

APPROVED 7-18-19
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 21, 2019 at the Mildred A. Wakeley Community & Recreation Center, 7 Linsley Street, in Room #2 at 7:30 PM.

MEMBERS PRESENT:

Donald F. Clark, Acting Chairman
Joseph P. Villano
A.J. Wambolt
Quick, Kenneth, Alternate, Acting Secretary

MEMBERS ABSENT:

Robert F. Hannon, Chairman
Caren M. Genovese, Vice Chairman
Andy Gorry, Alternate
Carolyn A. Yaccarino, Alternate

TOWN PERSONNEL:

Alan A. Fredricksen, Land Use Administrator
Leslie Carney, Clerk

OTHERS PRESENT:

Mary Lee Rydzewski, Court Reporter

AGENDA:

Mr. Clark, Acting Chairman, opened the meeting at 7:30 PM and introduced the members of the Board, the Town staff, and the Court Reporter. He then 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. The applicant was given the option to present next month, due to the presence of only 4 Board Members. The applicant made the decision to go ahead with the presentation at this meeting.

PUBLIC HEARING:

Mr. Quick read the call for the Public Hearing:

1. #19-03 Application of Gary and Nicole Golia, Applicants & Owners, relative to 130 Standish Avenue, (Map 53, Lot 51), per Section 8.6.2.1, requesting a fence height variance of 3' to permit a fence height of 6' in a front yard where 3' is permitted. R-12 Zoning District.

Nicole and Gary Golia presented the application requesting a fence height variance of 3' to permit a fence height of 6' where 3' is permitted. They stated that they intend to install a new fence on their property which will be placed in the exact same location as the existing fence. They stated that the new fence is needed to give their children a safe place to play due to the shape of their existing lot. Mr. Golia then presented the following exhibits; Exhibit A; fence drawing, Exhibit B; aerial map of their lot, Exhibit C; letter from neighbor in favor of the fence, Exhibit D; letter from neighbor in favor of the fence, and Exhibit E; letter from neighbor in favor of the fence.

Mr. Clark asked for public comment.

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

DELIBERATION SESSION:

PUBLIC HEARING:

1. #19-03 Application of Gary and Nicole Golia, Applicants & Owners, relative to 130 Standish Avenue, (Map 53, Lot 51), per Section 8.6.2.1, requesting a fence height variance of 3' to permit a fence height of 6' in a front yard where 3' is permitted. R-12 Zoning District.

Mr. Wambolt moved to approve the application; Mr. Villano seconded the motion. The board voted as follows;

Clark – aye Villano – aye Wambolt – aye Quick – aye

In approving the application, the Board stated the following:

1. The unusual shape of the lot is the hardship.
2. The property pre dates zoning.
3. The fence variance is limited to the fence shown on the drawing labeled Exhibit A.

OTHER: None

ENFORCEMENT ACTIONS: None

CORRESPONDENCE: None

MINUTES:

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Mr. Clark moved to approve the 21 February 2019 meeting minutes; Mr. Quick seconded the motion. The Board voted as follows:

Clark – aye Wambolt – aye Quick– 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 7:43 pm.