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TOWN OF EAST HAVEN ZONING BOARD OF APPEALS
ACTIONS AND DECISIONS

The East Haven Zoning Board of Appeals hereby gives notice of the Actions and Decisions from its Regular Meeting held on Thursday, November 16, 2023 at 7:00 PM, duly noticed, at the East Haven Senior Center, 91 Taylor Avenue:

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. APPROVED with conditions

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. APPROVED

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. APPROVED

Review of proposed 2024 Meeting Schedule. APPROVED