

FRANZ DOUSKEY 50 IVES STREET HAMDEN, CT. 06518 (203) 248-4615

June 15th, 2021

Dear Members of the Zoning Board of Appeals:

This letter is in response to item ZBA#21-6675.

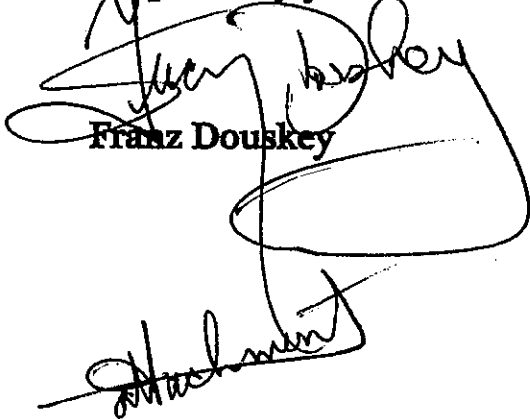
Having played on the Quinnipiac tennis courts for decades, as well as other tennis courts, I can speak directly from experience. Playing at night in the cool summer air was a pleasure. There was plenty of light. The game is to hit the tennis ball within the confines of a rectangle of 27 x 39 ft., a rather small area. By far, almost postage stamp size when compared to the expanse of a baseball field, or the arduous width and depth of a soccer, football, or field hockey field.

Based on my experience, and the recommendations of tennis associations, NCAA and a leading contractor/builder of the tennis courts (*LED SPORT LIGHT SUPPLY*) fifty or sixty feet light poles are not required or recommended.

This appeal from Quinnipiac University to require taller light poles is an unnecessary self-made hardship. They cite the NCAA requirements, but the Quinnipiac proposal states that the request for a variance is not for NCAA level games or for team play, *but for student recreational use*.

Please consider reading this brief letter into the record.

Respectfully yours,


Franz Douskey

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Recreational Light Use

Lower level of play or recreational play – 250 lux

HOW TALL IS A TENNIS COURT LIGHTING POLE HEIGHT?

Selecting the right pole height is essential for tennis court as it affects the overall lighting uniformity, shadow and brightness of the ground.

Recreational/ residential tennis court: The common light pole height inside recreational tennis court is around 6 to 8 meters (20 to 26 ft). If there is a low budget, we can adopt 6-pole six meters height. It should give satisfactory lighting outcome.

Source: **LED Sport Light Supply**

Sport Light Supply overview

Since 1999, Sport Light Supply began as a new and upcoming LED lighting developer. Our focus on high-power LED sports flood lighting has led us to many new innovations since then. As a sports lighting and design company, we have spent years building up an exclusive research and development team. Not only do we supply high-end, but high quality also LED sports lighting all over the world, our goal is centered on supporting long-term relationships with all of our clients.

We continually keep in touch with our past and current sports lighting projects through their electrical contractors and technicians. Yet we don't limit ourselves to keeping in touch with various distributors and LED lighting specialists who frequently use and recommend our products too. Our project criteria is a very simple but honest approach to refining the sports lighting needs of the modern world. It starts with understanding our client's needs and developing practical solutions that are sustainable and economical.

It also helps them to meet the strict standards that their sports athletes and teams have come to expect. Because of this, we take special care to consult and work with several sports associations to refine all types of sport lighting applications.

1. Professional Level Sports Lighting

We provide only the highest quality lighting fixtures for sports (indoor and outdoor venues) with expert knowledge of lighting temperatures and appropriate Lumens. We can provide ideal lighting solutions for National and International tournaments like FIFA, WTA, ICC, MLB, NFL, NBL, and more.

to
Carwin

PETITION OPPOSING THE QUINNIPIAC TENNIS COURT RELOCATION

WE, THE UNDERSIGNED, BEING PROPERTY OWNERS OF THE TOWNS OF HAMDEN AND/OR NORTH HAVEN AND BEING FULLY INFORMED OF THE VARIANCE APPLICATION SUBMITTED BY QUINNIPIAC UNIVERSITY FOR THE RELOCATION OF TENNIS COURTS, HEREBY OPPOSE THE APPLICATION AND RESPECTFULLY REQUEST THAT THE HAMDEN ZONING BOARD OF APPEALS DENY THE APPLICATION.

