

**TOWN OF NORTH HAVEN  
ZONING BOARD OF APPEALS  
NOTICE OF DECISION**

Please take notice that the following decisions were rendered by the North Haven Zoning Board of Appeals on Thursday, March 18, 2021 via videoconference at 7:30 PM.

**PUBLIC HEARINGS:**

1. #20-21 Withdrawn by the Applicant the Application of Jeffrey O'Donnell, Applicant, The Animal Haven, Inc., Owner, relative to 89 Mill Road, (Map 46, Lot 36), per Section 8.4.2.3 (2) (b), requesting a variance of 29' to permit a structure for the housing of dogs 21' from a property line where 50' is required. R-40 Zoning District.
2. #21-01 Approved the Application of Chris Olenoski, Applicant & Owner, relative to 31 Edison Drive, (Map 52, Lot 29), per Section 2.1.1.9, requesting a front yard setback variance of 3' to permit a front yard setback of 47' where 50' is required. R-20 Zoning District.
3. #21-02 Closed the Public Hearing and continued the deliberations to the 15 April 2021 meeting the Application of North Haven Investments, Inc., Applicant & Owner, relative to 332 State Street, (Map 34, Lot 108), per Section 8.7.8.2 (1), requesting a buffer strip side yard setback variance of 23' to permit a buffer strip side yard setback of 27' where 50' is required; and per Section 11.1.3, requesting a landscaped buffer variance of 35' to permit a landscaped buffer of 15' where 50' is required. CB-40 & R-20 Zoning Districts.
4. #21-03 Approved the Application of Mike Crowley & Margaret Generali, Applicants & Owners, relative to 55 Bayard Avenue, (Map 41, Lot 225), per Section 2.1.1.9, requesting a front yard setback variance of 8' to permit a front yard setback of 17' where 25' is required; and requesting a building coverage variance of 1% to permit a building coverage of 26% where 25% is permitted. R-12 Zoning District.
5. #21-04 Approved the Application of Wayne S. Garrick, Applicant, Jennifer R. Cofrancesco, Owner, relative to 24 Round Hill Road, (Map 50, Lot 142), per Section 2.1.1.9, requesting a front yard setback variance of 19' to permit a front yard setback of 31' where 50' is required. R-20 Zoning District.

6. #21-05 Approved the Application of Christopher & Betsy Kellem, Applicants & Owners, relative to 44 Marlborough Road, (Map 50, Lot 86), per Section 2.1.1.9, requesting a front yard setback variance of 5.1' to permit a 44.9' front yard setback where 50' is required; and requesting an aggregate side yard setback variance of 2.9' to permit an aggregate side yard setback of 27.1' where 30' is required; and requesting a side yard setback variance of 2.9' to permit a side yard setback of 10.5' where 13.4' is required; and per Section 8.13.2.5.3, requesting an accessory storage building setback variance of 3' to permit a setback of 3' from side and rear property lines where 6' is required. R-20 Zoning District.

Joseph P. Villano, Secretary

TO BE PUBLISHED IN THE CITIZEN ON THE FOLLOWING DATE:

**FRIDAY, March 26, 2021**

**Please forward bill and affidavit to the Zoning Board of Appeals  
Commission, Town Hall, 5 Linsley Street, North Haven, CT 06473.**