

**APPROVED 12-18-14**  
**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 20, 2014 at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in Room #1 at 7:30 PM.

**MEMBERS PRESENT:**

Robert F. Hannon, Chairman  
Caren M. Genovese, Vice Chairman  
Donald F. Clark, Secretary  
Joseph P. Villano  
William D. O'Hare, Alternate, sitting for Joel I. Rudikoff

**MEMBERS ABSENT:**

Joel I. Rudikoff  
Jacob M. Piekarski, Alternate  
Robert A. Lockery, Alternate

**TOWN PERSONNEL:**

Alan A. Fredricksen, Land Use Administrator

**OTHERS PRESENT:**

Mary Lee Rydzewski, Public Stenographer  
Sandra Lion, Clerk

**AGENDA:**

Mr. Hannon, Chairman, opened the meeting at 7:30 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. #14-22 Application of Chris & Wendy Sherman, Applicants & Owners, relative to 1 North Gate Lane, (Map 89, Lot 24) per Section 2.1.1.9, requesting a front yard setback variance of 16.77' to permit a front yard setback of 33.23' where 50' is required. R-40 Zoning District.

Mr. Michael Wysoczanski, Architect, and Christopher and Wendy Sherman, owners, presented the application to permit a front yard setback of 33.23' where 50' is required for the construction of a two car garage. The applicant plans to enclose the existing garage to create a family room and breezeway and to construct a new two car garage. Mr. Sherman submitted photographs of the addition, Exhibits, A, B and C. The Board asked questions and Mr. Sherman responded.

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

**DELIBERATION SESSION:**

1. #14-22 Application of Chris & Wendy Sherman, Applicants & Owners, relative to 1 North Gate Lane.

Mrs. Genovese moved to approve the application; Mr. Villano seconded the motion. The Board voted as follows:

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

The application was approved.

In approving the application, the Board stated the following:

1. The variance is limited to the work of this proposal (corner of garage only) with no second floor.
2. The hardship is the septic system located in the rear of the property, the location of the existing pool and having two front yards.

**CORRESPONDENCE:** Cease & Desist Order (1)

Mr. Fredricksen reviewed the correspondence with the Commission.

**MINUTES:**

October 16, 2014

Mr. Clark moved to approve the October 16, 2014 minutes; Mr. Villano seconded the motion. The Board voted as follows:

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

**ADJOURN:**

There being no further business, Mrs. Genovese moved to adjourn; Mr. Clark seconded the motion; the Board unanimously approved the motion. The meeting was adjourned at 7:47 PM.