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TOWN OF HAMDEN

JUN 02 2020

PLANNING AND  
ZONING DEPT.

ZBA # 20-6666 21-6670  
Date of Filing \_\_\_\_\_  
Fee \$160.00 \$160  
Date Paid 6/31/2020 2/26/2021  
Receipt # 31366 32028

MAR 01 2021  
PLANNING AND  
ZONING DEPT.

TOWN OF HAMDEN  
ZONING BOARD OF APPEALS  
VARIANCE APPLICATION

Property Address 202 School Street Zone R4

- Spring Glen Village District
- Newhall Design District

Hamden Land Records (from Town Clerk's Office): Volume \_\_\_\_\_ Page \_\_\_\_\_

Applicant Southern CT Contractors, LLC Address 3 Indian Trail

Phone (203) 676-7796 Town/Zip Woodbridge

Property Owner Leslie Ann Williams Address 26862 Via Matador

Phone \_\_\_\_\_ Town/Zip Mission Viejo, CA 92691

Lessee \_\_\_\_\_ Address \_\_\_\_\_

Phone \_\_\_\_\_ Town/Zip \_\_\_\_\_

Agent/Attorney Thomas Pethigal Address \_\_\_\_\_

Phone (203) 676-7796 Town/Zip \_\_\_\_\_

Email Address of Primary Contact \_\_\_\_\_

\*This application is not complete unless signed by the owner and his/her agent (if applicable).

1. Variance Requested – State the Section Number from the Hamden Zoning Regulations that relates to the requested variance. State what your request is in relation to what is required. For example, "Section 220, Table 2.3: Applicant is asking for a 15 foot side yard where a 30 foot side yard is required."

Install dormers to an existing non-conforming residential structure as shown in photos.

2. What is the unique hardship applicable to the land (cannot be financial)?  
Performing aesthetic improvements to a front elevation of a non-conforming structure.

3. Attach a **site plan** that is drawn to scale and includes the following:
  - A. Dimensions of the lot
  - B. Location of all existing and proposed structures on subject property
  - C. Elevation drawings for any structures over four feet high
  - D. Zone of adjacent properties
  - E. Location of existing structures on adjacent properties
  
4. Provide an **Assessor's Map** (from the Assessor's Office) of the property clearly showing:
  - A. Your property (clearly identified)
  - B. Nearest intersecting streets
  - C. All properties located within 100 feet of any portion of your property
  
5. Provide a **list of property owners within 100 feet** of any portion of your property including properties across streets. You can get this information from the Assessor's Office. This list should contain the property owner's abutting property address and home mailing address.
  
6. Provide stamped (not metered) **envelopes** addressed to all property owners (not tenants) within 100 feet (on abutters list from Assessor's Office) including one addressed to yourself. Address the envelopes to the property owner's mailing address rather than to the address of the property that abuts yours. The return address should read:

Zoning Board of Appeals  
 Hamden Government Center  
 2750 Dixwell Avenue  
 Hamden, CT 06518

7. Post the required sign(s) on the subject property at least ten days prior to the public hearing (see the instructions, page 2).
  
8. Pay the appropriate fee (fee schedule listed on the first page of instructions). How long have you owned/leased the property? \_\_\_\_\_
  
9. Please list any variances previously requested for this property and the outcome:  
 \_\_\_\_\_  
 N/A
  
10. Has any application involving this property been submitted to the Planning and Zoning Commission? Yes  **No** If yes, what was its decision?  
 \_\_\_\_\_  
 \_\_\_\_\_

I hereby state that all the above information and any information contained in any papers submitted herewith are true and correct to the best of my knowledge and belief under penalties of false statements.

I understand that by applying I grant permission for a member or members of the Zoning Board of Appeals and staff to enter upon the subject premises for the purpose of making a visual examination of same.