The Quinnipiac University application for the relocation of tennis courts seeks to install fifty (50) foot light poles over the tennis courts. Such poles require a variance from the Town of Hamden because the Town only permits thirty-five (35) foot poles.

Quinnipiac University does not meet the standard for a variance. There is no UNUSUAL HARDSHIP that warrants a variance from the pole height regulation. "A variance constitutes permission to act in a manner that is otherwise prohibited under the zoning law of the town." *Caruso v. Zoning Board of Appeals*, 320 Conn. 315, 321 (2016). "A zoning board of appeals is statutorily authorized to grant a variance if two requirements are met: (1) the variance will not "affect substantially the comprehensive zoning plan"; and (2) the application of the regulation causes "unusual hardship unnecessary to the carrying out of the general purpose of the zoning plan." *Id.* at 322. "Unusual hardship may be shown by demonstrating that the zoning regulation has deprived the property of all reasonable use and value, thereby practically confiscating the property." *Id.*

Quinnipiac has not proven that any unusual hardship exists. Quinnipiac has numerous places on campus where the tennis courts could be built, including keeping them in their current location. Rather, Quinnipiac has decided to relocate the tennis courts purely for convenience and because it "wants to." Residents of Hamden and North Haven have taken a backseat to Quinnipiac for far too long. It would be unacceptable for the Town of Hamden Zoning Board of Appeals to approve this variance application without a clear showing of unusual hardship, which Quinnipiac has not and cannot prove.

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JUL 14 2021

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GLENN & MONA GREGG
210 HOGAN ROAD
HAMDEN, CONNECTICUT 06518

14 June 2021

Town of Hamden
Zoning Board of Appeals
2750 Dixwell Avenue
Hamden, CT 06518

RECEIVED
TOWN OF HAMDEN

JUN 17 2021

PLANNING AND
ZONING DEPT.

Re: Item 21-6675 275 Mt Carmel Avenue
Hearing on 17 June 2021

via post & Email

Dear Sir / Madam:

We are writing **in objection** to the above referenced application by Quinnipiac University for a variance from Zoning Regulations to erect 50'-0" high light poles where 35'-0" are allowed.

Quite simply, a height of 35'-0" is perfectly adequate to light any outdoor area, particularly for a campus immediately adjacent to residential areas. We see no hardship which would require higher poles, which would negatively affect the neighboring properties.

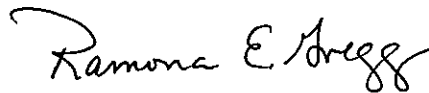
We urge the Board to turn down this request for a variance.

Thank you.

Sincerely,



Glenn H. Gregg, FAIA
Architect



Ramona E. Gregg

203 281.6152 (h)
203 988-5413 (c)

June 14, 2021

To: Zoning Board of Appeals

We are writing to express our total opposition to any granting of a variance of Section 220 to permit 50 foot light poles where 35 foot poles are allowed.

We object for a number of reasons, not the least of which would be the detrimental effect on wildlife in the nearby park area.

Please reject the application.

Regards,

Thomas F. Knudsen
Thomas F. Knudsen

Florence Knudsen
Florence Knudsen

465 Hogan Rd.

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June 13, 2021

Town of Hamden
Zoning Board of Appeals
2750 Dixwell Avenue
Hamden, CT 06518

To Whom It May Concern:

As a town resident I am opposed to any variance regarding lighting at the intersection of Mt. Carmel Avenue and Hogan Road as requested by Quinnipiac University. There is not a hardship to support such a request. The area is residential and across from Sleeping Giant State park. Please preserve the quality of life in the surrounding area and do not approve this request.

Sincerely,



Nancy Navarretta
Hamden Resident

GLENN & MONA GREGG
210 HOGAN ROAD
HAMDEN, CONNECTICUT 06518

14 June 2021

Town of Hamden
Zoning Board of Appeals
2750 Dixwell Avenue
Hamden, CT 06518

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We urge the Board to turn down this request for a variance.

Thank you.

