

8-18-20 Date of Receipt
\$150/60 Fee and Date Paid

#20-13 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

118 Scrub Oak Road, North Haven, CT 06473 MAP 101 035

R20

No previous variance(s)

(ADDRESS OF BUILDING AND BLOCK MAP, BLOCK & LOT NUMBER)

ZONE

PREVIOUS VARIANCE(S)/DATE

CATEGORIES: (THIS APPLICATION IS FOR)

I. X

An application for a variance of the zoning regulations

Cite the regulation 8.6.2.1

Statement of requested variance

Requesting a variance of 3 ft to permit a fence of 6 ft in a front yard where 3 ft is permitted.

Cite the regulation

Statement of requested variance

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

See attached page.

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.

Steven Piccirillo

118 Scrub Oak Road

North Haven CT 06473

203-444-8589

Print Owner's Name, Address & Phone No.

Steven Piccirillo

118 Scrub Oak Road

North Haven CT 06473

203-444-8589

RECEIVED

AUG 18 2020

TOWN of NORTH HAVEN
LAND USE AND DEVELOPMENT

[Signature]
Applicant's signature

[Signature]
Owner's Signature

Mr. Steven Piccirillo
118 Scrub Oak Road
North Haven, CT 06473
(203) 444-8589

RE: Request for Variance for 118 Scrub Oak Road, North Haven, CT

Statement of the hardship that results in the request for a variance:

According to the Zoning Regulations of the Town of North Haven, effective March 1, 2007, Article VIII Section 6, page 114: *"8.6.2.1: No fence or wall on any lot in a Residence, Residence Apartment, Office or Office Apartment District shall be constructed within the required front yard exceeding three (3) feet in height, excepting a necessary retaining wall."*

Per the regulations above, the current zoning regulations allow only a three-foot fence in property owners' front yards. This particular property is located on a "corner lot," meaning there are three sides of the home considered as front yards or "road frontage," and no part of my yard can clearly be considered a backyard. Due to the fact that no part of my yard can clearly be considered a backyard, this presents a hardship that makes compliance with the current zoning regulations nearly impossible.