

February 9, 2009

AGENDA: THE ZONING BOARD OF APPEALS, Town of Hamden, will hold a Public Hearing and Regular Meeting on Thursday, February 19, 2009 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) **08-6317** 2895 State Street, Requesting action under Section 861.1, Appeal of Cease and Desist Order(dated 12/28/07), CDD-1 Zone, Modern Materials, Applicant.
- 2) **08-6318** 2895 State Street, Requesting action under Section 861.1, Appeal of Cease and Desist Order(dated 12/28/07), CDD-1 Zone, Empire Paving, Applicant.
- 3) **09-6350** 19 Reyna Road, Requesting variances of the following: Section 326 to allow an expansion of a non - conforming structure for a second floor addition. Section 434b to allow a side yard of 8 feet where 12 feet is required. R-4 Zone, Garland Patterson, Applicant
- 4) **09-6351** 33 Roosevelt Street, Requesting variances of the following: Section 314.4 to allow an accessory structure with a side yard of 3.5 feet where 10 feet is required, and a rear yard with 54 percent of the area covered and only 20 percent is allowed. Section 435 to allow lot coverage of 30 percent where 25 percent is allowed. R-4 Zone, Dale and Scott Badger, Applicant's
- 5) **09-6352** 1060 Ridge Road, Requesting a variance of the following: Section 310.2 to permit a lot with a buildable square containing 3,043 square feet of land excluding steep slopes in excess of 20 percent where 4,900 square feet is required. Zone R-4, Bernard Pellegrino, Applicant
- 6) **09-6353** 164 Westwoods Road, Requesting variances of the following: Section 311.1a to allow a rear lot of 25,551 square feet of lot area excluding area containing wetlands and steep slopes greater than 20 percent where 30,000 square feet is required. Section 310.1 to permit 4,449 square feet of a lot area containing wetlands and steep slopes greater than 20 percent to be used in the calculation of minimum area where none is allowed. R-3 Zone, Malachi & Joyce Blandon, Applicants

B. Regular Meeting

- a. **Discussion and voting on Public Hearing items.**
- b. **Approve Minutes of January 15, 2009**
- c. **Old Business**
- d. **New Business**
- e. **Adjournment**

Submitted by: _____
 Stacy Shellard, Commission Clerk