

APPROVED 5-21-15
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS

A meeting of the Zoning Board of Appeals was held on Thursday, April 16, 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
Robert A. Lockery, Alternate
William D. O'Hare, Alternate, left at 7:43 p.m.

MEMBERS ABSENT:

Jacob M. Piekarski, Alternate

TOWN PERSONNEL:

Alan A. Fredricksen, Land Use Administrator
Laura A. Magaraci, Zoning Enforcement Officer
Sandra Lion, Clerk

OTHERS PRESENT:

Mary Lee Rydzewski, Public Stenographer

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.

A2-SURVEY WAIVER:

1. #A2W-15-02 Application of Jennifer Stevens, Applicant, Gerald Raccio, Owner, relative to 2075 Whitney Avenue, (Map 41, Lot 296), seeking a waiver of the A-2 survey application requirement. R-12 Zoning District.

Attorney John Parese, representing the applicant, presented the application for a waiver of the A-2 survey application requirement to permit a sign in a front yard. Attorney Parese stated that an A-2 survey will not be helpful when acting on the variance application. Mr. Hannon asked how far from the street the free standing sign would be installed and without a survey the Board felt it would be difficult to determine. Mr. Fredricksen stated that lawn signs are not permitted

in front yards of residential areas only a one square foot sign attached to the building is allowed. The Board asked a few more questions and Attorney Parese responded.

PUBLIC HEARINGS:

Mr. Clark read the call for the Public Hearing.

1. #15-02 Application of Edward St. George, Applicant and Owner, relative to 94 Rimmon Road, (Map 63, Lot 37) per section 2.1.1.9, requesting a front yard variance of 14’ to permit a front yard setback of 36’ where 50’ is required. R-40 Zoning District.

Mr. Edward St. George, applicant and owner, presented the application to permit a front yard setback of 36’ where 50’ is required for an addition. The house predates zoning regulations. The Board asked questions and Mr. St. George responded.

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

DELIBERATION SESSION:

A2-SURVEY WAIVER:

1. #A2W-15-02 Application of Jennifer Stevens, Applicant, Gerald Raccio, Owner, relative to 2075 Whitney Avenue.

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

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

The application was approved.

PUBLIC HEARINGS:

1. #15-02 Application of Edward St. George, Applicant and Owner, relative to 94 Rimmon Road. The Board voted as follows:

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

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

The application was approved.

In approving the application, the Board stated the following:

1. The house predates the zoning regulations.
2. The variance is limited to the work of this proposed addition only.
3. The septic system, located in the rear of the property, limits where the addition can be built.

CORRESPONDENCE: None

MINUTES:

March 19, 2015

Mr. Villano moved to approve the March 19, 2015 minutes; Mrs. Genovese seconded the motion. The Board voted as follows:

Hannon – aye Genovese – aye Clark – aye Villano – aye Rudikoff – 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 7:50 PM.