

Date of Receipt
Fee and Date Paid

File Number
Date Decision Published

TOWN OF NORTH HAVEN -- ZONING BOARD OF APPEALS

(Application fees shall be based upon the number of categories indicated)

Submit one (1) application form and 10 copies of plot plans and other supporting documentation

48 Brackett Farm Rd. North Haven CT. 06473
(ADDRESS OF BUILDING AND BLOCK MAP, BLOCK & LOT NUMBER) M90 014
Lot 049

R40
ZONE

N/A
PREVIOUS VARIANCE(S)/DATE

CATEGORIES: (THIS APPLICATION IS FOR)

I. An application for a variance of the zoning regulations

Cite the regulation

Statement of requested variance

2.1.1.9

Requesting a front yard variance of 4.6' to permit
a 45.4' setback where 50' is required for construction of
open front porch with roof.

Cite the regulation

Statement of requested variance

Statement of the hardship that results in the request for a variance (attach additional page if needed)

My house is on a corner and as such needs to meet 2-50' setbacks. Lot is
undersized and non-conforming (House has tree front yards)

II. _____ An application for a special exception or special permit which, according to the zoning regulations, must be granted by the Zoning Board of Appeals

_____ Cite the Special Permit requested

_____ Are any variances needed in conjunction with this Special Permit?

(Yes or No) If yes, a separate application must be submitted for the variance(s)

_____ Give a brief narrative of the Special Permit requested

III. _____ An appeal of an order, requirement or decision made by the agent of the Planning and Zoning Commission or any other official charged with enforcement of the zoning regulations. Give a brief narrative of the appeal being presented.

I (we) hereby attest that all information provided is true and accurate.

Print Applicant's Name, Address & Phone No.

Gerard O'Connor
48 Brackett Farm Rd
North Haven, CT. 06473
(203) 627-5513

Print Owner's Name, Address & Phone No.

Gerard O'Connor
48 Brackett Farm Rd
North Haven, CT. 06473
(203) 627-5513

Gerard O'Connor
Applicant's signature

Gerard O'Connor
Owner's Signature

Letter of Intent
In Support of Request for Variance
48 Brockett Farm Rd, North Haven, Ct 06473

To whom it may concern,

My name is Lawrence Cramp, of 44 Brockett Farm Road. I am the rear neighbor of Gerard Oconnor, of 48 Brockett farm road. This Letter of Intent is in support of my neighbors request for a variance to the front extension requirement. The proposed new porch extends 6 feet beyond the limitation set by the current code. This variance for the extra 6 feet would not impact me in a negative manor in any way. I am also of the opinion that this renovation will serve to help the community by increasing property values. I do not believe it would cause any harm to myself, adjoining neighbors or the community. As such, I would like to express my support for this project and have no issues with the construction, size, or anything thereof concerning the new renovation.

Respectfully submitted,

Lawrence Cramp

May 20, 2021

Letter of Intent

In Support of Request for Variance – Gerard & Linda O'Connor

Property address – 48 Brockett Farm Rd. North Haven, CT 06473

To whom it my concern,

We are nearby/within visual site of our neighbors at 48 Brockett Farm Rd. (The O'Connor Family). Our address is 158 Summer Ln. We have owned our home since June of 2015. This Letter of Intent is in support of the O'Connor's request for the variance to the front extension requirement. The proposed new porch extends 6' beyond the limitation set by the current code. The variance for the extra 6' does not impact us in any negative way. This renovation offers visual and structural design appeal. The project does not appear to pose any issues to ourselves, nor our fellow neighbor's property values, visual site lines, etc., The project should increase our overall community property values. We fully support the O'Connor Family for this project. Please feel free to contact us if there are any questions.

