

July 8, 2014

AGENDA: THE ZONING BOARD OF APPEALS, Town of Hamden, will hold a Public Hearing and Regular Meeting on Thursday, July 17, 2014 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) 14-6523** 1732 Dixwell Ave, Requesting variances: Article III, Figure 3.6 & Table 3.4 to allow a structure of 56.1ft in height where only 35ft is allowed for telecommunications antennas and screening. Article III, Figure 3.6 & Table 3.4 to allow a structure of 61.1ft where only 35ft is allowed for telecommunications equipment/shelter. T-4 zone, Cellco Partnership d/b/a Verizon Wireless, Applicant, ***Public Hearing continued from 6-17-14 meeting***
- 2) 14-6529** 43 Seminole Ave, Requesting variance: Section 670.2.f., to allow parking in the required front yard up to 0 feet from the front property boundary and in the required side yard up to 1ft from the side property boundary. R-4 zone, Justin McWaid, Applicant
- 3) 14-6530** 2361 Whitney Ave, Requesting variances:
Proposed Lot 4, Section 310, Table 3.4, to allow a frontage build-out of 44.7% where a minimum of 80% is required; Section 320, Table 3.4, to allow total impervious surface coverage of 89% where only a maximum of 80% is permitted; Proposed Lot 5, Section 310, Table 3.4 to allow a frontage build-out of 77% where a minimum of 80% is required; Section 320, Table 3.4, to allow 60.9% building coverage where only 60% is permitted; Section 320, Table 3.4, to allow total impervious surface coverage of 96.1% where a maximum of 80% is permitted; Proposed Lot 6, Section 320, Table 3.4, to allow total impervious surface coverage of 80.1% where only 80% is permitted; T-5 zone, Hamden Reality Ass. LP, Applicant
- 4) 14-6531** 1732 Dixwell Ave, Requesting variance: Article III, Figure 3.6 & Table 3.4, to allow a structure of 74ft where only 35ft is allowed for a telecommunications facility; T-4 zone, New Cingular Wireless PCS, LLC(AT&T), Applicant
- 5) 14-6532** 3594 Whitney Avenue, Requesting variances: Section 310.1.d, to permit the building facade to be parallel to the principal street only: Section 300, Figure 3.5 and Table 3.4 to permit a percentage build-out of 18.7% where 40% is required, due to wetlands and unbuildable areas. T3.5 zone, RJT Medical LLC, Applicant
- 6) 14-6533** 130 Lincoln St, Requesting variance: Section 220, Table 2.3 to allow a 9.2ft side yard where 12ft is required: R-4 zone, Lauren Doring, Applicant

B. Regular Meeting

- a. Discussion and voting on Public Hearing items.**
- b. Approve Minutes of June 19, 2014**
- c. Old Business**
- d. New Business**

- e. Adjournment**

Submitted by: _____
Stacy Shellard, Clerk of the Commission