

November 13, 2008

AGENDA: THE ZONING BOARD OF APPEALS, Town of Hamden, will hold a Public Hearing and Regular Meeting on Thursday, November 20, 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) **08-6344** 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
- 2) **08-6345** 61 Riverside Drive, Requesting variances of the following: Section 434b to allow a side yard of 4 feet 6 inches where 12 feet is required to expand the house and relocate the garage. Section 326 to allow expansion of a non-conforming structure for an addition. Section 320 to allow altering a non conforming structure. R-4 Zone, Michael Guidone, Applicant
- 3) **08-6346** 82 Costanzo Court, Requesting variances of the following: Section 770.2.1.6 to allow parking for student housing in a required front or side yard where no parking is allowed. Section 770.2.1.5 to demonstrate provisions for off street parking at one space per student. R-4 Zone.
Louis Scipione, Applicant
- 4) **08-6347** 1640 Whitney Avenue, Requesting variances of the following: Section 594 to allow a side yard of 2.9 feet where 10 feet is required to accommodate a vestibule. Section 594 to allow a side yard of .5 feet where 10 feet is required to install a trellis. Zone CDD3/R-4
1644 Whitney Avenue, LLC, Applicant
- 5) **08-6348** 55 West Woods Road, Requesting a variance of the following: Section 645.c to allow excavation on up to five feet of the property boundary on the western side of the property where none is allowed within 20 feet. Section 645.c to allow excavation up to ten feet of the property boundary on the southeastern side of the property, where none is allowed within 20 feet. Zone B-2
West Woods Properties, LLC, Applicant
- 6) **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

B. Regular Meeting

- a. **Discussion and voting on Public Hearing items**
- b. **Approve Minutes of October 16, 2008**
- c. **Old Business**
- d. **New Business**
Approval of Meeting Schedule for 2009
- e. **Adjournment**

Submitted by:

Stacy Shellard, Commission Clerk