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TOWN OF EAST HAVEN ZONING BOARD OF APPEALS

Regular Meeting

Thursday, January 18, 2024 at 7:00 p.m.

At the East Haven Senior Center, 91 Taylor Avenue

AGENDA - AMENDED

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
3. Minutes of November 16 regular meeting

III. Public Hearings and Deliberation Sessions

- 1a. **Application No. 23-31** – on behalf of **Ronald Denuzzo for 218 Beach Ave, LLC, 218 Beach Avenue**, East Haven, CT, Assessor's Map 010, Block 0105, Lot 009, R-3 District, requesting variances to Sections 25.1 (Lines 1, 2, 3, 4 and 9), 25.2, 25.4, 44.7 and 44.11, to allow a shed dormer to come to a point 6 feet from the east side property line where 20 feet is required, and 17 feet from the west side property line where 20 feet is required.
- 1b. Discussion and possible decision on **Application No. 23-31**.
- 2a. **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.

- 2b. Discussion and possible decision on the Appeal.

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, February 15, 2024 at 7:00pm.**