Sincerely,


Glenn H. Gregg, F.A.I.A.
Architect


Ramona E. Gregg

203 231-6152 (t)
203 663-5418 (a)

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Natalie Barletta

From: Sandra Biller <sandrabiller1@gmail.com>
Sent: Tuesday, June 15, 2021 2:31 PM
To: Natalie Barletta
Subject: Caution:This email originated and was tagged as SPAM from outside of the organization. Do not click links or open any attachments unless you recognize and contact the sender to verify the content is safe Opposition to QU lighting
Importance: Low

Hi.

I would like to go on record because I oppose the variance requested by Quinnipiac University to permit 50 foot lighting. The 35 foot lighting that they now have already pollutes the night sky with artificial lighting that I can see from my house.

Sandra Biller
190 Hogan Rd.

Sent from my iPhone

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JUN 16 2021
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PETITION OPPOSING THE QUINNIPIAC TENNIS COURT RELOCATION

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Quinnipiac Tennis Court Relocation Opponents

OPPOSITION PETITION: Please write clearly.

| | Name | Address | Phone | Email Address |
|----|---|---|-------------------------------|---|
| 1 | Nancy Navarretta Monty Miller | 311 Hogan Rd Hamden CT 06518 | 203 671 0170 | navarretta@comcast.net |
| 2 | Bonnie Byers Bonnie Byers | 300 Hogan Rd Hamden Ct. 06518 | 203-281-0555 | Bonniebyers@comcast.net |
| 3 | Donna Wade Dana Wick | 241 Hogan Rd Hamden Ct. 06518 | 203-464-6793 | donna.wade04@gmail.com |
| 4 | Richard Wade Dana Wick | 241 Hogan Rd Hamden, Ct 06518 | 203-464-6793 | rewade53@yahoo.com |
| 5 | Joe Marchetti J. Marchetti | 132 Buhl St. North Haven, CT 06473 | | |
| 6 | Glenn Hoveas Glenn Hoveas | 210 HOGAN HAMDEN, CT | 203 989 9413 | glennhoveas@gmail.com |
| 7 | Frank Dousky Frank Dousky | 50 Ves St | 203-248-4615 203 248 4615 | FRANKDOUSKEY@GMAIL.COM |
| 8 | Sarah Heath | | 203 248 4615 | sheath@aya-ya.com |
| 9 | Joe DeMarsilio J. DeMarsilio | | 203-747-6386 | 33 Woodruff St |
| 10 | Phoebe Styron | 116 Ives St. Hamden, CT 06518 | (203) 988 -1837 |  |
| 11 | Elizabeth Knope | 5200 Ridge Road North Haven CT 06473 | 203 605 6033 | knope@sbcglobal.net |
| 12 | Gary de Simone | 5200 RIDGE RD NORTH HAVEN, CT 06473 | 203-641-9514 | GARY-de-SIMONE@SBCGLOBAL.NET |
| 13 | Shanne Margi Shanne Margi | 5061 Ridge Rd North Haven Ct 06473 | 203-248-3794 | jsmargi@yahoo.com |
| 14 | Frank Margi Frank Margi | 5061 Ridge Rd North Haven CT 06473 | 203-248-3794 | rmargi@ctmedgroup.com |
| 15 | Mick Mick Mick Mick | 720 Mt CARMEL HAMDEN 06518 | 203 248 1200 | mickm1950@yahoo.com |
| 16 | Mick Mick Mick Mick | 720 Mt Carmel Ave Hamden CT 06518 | 203 248 1200 | mickm@comcast.net |
| 17 | Linda Remetz | 188 Dres St | 203-889-8639 | lremetz@gmail.com |
| 18 | Linda Remetz Linda Remetz | 188 Dres St. | 203-889-8639 | lremetz@gmail.com |
| 19 | | | | |

Natalie Barletta

From: Linda Remetz <lmremetz@gmail.com>
Sent: Tuesday, June 15, 2021 2:57 PM
To: Natalie Barletta
Subject: Caution:This email originated and was tagged as SPAM from outside of the organization. Do not click links or open any attachments unless you recognize and contact the sender to verify the content is safe Quinnipiac variance

Importance: Low

To Whom It May Concern:

We want to inform you we do not approve of having Quinnipiac University be granted the variance to install 50 foot lights at the tennis courts.

Thank you,
Linda and Michael Remetz

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