



RECEIVED
TOWN OF HAMDEN

AUG 18 2020

PLANNING AND
ZONING DEPT.

ZBA # 20-6670
Date of Filing 8/18/2020
Fee 160.00
Date Paid 8-18-20
Receipt # 32155

TOWN OF HAMDEN
ZONING BOARD OF APPEALS
VARIANCE APPLICATION

Property Address 720 MT CARMEL AVE Zone R-1

Spring Glen Village District
 Newhall Design District

Hamden Land Records (from Town Clerk's Office): Volume 00738 Page 742

Applicant F MICHAEL MARTUCCI Address 720 MT CARMEL AVE

Phone 203 248 1200 Town/Zip HAMDEN 06518

Property Owner F MICHAEL MARTUCCI Address 720 MT CARMEL AVE

Phone 203 248 1200 Town/Zip HAMDEN CT 06518

Lessee _____ Address _____

Phone _____ Town/Zip _____

Agent/Attorney _____ Address _____

Phone _____ Town/Zip _____

Email Address of Primary Contact mickm720@gmail.com

*This application is not complete unless signed by the owner and his/her agent (if applicable).

1. Variance Requested - State the Section Number from the Hamden Zoning Regulations that relates to the requested variance. State what your request is in relation to what is required. For example, "Section 220, Table 2.3: Applicant is asking for a 15 foot side yard where a 30 foot side yard is required."

SEE ATTACHMENT #1

2. What is the unique hardship applicable to the land (cannot be financial)? _____

SEE ATTACHMENT #1

3. Attach a **site plan** that is drawn to scale and includes the following: *SEE EXPLANATION*
 - A. Dimensions of the lot
 - B. Location of all existing and proposed structures on subject property *ATTACH #1*
 - C. Elevation drawings for any structures over four feet high
 - D. Zone of adjacent properties
 - E. Location of existing structures on adjacent properties

4. Provide an **Assessor's Map** (from the Assessor's Office) of the property clearly showing: *ATTACHMENT #4*
 - A. Your property (clearly identified)
 - B. Nearest intersecting streets
 - C. All properties located within 100 feet of any portion of your property

5. Provide a **list of property owners within 100 feet** of any portion of your property including properties across streets. You can get this information from the Assessor's Office. This list should contain the property owner's abutting property address and home mailing address.

6. Provide stamped (not metered) **envelopes** addressed to all property owners (not tenants) within 100 feet (on abutters list from Assessor's Office) including one addressed to yourself. Address the envelopes to the property owner's mailing address rather than to the address of the property that abuts yours. The return address should read:

Zoning Board of Appeals
Hamden Government Center
2750 Dixwell Avenue
Hamden, CT 06518

7. Post the required sign(s) on the subject property at least ten days prior to the public hearing (see the instructions, page 2).

8. Pay the appropriate **fee** (fee schedule listed on the first page of instructions). How long have you owned/leased the property? _____

9. Please list any variances previously requested for this property and the outcome: *SEE ATTACHMENT #5* _____

10. Has any application involving this property been submitted to the Planning and Zoning Commission? Yes / No If yes, what was its decision?
NONE _____

I hereby state that all the above information and any information contained in any papers submitted herewith are true and correct to the best of my knowledge and belief under penalties of false statements.

I understand that by applying I grant permission for a member or members of the Zoning Board of Appeals and staff to enter upon the subject premises for the purpose of making a visual examination of same.

