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Planning and Zoning Department

Town of Hamden

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November 22, 2019

MINUTES: THE ZONING BOARD OF APPEALS, Town of Hamden, held a Public Hearing and Regular Meeting on Thursday, November 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:

Jeff Vita, Chair
Wayne Chorney
Fran Nelson
Elaine Dove, arrived at 7:02
Ricci Cummings

Staff in attendance:

Matt Davis, Assistant Town Planner
Tim Lee, Assistant Town Attorney
Stacy Shellard, Commission Clerk
Genevieve Bertolini, Stenographer

Mr. Vita called the meeting to order at 7:01 p.m., reviewed the agenda and meeting procedures, and the panel introduced themselves.

A. Public Hearing

- 1) 19-6661 2625 Dixwell Ave, Table 5.1, to permit 13% building coverage where 5% is allowed for an addition, T-4 zone, Edgar Calderon, Applicant

Mr. Edgar Calderon, Applicant introduced himself to the Commission.

Mr. Rich Miller, 42 Pauline Street, West Haven, addressed the Commission and reviewed the variance request. He stated that the couple living in the house are elderly and would like a bedroom and bathroom on the first floor.

Mr. Matt Davis, Assistant Town Planner and the Commission discussed the need for the variance and the T-4 zone regulations that address the lot and building coverage. Mr. Davis stated that it is difficult for a single family home in a T-4 zone to conform to the T-4 zone regulations and that the Zoning Enforcement Officer determined that a variance was needed for the building coverage.

Mr. Vita asked for comments in favor and against the application. There were none.

Mr. Vita closed the Public Hearing.

- 2) 19-6662 102 Central Ave, Section 220, to permit 30.25% building coverage where 25% is allowed and 34.3% impervious coverage where 30% is allowed for an addition & a deck, R-4 zone, Derek Case, Applicant

Mr. Derek Case, Applicant, addressed the Commission and reviewed the variance request for an addition and deck. He stated that there is not a laundry facility in the house. Mr. Case explained that a washer and dryer cannot go in the basement because access to the basement has a drop ceiling and there are no bilco doors going to the basement.

He reviewed the proposed deck with the Commission.

Ms. Cummings asked Mr. Case if he had spoken with his neighbors about the addition and the deck. Mr. Case replied yes and that there were no objections.

Mr. Vita asked for comments in favor and against the application. There were none.

Mr. Vita closed the Public Hearing.

B. Regular Meeting

a. Discussion and voting on Public Hearing items

19-6661

Mr. Nelson made the motion to approve Application 19-6661. Ms. Cummings seconded the motion. Mr. Nelson Stated that the hardship is zoning regulations and an existing residential house being located in a T zone. The motion passed unanimously.

19-6662

Ms. Dove made the motion to approve Application 19-6662. Mr. Nelson seconded the motion. Ms. Dove stated that Hardship is not being able to access the basement and would like a washer and dryer. She feels that the variances being requested are reasonable. Mr. Nelson noted that the proposed deck will have a pervious surface. The motion passed unanimously.

Mr. Vita asked that the record show that both applicants returned the public hearing signs.

b. Approve Minutes of October 17, 2019 meeting

Mr. Nelson made the motion to approve the Minutes of the October 17, 2019 meeting as written. Ms. Cummings seconded the motion. Mr. Nelson, Ms. Cummings and Mr. Chorney voted in favor of the motion. Mr. Vita and Ms. Dove abstained. Therefore, the motion passed 3-0-2.

c. Old Business

There was anone

d. New Business

Review 2020 Meeting Calendar

Mr. Nelson made the motion to accept the 2020 Meeting Calendar. Mr. Chorney seconded the motion. The motion passed unanimously.

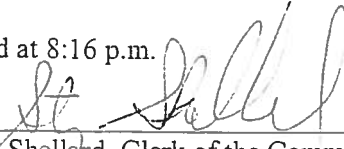
Mr. Vita advised the Commission that Ms. Stacy Shellard, Commission Clerk was retiring and this would be her last meeting.

e. Adjournment

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

The meeting adjourned at 8:16 p.m.

Submitted by: _____


Stacy Shellard, Clerk of the Commission