



Town of Hamden
Planning and Zoning Department

**Hamden Government
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February 25, 2019

MINUTES: THE ZONING BOARD OF APPEALS, Town of Hamden, held a Public Hearing and Regular Meeting on Thursday, February 21, 2019 at 7:00 p.m. in the 3rd Floor Conference Room, Hamden Government Center, 2750 Dixwell Avenue, Hamden, CT with the following results:

Commissioners in attendance:

Wayne Chorney, Acting Chair
Fran Nelson
Elaine Dove
Steve Walsh, Alternate sitting for Jeff Vita
Andrew Houlding, Alternate sitting for vacancy

Staff in attendance:

Matt Davis, Assistant Town Planner
Stacy Shellard, Commission Clerk

Mr. Chorney called the meeting to order at 7:05 p.m. The clerk read the agenda and the panel introduced themselves.

A. Public Hearing

- 1) 18-6648 216 Shepard Avenue, Section 220, Table 2.3, to permit a 26ft front yard setback where 40ft is required for a front porch; Section 220, Table 2.3, to permit a 29ft front yard setback where 40ft is required for an enclosed entryway, R-3 zone, Mihaela Aslan & Florin Copaceanu, Applicant

Ms. Mihaela Aslan, Owner, addressed the Commission and reviewed the variance request. She stated that she would like to build a front porch with a small mud room to provide some privacy to the front of her house and that it would help to reduce the noise coming from Shepard Avenue.

Mr. Chorney asked if there was a hardship. Mr. Nelson stated that there is no other location to place the front porch and entryway. Mr. Chorney reviewed the location and noted that there is a lot of traffic in the area. He stated that the houses in the area have mixed frontages. Mr. Nelson noted the heavy traffic that occurs on Shepard Avenue.

Mr. Houlding referred to the photograph that was included in the application and stated that it appears that 216 Shepard Avenue's front setback is substantially more than 224 Shepard Avenue's. He asked if Ms. Aslan has the setbacks for 224 Shepard Avenue vs. 216 Shepard Avenue. Ms. Aslan replied no. The Commission and Ms. Aslan reviewed the surrounding residential properties.

Ms. Dove questioned the slope of the front yard. Ms. Aslan explained that the driveway is sloped, but the property becomes flat by the time it reaches the existing front stairs. She stated that the proposed porch will only expand out as far as the existing stairs. Ms. Aslan reviewed the proposed front porch and enclosed entryway with the Commission

Mr. Chorney asked for comments against the application. There were none.

Mr. Chorney asked for comments in favor of the application:

Ms. Theodora Aslan, 216 Shepard Avenue, addressed the Commission and stated that she is in favor of the application because it will provide more living space and privacy.

Mr. Chorney closed the Public Hearing.

B. Regular Meeting

- a. Discussion and voting on Public Hearing items

18-6648

Mr. Nelson made the motion to approve Application 18-6648. Mr. Houlding seconded the motion. Mr. Nelson stated that the location being proposed is the only place for the front porch. It will help deaden some of the noise from Shepard Avenue which is becoming a very populated street. It will be in conjunction with the neighboring house when the front porch is completed and will conform with the rest of the properties in the neighborhood. *The motion passed unanimously.*

- b. Approve Minutes of January 17, 2019

Mr. Chorney asked that on page 2, 7th paragraph, 1st sentence, be amended to read: Mr. Chorney stated that the use of smart code was to be used as in-fill and not for the existing properties.

Ms. Dove made the motion to approve the Minutes of the January 17, 2019 meeting as amended. Mr. Walsh seconded the motion. Ms. Dove, Mr. Walsh, Mr. Nelson and Mr. Chorney voted in favor of the motion. Mr. Houlding abstained. Therefore the motion passed 4-0-1.

- c. Old Business

There was none

- d. New Business

There was none

- e. Adjournment

Mr. Nelson made the motion to adjourn. Mr. Houlding seconded the motion. The motion passed unanimously.

The meeting adjourned at 7:18 p.m.

Submitted by: _____
Stacy Shellard, Clerk of the Commission