11. Property Owner's Signature *Mark Miller* Date 8/16/20
12. Applicant's Signature *Mark Miller* Date 8/16/20

NEXT STEPS IF YOU ARE GRANTED A VARIANCE

1. There is a **15-day appeal** period starting the day after the legal notice of action taken is published in the New Haven Register. During this time, anyone who wishes to appeal the Board's decision may take his/her case to court. **We recommend waiting until after the appeal period to record the variance.**
2. The variance must be recorded with the Town Clerk (between 9:00 am and 4:00 pm) to become effective. There is a recording fee of \$43.00 (subject to change). **Request three copies of the recorded variance notification from the Town Clerk's Office.**
3. After filing the variance with the Town Clerk, **you must obtain a Zoning Permit from the Planning Office.** The Zoning Permit process takes 7 to 10 working days.
4. At the time you file your Zoning Permit, you will need the following items:
 1. A completed Zoning Permit Application
 2. One (1) original and two (2) copies of the plot plan or site plan
 3. One (1) original and two (2) copies of the floor plans
 4. One (1) original and two (2) copies of the elevation drawings
 5. One (1) original and two (2) copies of the recorded variance notification
 6. The Zoning Permit Fee

ATTACHMENT #1

TOWN OF HAMDEN
ZONING BOARD OF APPEALS
VARIANCE APPLICATION
AUGUST 17, 2020

1. Variance requested

Formerly Section 326: Applicants are asking to allow enlargement, extension and alteration of a non-conforming building where none is allowed.

Section 230 Table 2.5: Applicants are asking for a 5 foot side yard where 30 feet is required.

2. The hardship which forces the applicants to request the above variances

Applicants have lived at this address for 34 ½ years. The one-car garage and attached side shed were in existence when the property was purchased in 1985. The garage appears to have been built when the original house was built in 1940. The garage is now 80 years old. Applicants would like to replace the existing garage with a 2-car garage.

The existing structure is 19 feet wide and 22 feet deep. The proposed new garage would be 24 feet wide and 26 feet deep with 2 9X7 garage doors on the front and a 6X7 double door at the rear of the left side. A single 3X4 window is proposed on each of the remaining sides.

3. Site plan

- A. Lot dimensions – 204' front, 528' deep, 100' rear – from Assessor's map (Attach #4)
- B. Location of existing structures – garage is 175' from front of lot – see Attach #2
- C. Elevation drawings – front, rear and sides of proposed garage – see Attach #3
- D. Zone is R-1 for all properties shown
- E. Location of neighbor's structures – see Assessor's map (Attach #4)

