

October 8, 2008

AGENDA: THE ZONING BOARD OF APPEALS, Town of Hamden, will hold a Public Hearing and Regular Meeting on Thursday, October 16, 2008 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) **08-6317** 2895 State Street, Requesting action under Section 861.1, Appeal of Cease and Desist Order(dated 12/28/07), CDD-1 Zone, Modern Materials, Applicant. TABLED
- 2) **08-6318** 2895 State Street, Requesting action under Section 861.1, Appeal of Cease and Desist Order(dated 12/28/07), CDD-1 Zone, Empire Paving, Applicant. TABLED
- 3) **08-6342** 660 New Road, Requesting variances of the following: Section 721a to allow for a total lot size of 27,333 where 120,000 square feet is required. Section 721b to allow for a front yard on Mt. Carmel Avenue of 61.1 feet where 100 feet is required and for a front yard on New Road of 33.4 feet where 75 feet is required (Section 312 - Corner lot requires 2 front yard setbacks. Section 721c to allow for a side yard of 18.9 feet where 50 feet is required. Section 721h to permit use of an existing on-site subsurface sewage disposal system where sanitary sewer is required. R-2 Zone, Quinnipiac University, Applicant
- 4) **08-6343** 3851 Whitney Avenue, Requesting variances of the following: Section 727e to allow off-street parking within the required front yard and side yard. The proposal is for a 13.5 foot front yard and a 5.0 foot side yard. Section 727f to allow parking within 20 feet from the side lot line. The proposal is 5 feet from side lot line. R-2 Zone
Estell Pappas, Advanced Footcare, applicant
- 5) **08-6344** 39 Goodrich Street, Requesting variances of the following: Section 701d to allow 144 square feet floor area for a temporary accessory apartment where a minimum of 300 square feet is required. Section 701g to allow for the use of the bathroom facilities in 39 Goodrich Street residence where separate sanitary facilities are required. Section 701i to allow for an accessory building (Tiny House project) to be temporarily parked where an accessory building is not allowed to be used or created for the purpose of accommodating an Accessory Apartment. Section 701j to allow an accessory apartment already constructed, mobile and self contained that does not fall under the jurisdiction of the Building Inspector. R-4 Zone
Elizabeth Turnbull, Applicant

B. Regular Meeting

- a. **Discussion and voting on Public Hearing items.**
- b. **Approve Minutes of September 18, 2008**
- c. **Old Business**
- d. **New Business**
- e. **Adjournment**

Submitted by: _____

Stacy Shellard, Commission Clerk