

**APPROVED 4-18-13
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS**

A meeting of the Zoning Board of Appeals was held on Thursday, February 21, 2013 at the Mildred A. Wakeley Community and Recreation Center in Room #2 at 7:30 PM.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Caren M. Genovese, Vice Chairman

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.

PUBLIC HEARINGS:

Mr. Clark read the call for the Public Hearing.

1. #13-04 Application of Michael Onnembo, Owner and Applicant, relative to 20 Saint John Street, (Map 60, Lot 148), per Section 2.1.1.9, requesting a front yard variance of 2' to permit a front yard setback of 48' where 50' is required, and requesting a side yard variance of 1' to permit a side yard setback of 9' where 10' is required, and requesting an aggregate side yard setback variance of 4' to permit an aggregate side yard of 26' where 30' is required. R-20 Zoning District.

Mr. Michael Onnembo, owner and applicant, presented the application to permit the construction of an attached garage. He submitted a drawing of the addition, Exhibit A. Then he further described the addition and answered questions from the Board.

Mr. Hannon asked for public comment.

Public comment:

1. Sally Buemi, 26 Saint John Street, spoke in support of the application.

There being no further public comment, the Public Hearing was closed.

DELIBERATION SESSION:

PUBLIC HEARINGS:

1. #13-04 Application of Michael Onnembo, Owner and Applicant, relative to 20 Saint John Street.

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

Hannon – aye Clark – aye Villano – aye O’Hare – aye Piekarski – aye

The application was approved.

In approving the application, the Board stated the following:

1. The house predates zoning.
2. The hardship is the contour of the property.

OTHER: None

CEASE AND DESIST ORDERS:

Mr. Arthur Hausman, Zoning Enforcement Officer, outlined current zoning violations with the Board.

-81 Old Broadway West – construction of an addition without zoning approval.

-55 Coventry Circle – outdoor storage of unsightly materials.

CORRESPONDENCE: -Connecticut Federation of Planning & Zoning Agencies
Newsletter, Winter 2013

-Code of Ethics Acknowledgement Form

MINUTES:

January 17, 2013

Mr. Villano moved to approve the minutes of the January 17, 2013 meeting; Mr. O’Hare seconded the motion. The Board voted as follows:

Hannon – aye Clark – aye Villano – aye O’Hare – aye

ADJOURN:

There being no further business, Mr. Clark moved to adjourn; Mr. Villano seconded the motion; the Board unanimously approved the motion. The meeting was adjourned at 7:50 PM.