

**APPROVED 12-19-13
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS**

A meeting of the Zoning Board of Appeals was held on Thursday, November 21, 2013 at the North Haven Memorial Library, 17 Elm Street, in the Community Room at 7:30 PM.

MEMBERS PRESENT:

Robert F. Hannon, Chairman
Joseph P. Villano
Joel I. Rudikoff
William D. O'Hare, Alternate, sitting for Donald F. Clark
Jacob M. Piekarski, Alternate, sitting Caren M. Genovese
Michelle L. Bonora, Alternate

MEMBERS ABSENT:

Caren M. Genovese, Vice Chairman
Donald F. Clark, Secretary

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 7:32 PM and introduced the members of the Board, the Town staff, the stenographer and clerk. 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. Rudikoff, Acting Secretary, read the call for the first Public Hearing.

1. #13-18 Application of Melissa & Todd Hall, Applicants and Owners, relative to 1171 Hartford Turnpike, (Map 43, Lot 14) per Section 2.1.1.9 requesting a side yard variance of 6.6' to permit a side yard setback of 11.6' where 18.2' is required and requesting an aggregate side yard variance of 6.6' to permit an aggregate side yard of 23.4' where 30' is required. R-20 Zoning District.

Mr. Todd Hall, applicant and owner, presented the application requesting a side yard of 11.6' where 18.2' is required and an aggregate side yard of 23.4' where 30' is required to construct a 22' x 24' two car garage. The Board asked questions and Mr. Hall responded.

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

Mr. Rudikoff, Acting Secretary, read the call for the second Public Hearing.

2. #13-19 Application of Juanita B. Davis, Applicant and Owner, relative to 141 Elm Street, (Map 52, Lot 39) per Section 2.1.1.9 requesting a side yard variance of 8' to permit a side yard setback of 2' where 10' is required. R-20 Zoning District.

Ms. Juanita Davis, applicant and owner, presented the application to permit a side yard variance of 2' where 10' is required for an existing carport. The Board asked questions and Ms. Davis responded.

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

DELIBERATION SESSION:

1. #13-18 Application of Melissa & Todd Hall, Applicants and Owners, relative to 1171 Hartford Turnpike.

Mr. Villano moved to approve the application limited to the proposed work of this 22' x 24' garage with one floor only; Mr. Rudikoff seconded the motion. The Board voted as follows:

Hannon – aye Villano – aye Rudikoff – aye O'Hare – aye Piekarski - aye

The application was approved.

In approving the application, the Board stated the following:

1. The restriction of location for the garage is the hardship.
2. The addition conforms with the neighborhood.
3. There was no opposition from neighbors.
4. The variance is limited to this proposed 22' x 24' garage only.

2. #13-19 Application of Juanita B. Davis, Applicant and Owner, relative to 141 Elm Street.

Mr. Villano moved to approve the application with an open carport only; Mr. Piekarski seconded the motion. The Board voted as follows:

Hannon – aye Villano – aye Rudikoff – aye O'Hare – aye Piekarski – aye

The application was approved.

In approving the application, the Board stated the following:

1. The varaince is limited to a carport with open sides and restricted to this proposal only.
2. There was no opposition from neighbors.

OTHER: None

CORRESPONDENCE: - Cease & Desist Orders – (7 total) Mr. Hausman discussed current violations with the Board.
- 2014 Meeting Dates
- 7 Fairy Glen Road, Letter

MINUTES:

October 17, 2013

Mr. Rudikoff moved to approve the minutes of the October 17, 2013 meeting; Mr. Villano seconded the motion. The Board voted as follows:

Hannon – aye Villano – aye Rudikoff – aye O’Hare – aye Bonora - aye

ADJOURN:

There being no further business, Mr. Villano moved to adjourn; Mr. O’Hare seconded the motion; the Board unanimously approved the motion. The meeting was adjourned at 7:55 PM.