

5-28-21 Date of Receipt
\$150/60 Fee and Date Paid

#21-12 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

55 DeFco Park Rd. 0951023 ADDRESS OF BUILDING AND BLOCK MAP, BLOCK & LOT NUMBER
IL-80 ZONE
PREVIOUS VARIANCE(S)/DATE

CATEGORIES: (THIS APPLICATION IS FOR)

I. X An application for a variance of the zoning regulations
Cite the regulation Article V
Section 5.1.2
Statement of requested variance See Attached

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.
Palco Construction L.L.C.
63 Angus Rd Ext.
Northford, CT 06472

Applicant's signature

Print Owner's Name, Address & Phone No.
Ulbrich Stainless Steels +
Special Metals Inc.
153 Washington Avenue
North Haven, CT 06473

Owner's Signature

RECEIVED
MAY 20 2021

TOWN OF NORTH HAVEN
LAND USE AND DEVELOPMENT

55 Defco Park Road
North Haven, CT

Cite the Regulation	Statement of Requested Variance
Article V, Section 5.1, Item 5.1.2 Required Lot Coverage	Request Variance to increase Lot Coverage from 37.5% existing to 37.9% proposed for building addition on east side of existing structure.
Statement of Hardship that Results in Request for a variance	
<p>A) Existing building has an irregular shape: in that the front part of the original building was separated from the rear part of the building by a 5.8' gap. The gap resulted in compromised use of the interior space since there was not a continuous flow from the front part of the building to the rear part of the building. A portion of the gap was enclosed and connected to the interior space. There is still a remaining portion of the gap that the owner wishes to enclose to complete the connection from the front part of the building to the rear part of the building along with adding a small exterior storage addition. The total square foot added is 332 SF and changes the coverage only slightly.</p> <p>B) Limited Exterior Storage: the site configuration and easement constraints make options for exterior storage limited. The rear portion of the property is encumbered by a 30' power/pole line easement to United Illuminating which excludes this area for any temporary exterior storage.</p>	