

## **ZONING BOARD OF APPEALS**

August 21, 2014

### **TO MEMBERS:**

Robert F. Hannon, Chairman  
Caren M. Genovese, Vice Chairman  
Donald F. Clark, Secretary  
Joseph P. Villano  
Joel I. Rudikoff

William D. O'Hare Alternate  
Jacob M. Piekarski, Alternate  
Robert Lockery, Alternate

### **TOWN PERSONNEL:**

Alan A. Fredricksen, Land Use Administrator

## **AGENDA**

There will be a meeting of the Zoning Board of Appeals on Thursday, August 21, 2014, at the **North Haven Memorial Library, 17 Elm Street, in the Community Room** at 7:30 PM to consider the following applications:

### **PUBLIC HEARINGS:**

1. #14-17 Application of Patricia E. Dotson, Applicant and Owner, relative to 486 Clintonville Road, (Map 69, Lot 69) per Section 2.1.1.1, requesting a variance to permit the temporary use of an existing accessory building as a second single family dwelling on a single residential lot. R-40 Zoning District.
2. #14-18 Application of Phane Realty, LLC, Applicant and Owner, relative to 455 Sackett Point Road, (Map 35, Lot 23) per Section 5.1.2, requesting a front yard variance of 36' to permit a front yard setback of 39' where 75' is required and requesting a side yard variance of 12' to permit a side yard setback of 8' where 20' is required and requesting a maximum building coverage variance of 24.6% to permit a building coverage of 59.6% where a maximum of 35% is permitted and per Section 8.3.3.1 requesting an approval to enlarge an existing, non-conforming building. IL-30 Zoning District.

3. #14-19 Application of Hunter Smith Architect, Applicant, Margaret Halpen, Owner, relative to 1140 Hartford Turnpike, (Map 42, Lot 76) per Section 2.1.1.9 requesting a side yard variance of 5' to permit a side yard setback of 13' where 18' is required and requesting an aggregate side yard variance of 5' to permit an aggregate side yard setback of 25' where 30' is required. R-20 Zoning District.
4. #14-20 Application of Berchem, Moses & Devlin, P.C., Applicant, Hawthorne Realty, LLC, Owner, relative to 333 State Street, (Map 35, Lot 1) requesting a front yard setback variance of 59' to permit a front yard setback of 16' where 75' is required. IL-30 Zoning District.
5. #14-21 Application of Cumberland Farms, Inc., Applicant, Sal's Café & Vic's Pizza LLC, Owner, relative to 249 State Street, (Map 43, Lot 37) per Section 8.8.7.2 (3) requesting a sign setback variance of 12' to permit a front yard sign setback of 13' where 25' is required and requesting an aggregate girth variance of 6' to permit sign support posts having an aggregate girth of 12' where a maximum of 6' is permitted. IL-30 Zoning District.

**EXECUTIVE SESSION:**

6. To discuss the status of the pending litigation and proposed Motion to Approve Settlement in Carmen C. Alvarado v. North Haven Zoning Board of Appeals, and possible action relating to same. A copy of the Motion to Approve Settlement is on file at the Town Clerk's Office. The public will be invited to comment on the Motion to Approve Settlement.
7. To consider whether to convene in executive session to discuss the status of pending litigation and proposed Motion to Approve Settlement in Carmen C. Alvarado v. North Haven Zoning Board of Appeals. A copy of the Motion to Approve Settlement is on file at the Town Clerk's Office.

**DELIBERATION SESSION:** #14-17, 486 Clintonville Road  
 #14-18, 455 Sackett Point Road  
 #14-19, 1140 Hartford Turnpike  
 #14-20, 333 State Street  
 #14-21, 249 State Street

**OTHER:** None

**CORRESPONDENCE:** None

**MINUTES:** July 17, 2014

**ADJOURN:**