

December 1, 2011

**AGENDA: THE ZONING BOARD OF APPEALS**, Town of Hamden, will hold a Public Hearing and Regular Meeting on Thursday, December 15, 2011 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) **11-6447** 169 Mill Rock Road, Requesting variances of the following: Section 220 to allow a lot width of 80 feet where a minimum 100 feet is required. Section 220 to allow a lot area of 3,433 square feet where where 20,000 square feet is required. Section 220 to allow a lot area of 3,740 square feet where 20,000 square feet is required, R-3 Zone, East Rock Partners, LLC, Applicant
  
- 2) **11-6448** 55 West Woods Road, Requesting variances of the following: Section 652.1, Table 6.3, to permit multifamily housing where it is not on a street that permits it, Section Section 652.1.h, to permit townhouses located along common access drives rather than along a public street, Section 652.1.k, to allow multifamily developments to be located along a well-designed pedestrian-oriented internal private street rather than having the units oriented towards the street, Zone T-4, West Woods Properties, LLC, Applicant
  
- 3) **11-6449** 135-145 Sanford Street, Requesting variances of the following: Section 652.1, Table 6.3 to permit a 33 unit multi-family housing were none are allowed; Table 3.4 (Zone T-4 Form-Based Code Graphics) to allow 14.5 percent principal building frontage buildout where a minimum of 60 percent is required; Section 652.1.o to allow a minimum of 500 square feet where 600 square feet is required for a 1 bedroom unit; T-4 Zone, New Haven Home Recovery, Inc., Applicant
  
- 4) **11-6450** 22 Glemby Street, Requesting a variance of the following: Section 220, Table 2.3 to allow a 3 foot side yard where a 10 foot side yard is required for an addition, R-5 Zone, Emporio, LLC, Applicant

**B. Regular Meeting**

- a. **Discussion and voting on Public Hearing items.**
- b. **Approve Minutes of November 17, 2011**
- c. **Old Business**
- d. **New Business**
- e. **Adjournment**

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