4. Assessor's map – Attach #4

5. Abutters

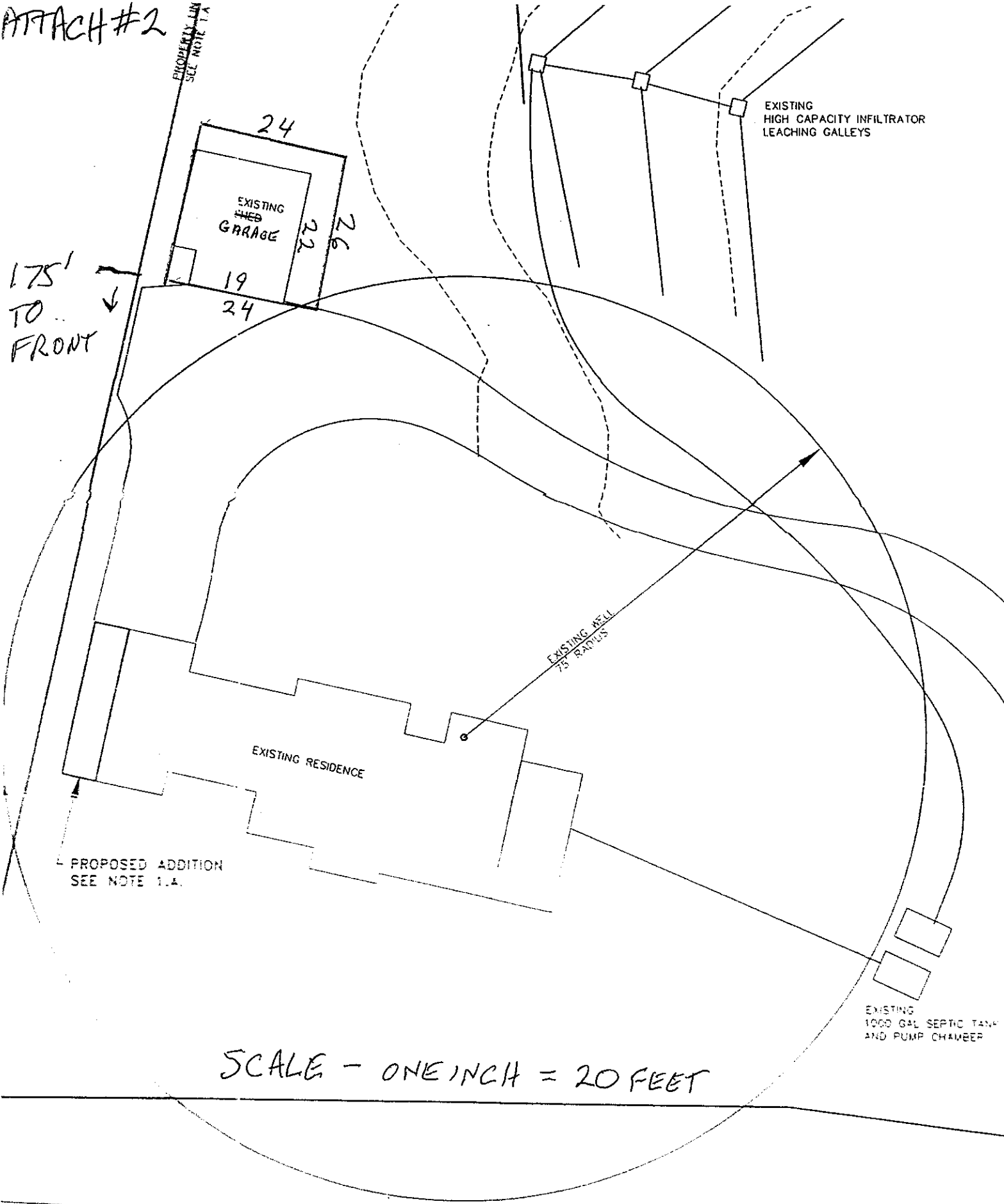
- A. Abbie K. Baker 738 Mt. Carmel Ave Hamden CT 06518
- B. State of Connecticut 300 Mt. Carmel Ave Hamden CT 06518
- C. Across the street is North Haven

