



**AGENDA
ZONING BOARD OF APPEALS
REGULAR MEETING
May 19, 2025
7:00 PM - Town Hall - Scitico Room
820 Enfield St, Enfield, CT**

1. CALL TO ORDER

2. FIRE EVACUATION ANNOUNCEMENT

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

5. OLD BUSINESS

A. Legal Notice

B. Motion to Approve Stipulated Agreement - Jarmoc Real Estate LLC v. Zoning Board of Appeals of the Town of Enfield, Docket number LND-HHD-CV23-6168303-S (147 Abbe Road)

6. NEW BUSINESS

A. Legal Notice

B. **ZBA# 2025-05-01 - 47 Wheeler Drive** - Application for a variance seeking relief of Front Yard Setback requirement under Section 4.10.3; Justin Lebrun, Owner/Applicant; Map 80/Lot 133; R-33 Zone

C. **ZBA# 2025-05-02 - 47 Wheeler Drive** - Appeal of Zoning Officer's Notice of Violation of Sections 3.30.12, 4.10, and 3.30.13; Justin LeBrun, Owner/Applicant; Map 80/Lot 133; R-33 Zone

7. APPROVAL OF MINUTES

A. April 28, 2025

8. CORRESPONDENCE/STAFF REPORT

9. OTHER BUSINESS

10. TOWN ATTORNEY REPORT

A. April 30, 2025

11. EXECUTIVE SESSION

12. ADJOURNMENT