

2/22/21 Date of Receipt
150.60 Fee and Date Paid

#21-04 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

24 ROUND HILL RD 06460 50-142 15116 R.20 -
(ADDRESS OF BUILDING AND BLOCK MAP, BLOCK & LOT NUMBER) ZONE PREVIOUS VARIANCE(S)/DATE

CATEGORIES: (THIS APPLICATION IS FOR)

I. _____ An application for a variance of the zoning regulations

Cite the regulation DISTRICT R.20 - FRONT YARD SETBACK - Statement of requested variance REQUESTING A VARIANCE OF 19 FEET TO ALLOW 31'.0" WHERE 50'.0" IS REQUIRED - FOR A GARAGE-PORCH ADDITION
Cite the regulation _____ Statement of requested variance _____

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

PLEASE SEE ATTACHED EXPLANATION.

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.
WAGHE S. GARRICK
ARCHITECT
29 WHITNEY AVENUE
NEW HAVEN CT 06511
203.796.1874

Print Owner's Name, Address & Phone No.
JENNIFER R. COFRANCESCO
24 ROUND HILL ROAD
NORTH HAVEN, CT

RECEIVED

FEB 22 2021

Applicant's signature [Signature]

TOWN of NORTH HAVEN
LAND USE AND DEVELOPMENT

Owner's Signature [Signature]

STATEMENT OF HARDSHIP

The existing residence was constructed in 1950, most likely pre-dates the current zoning regulation in an R-20 zone of a required front yard setback of 50 feet. The (original) residence has an existing non-conforming front yard setback of 31 feet. The neighborhood is extremely desirable and close –knit, perfect for families with young children and those who have called North Haven “home” for many years.

Mr. and Mrs. Cofrancesco purchased their home at 24 Round Hill Road as a young couple in 2016. They now have 2 young children.

The existing 1-car garage is quite narrow and cannot easily accommodate a modern vehicle (such as an SUV which is popular with young couples). They would like to add another garage which would be wider because it would accommodate Mrs. Cofrancesco’s vehicle and provide ease of access for the children (one cannot open the doors of a vehicle in the existing garage). By adding the garage, several matters are addressed: 1- the design of the addition eliminates the existing wall of the 1 –car garage allowing for a vehicle to utilize that bay, 2- there have been several automobile break-ins in the neighborhood the past year or so, so the second bay would provide safe storage for both their vehicles, 3- as mentioned, ease of access for putting young children in and out of their car seats, and 4- a second garage is a reasonable necessity.

The garage addition would be 31 feet from the front property, in conformance with the existing front yard setback. We are not proposing to increase any non-conformity, simply conforming with the pre-existing condition. The proposed garage addition is in compliance with all other zoning regulations. As part of this application, the Owners would like to extend the small roof over their front entry in front of the living room which would partially cover an on-grade terrace. As mentioned, this is a neighborhood in the traditional sense and many people enjoy walking and speaking with neighbors during pleasant weather. Sitting in the front, in some respects, is “summer ritual”! The roof extension, again, conforms to the existing 31 foot setback and permits the Owners to ‘fully utilize’ the property for their enjoyment.

Before develop these design solutions, we explored other design solutions, but unfortunately, each potential solution placed the garage away from the existing mudroom entrance and did not resolve the fact the existing garage was not fully usable. The driveway is already in place, this solution does not add any additional driveway impervious surface.

Thank you very much, be well and we look forward to your favorable consideration.