

APPROVED (5/16/24)
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 18, 2024, at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in Room #2 at 7:30 P.M.

MEMBERS PRESENT:

Carolyn A. Yaccarino, Chairman
Donald F. Clark, Vice Chairman
Sumit Sharma, Secretary
Luigi Coppola Sr., Alternate (sitting)
Robert Nielsen, Alternate (sitting)

MEMBERS ABSENT:

Andrew Gorry
Kieran J. Ahern
Jonathan Lewin, Alternate

TOWN PERSONNEL:

Alan A. Fredricksen, Land Use Administrator
Laura A. Magaraci, Zoning Enforcement Officer
Leslie Carney, Land Use Secretary
Sotonye Otunba-Payne, Stenographer

Ms. Yaccarino, Chairman, opened the meeting at 7:33 PM and introduced the members of the Board and Town staff. 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.

PUBLIC HEARINGS:

1. #23-24 Application of Timothy J. Lee, Esq., Applicant, One West View Road, LLC, Owner, relative to 1 West View Road, (Map 57, Lot 29), per Section 2.1.1.9, requesting a side yard setback variance of 25' to permit a side yard setback of 0' where 25' is required. R-20 Zoning District.

This application was postponed to the May 16, 2024 meeting.

Mr. Sharma read the call for the second Public Hearing:

2. #24-07 Application of Erik & Ashley Lee, Applicants & Owners, relative to 18 Lawncrest Drive, (Map 101, Lot 65), per Section 2.1.1.9, requesting a side yard setback variance of 3.6' to permit a side yard setback of 16.4' where 20' is required, requesting an aggregate side yard setback variance of 6.9' to permit an aggregate side yard setback of 23.1' where 30' is required, and requesting a front yard setback variance of 4' to permit a front yard setback of 46' where 50' is required. R-20 Zoning District.

Mr. & Mrs. Lee explained the need for the expansion of the house to allow for a dining room to be located next to the kitchen area to be utilized for large family gatherings, a home office since they work from home and an additional bathroom. Due to a very large old tree in the yard, it is not possible to add on to the back of the house. They love the neighborhood and the town.

The Board asked questions and Mr. & Mrs. Lee responded.

Mr. Clark asked for public comment.

There was no public comment. The public hearing was closed.

DELIBERATION SESSION:

PUBLIC HEARING:

2. #24-07 Application of Erik & Ashley Lee, Applicants & Owners, relative to 18 Lawncrest Drive.

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

Yaccarino – aye Clark – aye Sharma – aye Coppola – aye Nielsen - aye

In approving the application, the Board stated the following:

1. The request is reasonable.
2. The split-level floor plan makes it difficult to add on to the house within required setbacks.
3. A large older tree in the back of the property creates an issue with expanding the home.

OTHER: None

ENFORCEMENT ACTIONS:

Laura A. Magaraci, Zoning Enforcement Officer, briefly updated the Commission on Enforcement Actions.

CORRESPONDENCE: None

MINUTES:

- 21 March 2024

Mr. Sharma moved to approve the minutes for the 21 March 2024 meeting; Mr. Coppola seconded the motion. The Board voted as follows:

Clark – aye Sharma – aye Coppola – aye Nielsen - aye

ADJOURN:

There being no further business, Ms. Yaccarino moved to adjourn; Mr. Coppola seconded the motion; the board unanimously approved the motion. The meeting was adjourned at 7:47 P.M.