

December 3, 2015

**AGENDA: THE ZONING BOARD OF APPEALS**, Town of Hamden, will hold a Public Hearing and Regular Meeting on Thursday, December 17, 2015 at 7:00 p.m. in the **Legislative Council Chambers, Memorial Town Hall, 2372 Whitney Avenue**, Hamden, CT and the following will be reviewed:

**\*\*\*\*Please Note Meeting Location\*\*\*\***

**A. Public Hearing**

**15-6585** 2485 Whitney Ave, Requesting variances: Section 654.b to allow outdoor storage in the front yard where none is permitted. Section 654.e to permit stored materials that reach a height of 12ft where the screening reaches a height of 8ft. Section 570.b and Figure 3.6 to allow an 8ft high fence where only 6ft is allowed within the required 3ft side yard, T-4 zone, Kyle DeLucia, Applicant

**15-6586** 182 Welton St, Requesting variance: Section 591.1.2, to allow a 1 year renewable parking lease where 25 years is required, T-3 zone, Steven J DeFrank, Applicant

**15-6587** 2040 Dixwell Ave, Requesting variances: : Section 580.5.d, to permit flood lights where none are allowed: Section 580.7 to permit a maximum illumination of 62 foot-candles where 1.5 foot-candles is allowed: Table 3.4 & Figure 3.7 to permit four 70ft and four 80ft in height light poles where only 20ft is allowed for an accessory structure and 60ft for a principle structure, Section 580.2.a to permit light trespass , Section 580.2.c to allow lighting outside the target area, Section 580.2.f, to permit 4.7 foot candles at the western property line where none is allowed, T-5 zone, Town of Hamden Board of Education, Applicant

**15-6588** 150 Edgehill Rd, Requesting variances, Section 220, Table 2.3 to permit a 9ft 6inch side yard where 15 is required, Section 220, Table 2.3 to permit a 32ft 3inch front yard where 40 feet is required for a garage addition, R-3 zone, Alexandra Shor & Ted Cohen, Applicant

**15-6589** 155 & 225 Pine Rock Ave, Requesting variances: Section 380.1, Table 3.5, to permit a 86ft high exhaust stack where a maximum of 48ft is allowed, M zone, Tilcon CT, Inc., Applicant

**15-6590** 68 Warner St, Requesting to amend approval granted 7/18/68 to remove the restriction that the efficiency unit be for immediate family only & the office be used for P.J. Inzero only, T-4 zone, Maria Inzero, Applicant

**B. Regular Meeting**

- a. Discussion and voting on Public Hearing items.**
- b. Approve Minutes of November 19, 2015**
- c. Old Business**
- d. New Business**
- e. Adjournment**

Submitted by: \_\_\_\_\_  
Stacy Shellard, Clerk of the Commission