

March 12, 2009

**AGENDA: THE ZONING BOARD OF APPEALS**, Town of Hamden, will hold a Public Hearing and Regular Meeting on Thursday, March 19, 2009 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) **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) **09-6351** 33 Roosevelt Street, Requesting variances of the following: Section 314.4 to allow an accessory structure with a side yard of 0 feet where 10 feet is required, and a rear yard with 54 percent of the area covered where only 20 percent is allowed. Section 435 to allow lot coverage of 30 percent where only 25 percent is allowed. R-4 Zone, Dale and Scott Badger, Applicant's  
**Public Hearing continued from 2/19/09 meeting**
- 4) **09-6355** 67 Greenway Street, Requesting variances of the following: Section 314.4 to allow a 3 foot side yard where 10 feet is required, and a 3 foot rear yard where 5 feet is required for an accessory structure. Section 326 to allow the expansion/continuation of a non-conforming structure. Section 314.4 to allow an accessory structure with a height of 16 feet 6 inches where no more than 15 feet is allowed. Zone R-4 , Valacour Ganucheau, Applicant
- 5) **09-6356** 161 Darley Drive, Requesting a variance of the following: Section 701.b to allow an accessory apartment in a principal dwelling on tax records after 10-1-76 and Section 701.e to allow the accessory apartment to be occupied by a person unrelated to the owners of record. Zone R-2, John and Donna Gaudio, Applicants
- 6) **09-6357** 1970 Whitney Avenue, Requesting variances of the following: Section 753.4.d to allow a standing sign with a height of 22 feet where 20 feet is permitted. Section 753.4.e to allow a free standing sign with a bottom edge at 111 inches above ground level where at least 10 feet above ground level is required. Section 753.4.g to allow a free standing sign with a total surface area of 78 square feet where 32 square feet is permitted. Section 756.b.1 to allow square feet of aggregate surface area of signage where approximately 78 square feet is permitted. Zone CDD-2, Nickabam, LLC,

**B. Regular Meeting**

- a. **Discussion and voting on Public Hearing items.**
- b. **Approve Minutes of February 19, 2009**

- c. **Old Business**
- d. **New Business**
- e. **Adjournment**

**Submitted by:** \_\_\_\_\_  
**Stacy Shellard, Commission Clerk**