

**March 13, 2014**

**AGENDA: THE ZONING BOARD OF APPEALS**, Town of Hamden, will hold a Public Hearing and Regular Meeting on Thursday, March 20, 2014 at 7:00 p.m. in the 3<sup>rd</sup> Floor Conference Room, Hamden Government Center, 2750 Dixwell Avenue, Hamden, CT. and the following will be reviewed:

**A. Public Hearing**

**1) 14-6516 138 Stanley Rd: Requesting a variance:**

Section 220, Table 2.3, To permit a side yard of 10ft 6 inches where 20ft is required for a permanent roof over an existing deck

R-2 zone, Brian Forsyth, Applicant

**2) 14-6517 533 Newhall St: Requesting variances:**

Section 230.c to permit a 6ft front yard set back where 25ft is required for baseball fields

Section 230, Table 2.5, to allow a 24ft high accessory structure where only 15ft is allowed for a grandstand and press box

Section 230, Table 2.5 to permit a front yard setback and building setback of 8ft 6 inches where a total of 37ft is required

Section 580.7, Table 5.4 to permit up to 60 foot-candles of illumination where only 0.2 foot-candles is allowed

Sections 520.11.3 & 720.5.10 to permit the stormwater discharge peak flow increase due to the soil remediation and capping of the whole site

Section 520.11.15.d,e,f,g, to allow a variance of the stormwater quality requirements due to the capping of the site with an impermeable membrane

Section 570.b, to permit a 24ft high fence where only a 4ft high fence is allowed in the 25ft front yard setback

Section 570.b to permit a 24ft high fence where only a 6ft fence is allowed in the rear yard

Section 530, Table 2.4 & 2.5 to permit a 24ft high fence where only 15ft is allowed.

R-4 zone, Dale Kroop, Applicant

**3) 14-6518 260 Mill Rock Rd: Requesting variances:**

- Section 230.c, To allow recreational structures within 1ft of the property boundaries where none are permitted in the required front yard(25ft) and side yard(12ft)
- Section 570.b, To permit a 16ft high fence where only 4ft within the 25ft front yard set back
- Section 570.b to permit a 16ft high fence where only a 6 ft fence is allowed in the rear yard
- Section 530, Table 2.4 & 2.5 to permit a 16ft high fence where only 15ft is allowed
- Section 540.3.2, To permit a tennis court and a basketball court in the 25ft front yard where none are allowed
- Section 540.3.4,Table 5.3, To permit a 3ft planted area for a sidewalk where 10ft is required
- Section 580.7, Table 5. To permit up to 60 foot-candles of illumination where only 0.2 foot-candles is allowed
- Sections 520.11.3 & 720.5.10 To permit the stormwater discharge peak flow increase due to the soil remediation for the whole site & addition of 2 parking lots for the park
- Section 520.11.15.d,e,f,g, To allow a variance of the stormwater quality requirements due to the RAP soil remediation and soil thickness for the whole site
- Section 220,Table 2.1,To permit 50 percent impervious surface where only 30 percent is allowed.

R-4 zone, Dale Kroop, Applicant

**B. Regular Meeting**

- a. Discussion and voting on Public Hearing items.**
- b. Approve Minutes of February 20, 2013**
- c. Old Business**
- d. New Business**
- e. Adjournment**

**Submitted by:** \_\_\_\_\_

**Stacy Shellard, Clerk of the Commission**