



**AGENDA
ZONING BOARD OF APPEALS
REGULAR MEETING
October 23, 2023
7:00 PM - Council Chambers**

https://www.youtube.com/live/dig2ldT06QE?si=lqeKBKVcrq6d_Ryx

1 CALL TO ORDER

2 PLEDGE OF ALLEGIANCE

3 ROLL CALL

4 FIRE EVACUATION ANNOUNCEMENT

5 TOWN ATTORNEY REPORT

6 OLD BUSINESS

Legal Notice

1. **ZBA# 2023-06-13 – 504 Hazard Ave** – Appeal of Zoning Enforcement Officer's Cease and Desist Order of Section 12.20- Enforcement & Administration; Michael McManus, Applicant; 504 Hazard, LLC, Owner; Map 92/Lot 63; I-1 Zone
2. **ZBA# 2023-06-20 – 78 Brainard Road** – Appeal of Zoning Enforcement Officer's Cease & Desist Order of Section 4.20- Use Requirements § 4.40.5- Home Occupations/Home Professional Offices; Kevin Ferguson, Applicant/Owner; Map 36/Lot 293; R-33 Zone

7 NEW BUSINESS

Legal Notice

1. **ZBA# 2023-08-30 – 78 Raffia Rd** – Application seeking relief from Section 3.30.7.iii- Accessory Buildings and Section 4.10.3 – Special Requirements for Legal Non-Conforming Lots under 33,000 square feet; Steven P Denis and Yaritza Concepcion, Applicant/Owner; Map 67/Lot 111; R-33 Zone
2. **ZBA 2023-10-05- 10 Wheeler Drive-** Appeal of Zoning Enforcement Officer's Cease and Desist order of sections 3.00.1, 4.10.3 and 8.40.2- Daniel Smith, Applicant/Owner; Map 80, Lot 165, R-33 Zone
3. **ZBA 2023-10-12 – 566 & 588 Enfield St.** Application seeking relief of sections 5.10, 10.10.6. c. i, 10.10.7.A.vi, and 10.107.B for the expansion of a parking lot into adjacent town property, Town of Enfield, Owner/Applicant; Map 33, lot 1 & 2; R-33 and BL Zones

8 MINUTES OF PRECEDING MEETINGS

- **July 24. 2023**

- 9 CORRESPONDENCE/STAFF REPORT
- 10 OTHER BUSINESS
- 11 ADJOURNMENT

The next regular meeting of the Zoning Board of Appeals is November 27, 2023

Note: All Application materials and information are available for view in the Enfield Planning Office or online at <https://www.enfield-ct.gov/711/Zoning-Board-of-Appeals>