ATTACH #2

PROPERTY LINE
SEE NOTE 1.A

175'
TO
FRONT

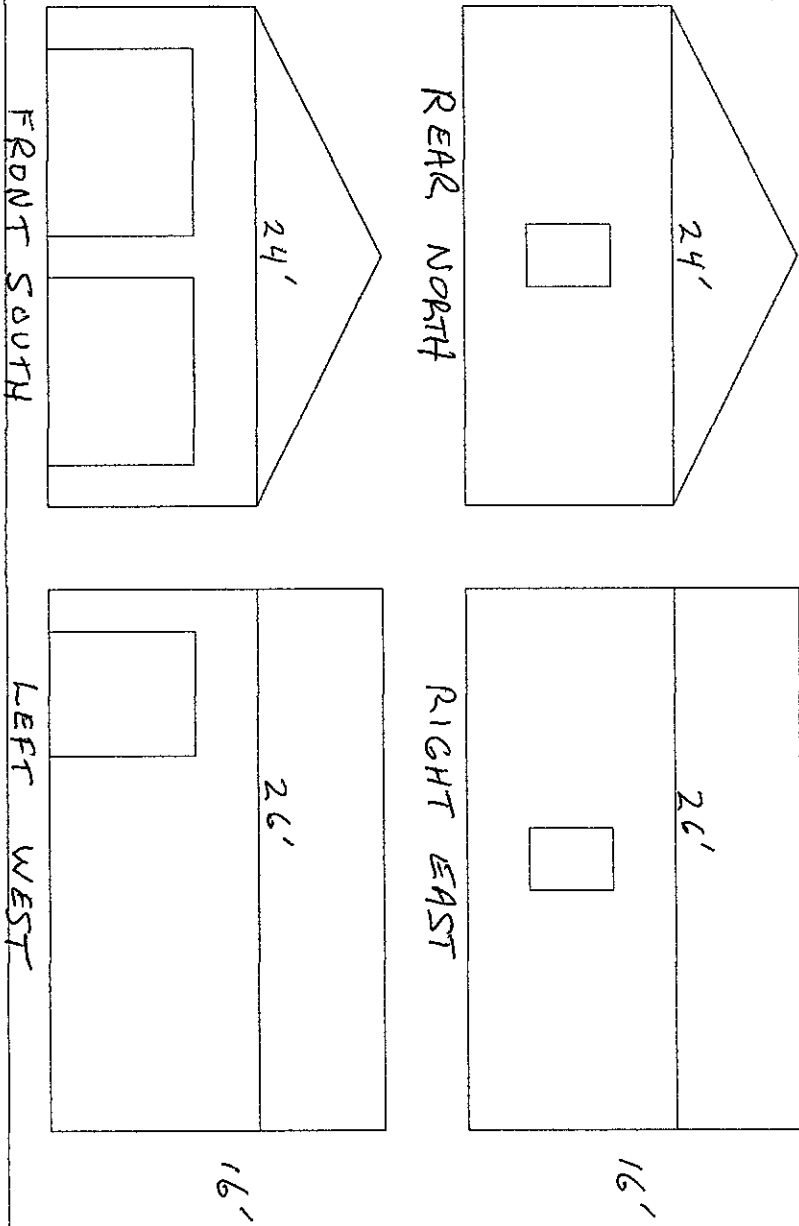
EXISTING
HIGH CAPACITY INFILTRATOR
LEACHING GALLEYS



