoning Board of Appeals regular meeting: **Thursday, November 18, 2021 at 7:00 PM.**