

**APPROVED 1-17-13**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**ZONING BOARD OF APPEALS**

A meeting of the Zoning Board of Appeals was held on Thursday, December 20, 2012 at the North Haven Memorial Library, 17 Elm Street, in the Community Room at 7:30 PM.

**MEMBERS PRESENT:**

Robert F. Hannon, Chairman  
Caren M. Genovese, Vice Chairman  
Donald F. Clark, Secretary  
Joseph A. Cappucci  
William D. O'Hare, Alternate, sitting for Joseph P. Villano  
Jacob M. Piekarski, Alternate

**MEMBERS ABSENT:**

Joseph P. Villano

**TOWN PERSONNEL:**

Alan A. Fredricksen, Land Use Administrator  
Arthur M. Hausman, Zoning Enforcement Officer

**OTHERS PRESENT:**

Mary Lee Rydzewski, Public Stenographer  
Sandra Lion, Clerk

**AGENDA:**

Mr. Hannon, Chairman, opened the meeting at 7:31 PM and introduced the members of the Board, the Town staff, the stenographer and clerk. Then, he 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 application #12-26, 5 Ridgewood Avenue, is postponed to the January 17, 2013 meeting.

**PUBLIC HEARINGS:**

1. #12-26 Application of Carmen C. Alvarado, Owner and Applicant, relative to 5 Ridgewood Avenue, (Map 25, Lot 63), per Section 8.6.2.1, requesting a fence height variance of 3' to permit a 6' high fence in a front yard where 3' is permitted. R-12 Zoning District.

This application has been postponed to the January 17, 2013.

2. #12-27 Application of Norman S. Andrews, Applicant, Margery M. Andrews, Owner, relative to 1471 Ridge Road, (Map 50, Lot 112), per Section 2.1.1.9, requesting a rear yard variance of 8' to allow a rear yard setback of 17' where 25' is required. R-20 Zoning District.

Mr. Norman Andrews, owner, presented the application for a rear yard variance of 8' to allow a rear yard setback of 17' where 25' is required for a rear addition with a 3' overhang. Mr. Fredricksen, Land Use Administrator addressed the Board regarding a previous approved variance for this address. The Board suggested to rescind the previous variance approval. The Board asked questions and Mr. Andrews and Mr. Fredricksen responded.

Mr. Hannon asked for public comment. There being no public comment, the Public Hearing was closed.

**DELIBERATION SESSION:**

**PUBLIC HEARINGS:**

1. #12-27 Application of Norman S. Andrews, Applicant, Margery M. Andrews, Owner, relative to 1471 Ridge Road.

Mrs. Genovese moved to approve the application for this proposed addition only and to rescind the previously approved variance; Mr. Cappucci seconded the motion. The Commission voted as follows:

Hannon – aye Genovese – aye Clark – aye Cappucci – aye O'Hare - aye

In approving the application, the Board stated the following:

1. The request is reasonable.
2. The hardship is the handicapped access requirement.

The application was approved.

**OTHER:** None

**CEASE AND DESIST ORDERS:** None

**CORRESPONDENCE:** None

**MINUTES:**

November 15, 2012

Mr. Clark moved to approve the minutes of the November 15, 2012 meeting; Mr. O'Hare seconded the motion. The Board voted as follows:

Hannon – aye Genovese – aye Clark – aye Villano – aye O'Hare - aye

**ADJOURN:**

There being no further business, Mr. O'Hare moved to adjourn; Mr. Clark seconded the motion; the Board unanimously approved the motion. The meeting was adjourned at 8:44 PM.