SCALE - ONE INCH = 20 FEET

T C A R M E T

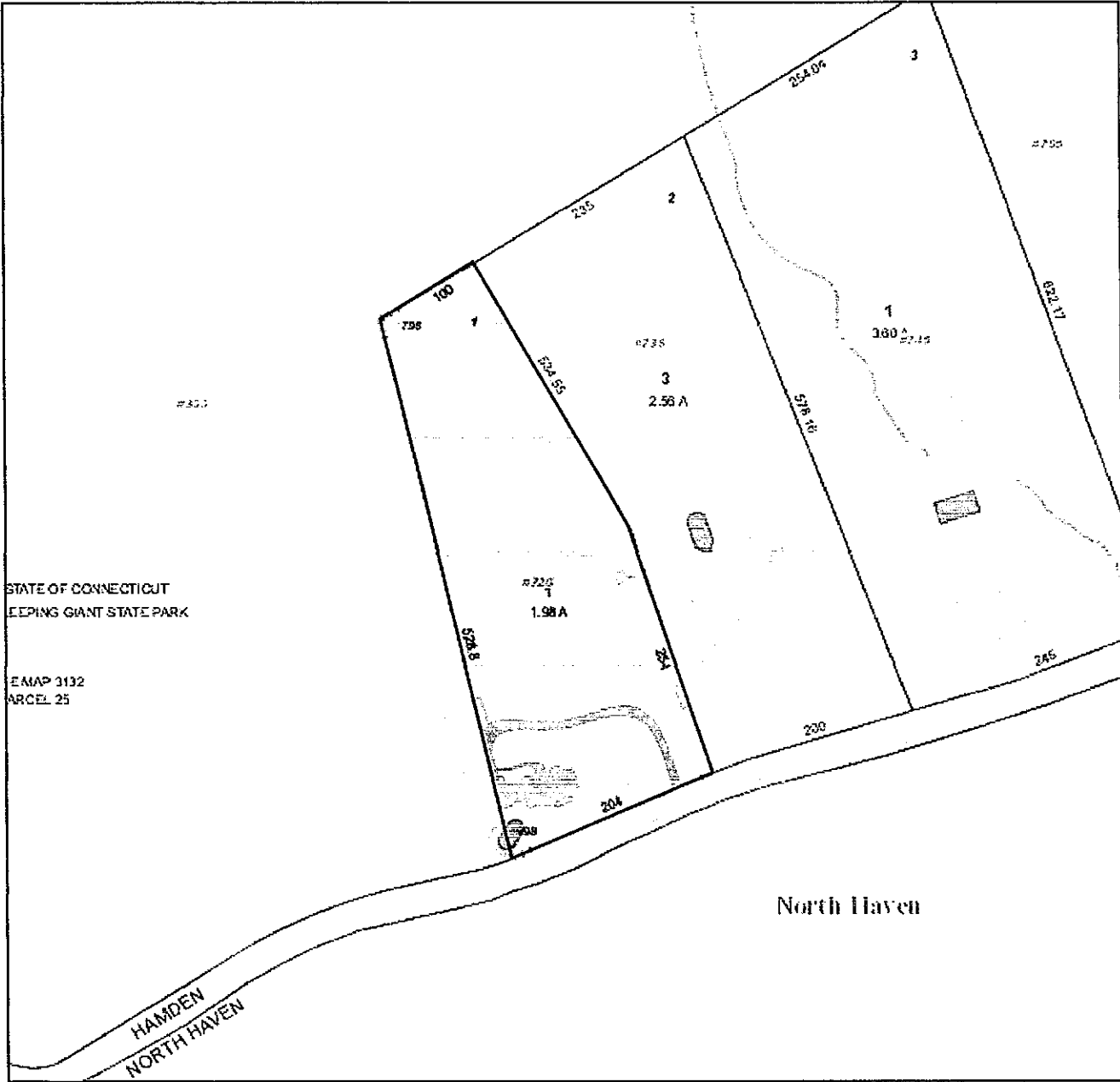
ATTACH #3



Town of Hamden Geographic Information System (GIS)



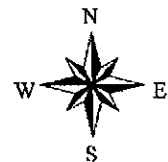
Date Printed: 8/16/2020



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Hamden and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 150 feet



ATTACH #5

VL 3420 PG 145

ZONING BOARD OF APPEALS
NOTICE OF DECISION

APPEAL FILE NO. 07-6290

The Zoning Board of Appeals of the Town of Hamden hereby gives notice of the following decision(s):

07-6290 720 Mount Carmel Avenue

Requesting a variance of the following: Section 404b to allow a 5-foot side yard where 30 feet is required, Section 701h to allow an exterior change to the existing front of the principal dwelling to accommodate an accessory apartment where none is allowed and Section 326 to allow the enlargement, extension and alteration of a non-conforming building where none is allowed.

F. Michael Martucci, Owner/Applicant

R-1 Zone

DECISION:

GRANTED

HEARING DATE:

September 20, 2007

DATE OF ACTION TAKEN LEGAL NOTICE:

September 27, 2007

THIS VARIANCE SHALL NOT BECOME EFFECTIVE UNTIL FILED ON THE LAND RECORDS OF THE TOWN OF HAMDEN.

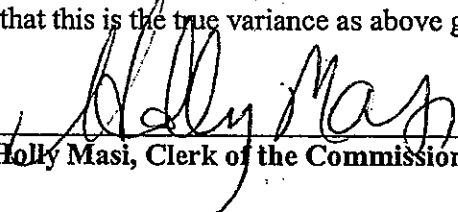
Dated at Hamden, Connecticut this 12th Day of October 2007.

Zoning Board of Appeals
Town of Hamden

By: Mary Grabowski, Chair

This is to certify that this is the true variance as above granted by the Hamden Zoning Board of Appeals.

Prepared by:


Holly Masi, Clerk of the Commission