Thank you in advance,

Jean & Robert Grehl
158 Summer Ln.
North Haven, CT 06473
203-605-4510
robgrehl@yahoo.com

May 20, 2021

Laura Magaraci, Zoning Enforcement Officer
Town of North Haven
Annex Building, Land Use Office
5 Linsley Street
North Haven, CT 06473

Re: Front Porch Addition, O'Connor Property, 48 Brockett Farm Road, North Haven 06473

Laura Magaraci,

I reside at 60 Brockett Farm Road North Haven, adjacent to 48 Brockett Farm Road. My property is directly across the street from #48. Both #60 and #48 share opposite corners of Summer Lane and Brockett Farm Road.

I understand the O'Connor property has an interest in adding a front porch to their property.

I see no reason not to approve this addition.

The property owners are meticulous about their property. The landscaping and condition of the exterior of home are always held to a high level of care.

I do not oppose the work being done to the property and see it as having a positive benefit to the surrounding property values.

Respectfully Submitted,

Celeste B. Barham
60 Brockett Farm Road
PO Box 76
North Haven, CT 06473

To whom it may concern,

My name is Laura Halovatch, of 45 Brockett Farm Road. I am a neighbor of Gerard O'Conner. I am writing in support of the O'Conner's request for a variance in order to build a front porch on their home. The proposed new porch extends 6 feet beyond the limitation of the current code. We support this project entirely and feel it would not negatively impact ourselves or our neighborhood in any way. Again, I would like to express my total support for the O'Conner's proposed front porch and have no issue with the project in any way.

Thank you,

Laura Halovatch

Jeffrey Halovatch

12:09

LTE

12:08

LTE



Today
12:07 PM

Edi

Letter

To whom it may concern,

We are neighbors of Gerard O'Connor.
Our address is 57 Brockett Farm Road. This letter is to show our support of the O'Connor's request for a variance in order to build a front porch on their home.

The proposed project extends 6 feet beyond the limitation set by the current code.

We support this project and have no issues with them moving forward.

Thank you for your time,

Richard Chandler, Jr.

Cynthia Chandler



5/18/2021

From: Anthony and Karen Annunziato
40 Brockett Farm Road
North Haven Ct, 06473
203 239-1373

To: Planning and Zoning board of Appeals
North Haven Ct 06473

Re: Letter of Support / Front porch addition
48 Brockett Farm Road
North Haven, Ct 06473

To whom it may concern,

It has come to our attention that the Oconnor family will need a front yard variance to finish construction of a Front porch. Please be advised that we Fully support the Oconnor's request for this variance and see no reason why anyone would object to it as it will have no negative impact to our Neighborhood and help in improving Property values.

Thank you,

A handwritten signature in black ink, appearing to read 'Anthony Annunziato', with a stylized flourish at the end.

Anthony Annunziato

FROM THE DESK OF

Stephanie Redding

May 20, 2021

Mr. Elio Floriano
Town of North Haven
Building Department
18 Church Street
North Haven, CT 06473

RE: 48 Brockett Farm Road

Dear Mr. Floriano and/or Building Department,

I am writing in reference to the above noted property. My husband Patrick J. Redding and I live directly across the street from 48 Brockett Farm Road. We understand that Linda and Gerard O'Connor are asking for a variance for their front porch project. The construction of the front porch is 6 feet beyond the current code, therefore requiring the variance.

We would like to inform the town of our support of their porch addition. We believe that the variance for an extension will not only increase the beauty of their home, but will improve the overall curb appeal of all our homes on Brockett Farm Road.

The O'Connor home is always beautifully kept with a neat lawn, lovely plantings, and mature, trimmed trees. In addition, they also happen to be very kind neighbors who are always there to assist us. Their family are respectful members of our community. It has been a pleasure to be their neighbors for many years.

Again, please let this serve as our complete support of a variance for their project. The porch does not have a negative impact on our property in any way; and the project will only serve to improve our neighborhood.

Please contact us with any questions you may have.

Sincerely yours,

Stephanie and Patrick Redding
203 627-2794
redding.stephanie@comcast.net

49 BROCKETT FARM ROAD, NORTH HAVEN, CT 06473