

**APPROVED 4-16-15**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**ZONING BOARD OF APPEALS**

A meeting of the Zoning Board of Appeals was held on Thursday, March 19, 2015 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  
Joel I. Rudikoff  
Jacob M. Piekarski, Alternate  
Robert A. Lockery, Alternate

**MEMBERS ABSENT:**

William D. O'Hare, Alternate

**TOWN PERSONNEL:**

Alan A. Fredricksen, Land Use Administrator  
Sandra Lion, Clerk

**OTHERS PRESENT:**

Mary Lee Rydzewski, Public Stenographer

**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:**

1. #14-24 Application of Mena Masry, Applicant, North Haven Realty LLC, Owner, relative to 490 Washington Avenue, (Map 90, Lot 21) appealing the Cease and Desist Order of the Zoning Enforcement Officer, dated October 14, 2014. CB-40 Zoning District.

Mrs. Genovese moved to deny the application without prejudice due to the applicant not appearing at several meetings and not notifying abutting neighbors; Mr. Rudikoff seconded the motion.

Hannon – aye Genovese – aye Clark – aye Villano – aye Rudikoff – aye

Mr. Clark read the call for the Public Hearing.

1. #15-01 Application of Kin Cheung, Owner and Applicant, relative to 250 Quinnipiac Avenue, (Map 17, Lot 6) per section 8.6.2.4 requesting a fence height variance of 3' to permit a 6' high fence in a front yard where 3' is permitted. IL-30 Zoning District.

Mr. Kin Cheung, owner and applicant, and Cindy Cheung, daughter, presented the application to permit a 6' high fence in a front yard where only 3' is allowed. Mr. Cheung stated that he would like to keep the fence for privacy. No fence permit was obtained and it appears to have been constructed too close to the street. The Board asked questions and Mr. Cheung and Cindy Cheung responded.

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

**DELIBERATION SESSION:**

**PUBLIC HEARINGS:**

1. #15-01 Application of Kin Cheung, Owner and Applicant, relative to 250 Quinnipiac Avenue.

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

Hannon – nay Genovese – nay Clark – nay Villano – nay Rudikoff – nay

The application was denied.

In denying the application, the Board stated the following:

1. No hardship was found.

**CORRESPONDENCE:** None

**MINUTES:**

January 22, 2015

Mr. Clark moved to approve the January 22, 2015 minutes; Mr. Villano seconded the motion. The Board voted as follows:

Hannon – aye Genovese – aye Clark – aye Villano – aye Piekarski – aye

**ADJOURN:**

There being no further business, Mr. Rudikoff moved to adjourn; Mr. Clark seconded the motion; the Board unanimously approved the motion. The meeting was adjourned at 7:56 PM.