

November 9, 2010

AGENDA: THE ZONING BOARD OF APPEALS, Town of Hamden, will hold a Public Hearing and Regular Meeting on Thursday, November 18, 2010 at 7:00 p.m. in the 3rd Floor Conference Room, Hamden Government Center, 2750 Dixwell Avenue, Hamden, CT. and the following will be reviewed:

A. Public Hearing

- 1) **10-6405** 1380 Shepard Avenue (rear lot), Requesting a variance of the following: Section 530.2 to allow an access way to a rear lot of 475 linear feet where 400 feet is permitted. R-3 Zone
John & Virginia Rossotto, Applicant
Public Hearing continued from October 21, 2010

- 2) **10-6406** 50 & 64 Sanford Street (aka 2560 Dixwell Avenue), Requesting a variance of the following: Section 210 and Table 6.1 to permit the use of a medical office building in an R-4 zone where none is allowed. R-4 Zone. Hamden Professional Center, LLC, Applicant

- 3) **10-6407** 38 St. Mary Street, Requesting a variance of the following: Section 220, Table 2.3 to allow a 2.4 foot side yard where 10 feet is required for the construction of an addition and conversion to a two family house. R-5 Zone. Jason Harrington Applicant

- 4) **10-6408** 18 Cherry Ann Street, Requesting variances of the following: Section 360.4.a. To allow parking within 5 feet of the front boundary where 26 feet is required and to allow parking in the first and second layer where no parking is allowed. Section 591.1.15.d to allow 1 foot of landscaped area, including low shrubs where 5 feet is required and eliminate the need for trees. Section 360.3.b to allow a driveway width of 24 feet where only 18 feet is allowed within the first layer. Table 3.4 to allow lot coverage of 100 percent where the maximum of 80 percent is allowed. T-4 Zone.
Elm City College Preparatory, Inc., Applicant

- 5) **10-6409** 1110 Dixwell Avenue, Requesting a variance of the following: Section 350.3, Table 3.1 to allow 13 parking spaces where 22 parking spaces are required for a car rental/used car lot. T-4 Zone
Cheap Auto Rental, LLC, Applicant.

B. Regular Meeting

- a. **Discussion and voting on Public Hearing items.**

- b. **Approve Minutes of October 21, 2010**
Approve Minutes of October 28, 2010

- c. **Old Business**

- d. **New Business**

- e. **Adjournment**

Submitted by: _____
Stacy Shellard, Commission Clerk