

2-19-21
\$200/60

Date of Receipt
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#21-03

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 BAYARD AVENUE, MAP 41, LOT 225
(ADDRESS OF BUILDING AND BLOCK MAP, BLOCK & LOT NUMBER)

R-12
ZONE

NONE
PREVIOUS VARIANCE(S)/DATE

CATEGORIES: (THIS APPLICATION IS FOR)

- I. X An application for a variance of the zoning regulations

<u>Cite the regulation</u>	<u>Statement of requested variance</u>
1. ARTICLE II, SECTION 2.1, 2.1.1.9 - MINIMUM FRONT YARD SETBACK OF 25 FEET	SEE ATTACHED
<u>Cite the regulation</u>	<u>Statement of requested variance</u>
2. ARTICLE II, SECTION 2.1, 2.1.1.9 - MAXIMUM BUILDING COVERAGE OF 25%	SEE ATTACHED
<u>Statement of the hardship that results in the request for a variance (attach additional page if needed)</u>	

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.
 MIKE CROWLEY & MARGARET GENERALI
 55 BAYARD AVENUE
 NORTH HAVEN, CT. 06473
 (203) 623-8891

Print Owner's Name, Address & Phone No.
 SAME

[Signature]
 Applicant's signature

RECEIVED
 FEB 19 2021
 TOWN OF NORTH HAVEN
 LAND USE AND DEVELOPMENT

Owner's Signature

Applicant:

Mike Crowley & Margaret Generali
55 Bayard Avenue
North Haven, CT 06473

Statement of Requested Variances

1. Requesting a front yard setback variance of 8 feet to permit a front yard setback of 17 feet where 25 feet is required.

Note: The north-western corner of the existing house is currently encroaching into the required front yard setback by 1.3 feet while the south-western corner of the existing house is currently in compliance with the required front yard setback (see A-2 Survey). The proposed front porch has a footprint that extends 6.7 feet into the front yard creating a proposed front yard setback of 17.0 feet at the north-western corner of the house and 18.3 feet at the south-western corner of the house.

2. Requesting a building lot coverage variance of 1% to permit a building lot coverage of 26% where 25% is required.

Statement of the hardship that results in the request for a Variances.

The existing house at 55 Bayard Avenue is a two-story, colonial style, single family residence with a basement. The front door is completely open and exposed to the elements with no vestibule inside the house. There is a considerable elevation change between the sidewalk and the front door of the house - approximately 9'-4" with wooden landscape ties being used to retain the earth on both sides of the driveway. These ties are deteriorating and shifting due to the strain of the backfilled earth. Access to the house is via a sloped and stepped concrete walk from the sidewalk to concrete stairs and landing. The concrete walk, steps and landing are all cracked, spalling, deteriorating and exceedingly difficult for the homeowner's elderly mother and physically challenged sister to navigate, limiting their ability to visit. The sidewalk in front of the house is cracked and heaving in several locations creating unsafe conditions.

The proposed addition of a front porch to the house would provide much-needed protection from the elements. The considerable elevation change will be managed with stone retaining walls, stone stairs and a terrace. The stone retaining walls and stone stairs will have code compliant handrails and guardrails, be illuminated, and provide manageable and safe access to and from the house. Inter-locking pavers for the driveway and planted landscape for the front yard are also proposed. The sidewalk in front of the house, for the length of this property, will be replaced, in kind, as part of this proposed project.

All the neighboring houses on this block (Bayard Avenue between Hartley Street and Wayland Street) have front porches which encroach into the required front yard setback, except for 65 Bayard Avenue. The addition of a front porch and the site improvements proposed at 55 Bayard Avenue, as outlined above, would be very much in keeping with the character of the adjacent houses and will be a positive enhancement to the whole neighborhood.