

March 7, 2011

AGENDA: THE ZONING BOARD OF APPEALS, Town of Hamden, will hold a Public Hearing and Regular Meeting on Thursday, March 17, 2011 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) **11-6415** 1729-1731 Dixwell Avenue, Requesting a variance of the following: Table 3.4 to allow lot coverage of 85 percent where a maximum of 80 percent is allowed for a mixed use building. T-4 Zone, Irfan Farid, Applicant
- 2) **11-6416** 80 Rolling Ridge Road, Requesting a variance of the following: Section 620.d to permit an accessory apartment placed 28 inches below grade where the requirement is one wall must open to grade. R-2 Zone, Anne Pasquale, Applicant
- 3) **11-6417** 190 Pine Rock Avenue, Requesting variances of the following: Section 380.1, Table 3.5, to permit frontage build out of 60 percent where 80 percent is required. Section 652.3, Affordable Housing Requirement for a multi-unit housing which requires 20 percent of the units to satisfy the affordable housing requirements. M Zone
Sound Development Group, LLC, Applicant
- 4) **11-6418** 2361 Whitney Avenue (aka 2989 Dixwell Avenue), Requesting a variance of the following: Table 3.4 to permit frontage buildout of 45 percent where 80 percent is required for an existing structure, T-5 Zone, Hamden Realty Associates LP, Applicant
- 5) **11-6419** 1025 Dixwell Avenue, Requesting a variance of the following: Section 658.a to permit a place of worship on a lot that is 27,007 square feet where a minimum 40,000 square feet is required, T-4 Zone, Bishop Lethenial McClam, Applicant

B. Regular Meeting

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

Submitted by: _____
Stacy Shellard, Commission Clerk