

APPROVED 11/18/10
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS

Meeting of the Zoning Board of Appeals held on Thursday, October 21, 2010 at the Mildred A. Wakeley Community & Recreation Center, 7 Linsley Street, in Room #2 at 7:30 PM.

MEMBERS PRESENT:

Robert F. Hannon, Chairman
Caren M. Genovese, Vice Chairman
Donald F. Clark, Secretary
Joseph P. Villano
Mary Jane Mulligan, Alternate
Cheryl A. Juniewicz, Alternate

MEMBERS ABSENT:

Joseph A. Cappucci
Robert E. Martin, Alternate

TOWN PERSONNEL:

Alan A. Fredricksen, Land Use Administrator

OTHERS PRESENT:

Mary Lee Rydzewski, Public Stenographer
Sandi Lion, Clerk

AGENDA:

Mr. Hannon, Chairman, opened the meeting at 7:34 PM and introduced the members of the Board, the Town staff, the stenographer and clerk. He then explained that under the Connecticut State Statutes for an appeal request to be approved, the applicant needs a minimum of four (4) Board members to concur. Mr. Hannon stated that applications #09-15, 48 Giles Road, and #10-19, 44 Scrub Oak Road, are postponed to the November 18, 2010 meeting.

1. #09-15 Application of Locust Realty Associates, LLC, Owner and Applicant, relative to 48 Giles Avenue, (Map 28, Lot 13), Appeal of a Cease & Desist Order of the Zoning Enforcement Officer. IG-80 Zoning District.

This application is postponed to the November 18, 2010 meeting.

2. #10-19 Application of Alexander J. Karacsonyi, Owner and Applicant, relative to 44 Scrub Oak Road, (Map 101, Lot 86), per Section 2.1.1.9, requesting a 15' rear yard variance to allow a rear yard of 10' where 25' is required and per Section 8.13.2.2.2 requesting a variance of 369 square feet to allow an 897 square feet detached garage where 528 square feet is permitted. R-20 Zoning District.

This application is postponed to the November 18, 2010 meeting.

3. #10-20 Application of David Cronin, Owner and Applicant, relative to 38 Park Road, (Map 85, Lot 86), per Section 2.1.1.9, requesting a 7' front yard variance to allow a front yard setback of 18' where 25' is required. R-12 Zoning District.

Mr. David Cronin, owner and applicant, presented the application to build a front enclosed 7' x 10'-9" entryway. The Board asked questions and Mr. Cronin responded.

Mr. Clark read a letter dated October 13, 2010 from Mr. Cronin's neighbor, Richard Astorino, 46 Park Road, in favor of the variance, exhibit A.

DELIBERATION SESSION:

PUBLIC HEARINGS:

1. #10-20 Application of David Cronin, Applicant and Owner, relative to 38 Park Road.

Mrs. Mulligan moved to approve the application; Mr. Clark seconded the motion. The Commission voted as follows:

Hannon – aye Genovese – aye Clark – aye Villano – aye Mulligan - aye

In approving the application the Board stated the following:

1. The variance request is reasonable.
2. The hardship is the Americans with Disabilities Act.
3. The variance is limited to this proposed approximately 7'x10'-9" front entry addition only.

OTHER: None

CEASE AND DESIST ORDERS:

Mr. Fredricksen, Land Use Administrator, outlined current zoning violations with the Board.

Sign violation notices were sent to the following businesses:

- 344 Washington Avenue, World Class Tae Kwon Do
- 344 Washington Avenue, Suchi Kame
- 344 Washington Avenue, G. Salon
- 344 Washington Avenue, Blimpies
- 267 Washington Avenue

MINUTES:

September 16, 2010

Mr. Villano moved to approve the minutes of the September 16, 2010 meeting; Mrs. Genovese seconded the motion; the Board members voted as follows:

Hannon – aye Genovese – aye Clark – aye Villano – aye Mulligan- aye

CORRESPONDENCE: None

ADJOURN:

There being no further business, Mrs. Genovese moved to adjourn; Mr. Villano seconded the motion; the Board unanimously approved the motion. The meeting was adjourned at 8:50 PM.