

July 23, 2013

MINUTES: THE ZONING BOARD OF APPEALS, Town of Hamden, held a Public Hearing and Regular Meeting on Thursday, July 18, 2013 at 7:00 p.m. in the 3rd Floor Conference Room, Hamden Government Center, 2750 Dixwell Avenue, Hamden, CT. with the following results:

Commissioners in attendance:

Jeff Vita, Chair
 Wayne Chorney
 Bill Reynolds
 Elaine Dove
 Suzanne Carroll sitting for Fran Nelson

Staff in attendance:

Dan Kops, Assistant Town Planner
 Tim Lee, Assistant Town Attorney
 Holly Masi, Zoning Enforcement Officer
 Stacy Shellard, Commission Clerk
 Genovieve Bertolini, Stenographer

Mr. Vita called the meeting to order at 7:01 p.m., reviewed the agenda and meeting procedures, and the panel introduced themselves.

A. Public Hearing

- 1) 13-5401 7 Field Crest Ln, Requesting variances: Section 220, Table 2.1 to allow 28% building lot coverage where 25% is permitted. Section 220, Table 2.1 to allow 45% impervious coverage where 30% is permitted. Section 220, Table 2.3 to allow a rear yard of 13feet where 25feet is permitted for a deck and a garage. R-4 zone.

Carolynn Luongo, Applicant

Public Hearing continued from the June 20, 2013 meeting

Ms. Dove stated that she read the meeting minutes of June 20, 2013 and feels comfortable hearing this application.

Mr. Tim Lee, Assistant Town Attorney explained that the Public Hearing was continued from the June 20, 2013 meeting to allow the applicant and an adjacent homeowner to try and reach an agreement with regards to this application.

Ms. Carolynn Luongo, Applicant, submitted and reviewed the proposed site plan with the Commission.

Mr. Vita asked if the dimensions of the deck and the garage had changed. Ms. Loungo replied no and the only changes made to the site plan was to add the Arborvitaes and fencing.

Ms. Luongo reviewed the proposed site plan with Ms. Angela Teta, 138 Lane Street.

Ms. Luongo submitted and reviewed a picture of the proposed garage with the Commission. Also reviewed was the locations of the proposed deck and fencing.

Mr. Chorney asked what the height of the deck would be. Ms. Luongo said that it would be the same height as the existing back steps.

Ms. Teta submitted and reviewed pictures of Ms. Luongo's property with the Commission.

Ms. Luongo discussed the proposed site plan and planting plan with the Commission.

Ms. Teta stated that the proposed deck and garage are too big for the lot. Properties within the neighborhood that have decks and garages are proportionally spaced from abutting properties and enhance the value of the property. She feels that if this application were to be approved there would be too much on the property and it will make the abutting properties and houses appear to be on top of each other. Ms. Teta feels that the deck should be the size allowed by the zoning regulations. She is concerned that if the variance is approve it will depreciate the property values in the neighborhood.

Mr. Vita closed the Public Hearing.

B. Regular Meeting

a. Discussion and voting on Public Hearing items.

13-5401

Mr. Chorney made the motion to approve this application for discussion purposes. Mr. Reynolds seconded the motion.

Mr. Chorney stated that the applicant has worked extensively with Ms. Masi because the lot is small. He noted that this lot meets the size requirements in the zoning regulations and the other lots in the neighborhood are larger. Mr. Chorney said that during discussions with the Planning Staff it was determined that the decking being used can be considered impervious. Also, the applicant had submitted documentation for landscaping. Mr. Chorney explained that the planting plan will include blocking the view of the garage which was a concern of Ms. Teta who is an abutting neighbor. Mr. Reynolds said that the applicant had stated that she will be changing the front walkway to pavers and this will also reduce the impervious surface. Ms. Dove stated that reducing the impervious surface coverage would be only if the applicant completes the walkway. The Commission discussed impervious surface coverage being requested with the Planning Staff.

Mr. Chorney amended his motion to approve the Application on the condition that the landscaping as shown and as verbally spoken to the board is upheld. Mr. Reynolds seconded the motion. The motion was approved unanimously.

b. Approve Minutes of June 20, 2013

Mr. Reynolds made the motion to approve the Minutes of June 20, 2013. Ms. Carroll seconded the motion. Mr. Reynolds, Mr. Chorney, Ms. Carroll and Mr. Vita voted in favor of the motion. Therefore, the motion passed.

c. Old Business

The Commission discussed with the Planning Staff their role in determining a hardship and granting variances. Also discussed was the process to appeal a decision.

d. New Business

Mr. Chorney stated that Scarpo's on Dixwell Avenue is parking cars on the sidewalk. Ms. Masi explained that she had sent letters out explaining that parking cars on the sidewalk is not permitted. She will follow-up and possibly issue a notice of violation.

e. Adjournment

Mr. Reynolds made the motion to adjourn. Mr. Chorney seconded the motion. Therefore, the motion passed unanimously.

The meeting adjourned at 7:40 p.m.

Submitted by: _____
Stacy Shellard, Clerk of the Commission