

11-19-20 Date of Receipt
\$150/60 Fee and Date Paid

#20-22 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

8 DEAZEN DRIVE North Haven LOT 26 MAP 55 R-40
(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 Statement of requested variance
North Haven Zoning Regulations Effective March 1, 2007
Section 2-1.1.9 Required Lot Area, Widths, Yards, etc.
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

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.
Barbara J. Della
8 DEAZEN DRIVE North Haven, Ct

Print Owner's Name, Address & Phone No.
Barbara J. Della
8 DEAZEN DRIVE North Haven, Ct

Home - 203-234-0551
Cell - 203-980-6771

Home - 203-234-0551
Cell - 203-980-6771

Barbara J. Della
Applicant's signature

Barbara J. Della
Owner's Signature

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NOV 19 2020
TOWN OF NORTH HAVEN
LAND USE AND DEVELOPMENT

Attachment to Zoning Board of Appeals Application for Variance

Applicant and Owner

Barbara J. Rella
8 Drazen Drive
North Haven, CT 06473

North Haven Zoning Regulations Effective March 1, 2007
Section 2.1.1.9 Required Lot Area, Width, Yards, Coverage, Height

I am requesting a variance of 5' to allow a 19' side yard setback where 25' is required for the construction of an attached carport.

The variance requested is the minimum variance necessary for the construction of the structure. The carport will be minimal in size, consisting of a roof and posts only, and will be in keeping with the character of the neighborhood.

Constructed in the 1960's, the existing garage is undersized for today's larger vehicles such as full size SUVs, Super Crew and Super Cab trucks.

A detached garage in the rear of the property was considered but would not be feasible for the following reasons.

- There is an above ground pool in the rear of the property
- There is a drainage ditch that floods in the rear of the property

The following factors went into determining a location for the carport on the property.

- The existing driveway and garage are on the left side of the house
- The electric meter, solar meter and propane tank are on the right side of the house

Positioning the carport to the left of the existing garage allows for construction on level ground in an area free from mature trees planted by the previous owner. The variance will not impair light or air to the adjacent properties, will not increase hazard from fire or other dangers, will not create a nuisance, will not diminish property values and will not impair the comfort and general welfare of the inhabitants of the neighboring properties.