11. Property Owner's Signature Thomas P. Kelly Date 5/20/2020  
12. Applicant's Signature Thomas P. Kelly Date 5/20/2020

### NEXT STEPS IF YOU ARE GRANTED A VARIANCE

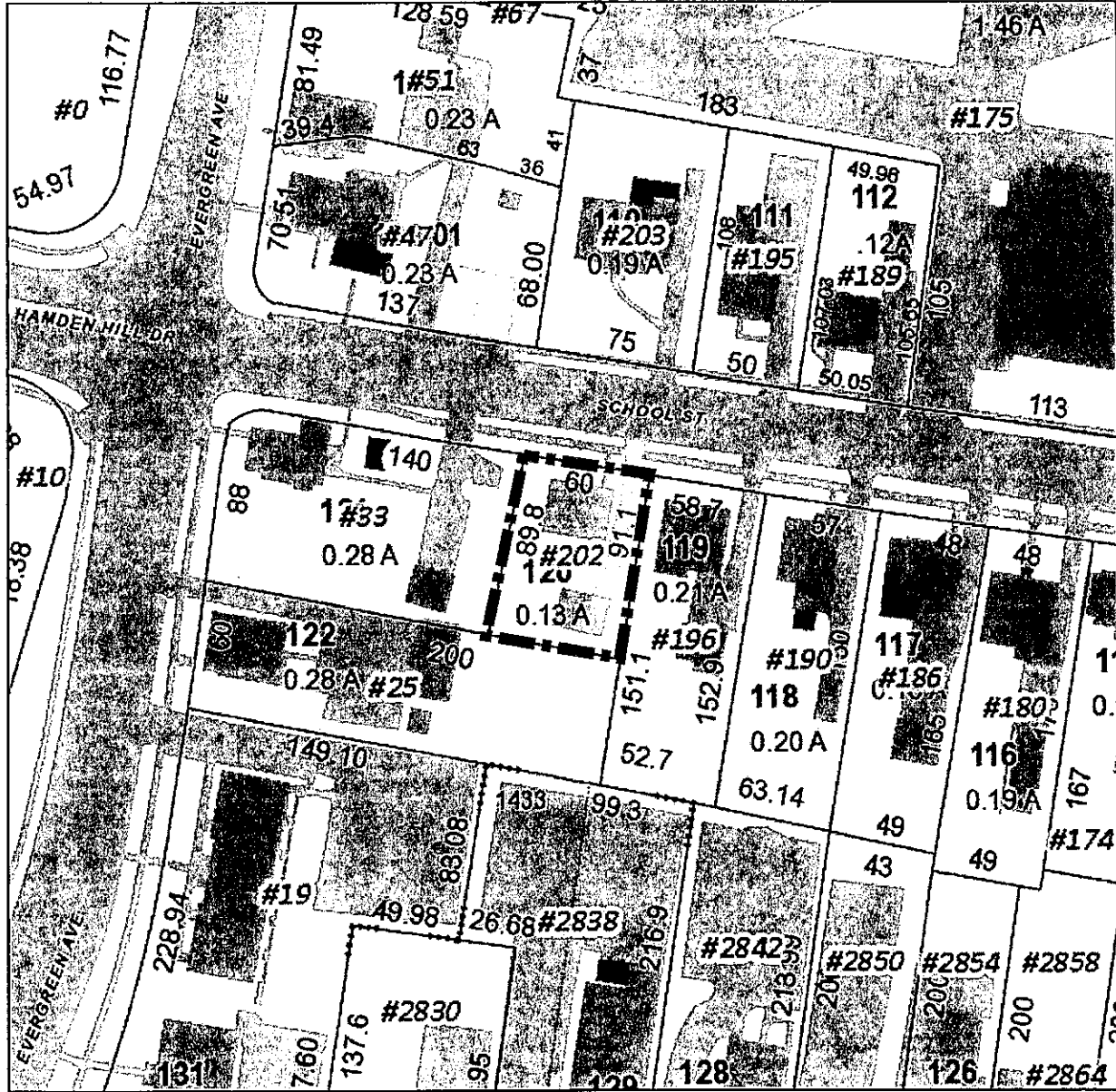
1. There is a **15-day appeal** period starting the day after the legal notice of action taken is published in the New Haven Register. During this time, anyone who wishes to appeal the Board's decision may take his/her case to court. **We recommend waiting until after the appeal period to record the variance.**
2. The variance must be recorded with the Town Clerk (between 9:00 am and 4:00 pm) to become effective. There is a recording fee of \$43.00 (subject to change). **Request three copies of the recorded variance notification from the Town Clerk's Office.**
3. After filing the variance with the Town Clerk, **you must obtain a Zoning Permit from the Planning Office.** The Zoning Permit process takes 7 to 10 working days.
4. At the time you file your Zoning Permit, you will need the following items:
  1. A completed Zoning Permit Application
  2. One (1) original and two (2) copies of the plot plan or site plan
  3. One (1) original and two (2) copies of the floor plans
  4. One (1) original and two (2) copies of the elevation drawings
  5. One (1) original and two (2) copies of the recorded variance notification
  6. The Zoning Permit Fee

# Town of Hamden

Geographic Information System (GIS)



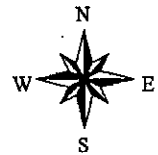
Date Printed: 5/18/2020



**MAP DISCLAIMER - NOTICE OF LIABILITY**

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Hamden and its mapping contractors assume no legal responsibility for the information contained herein.

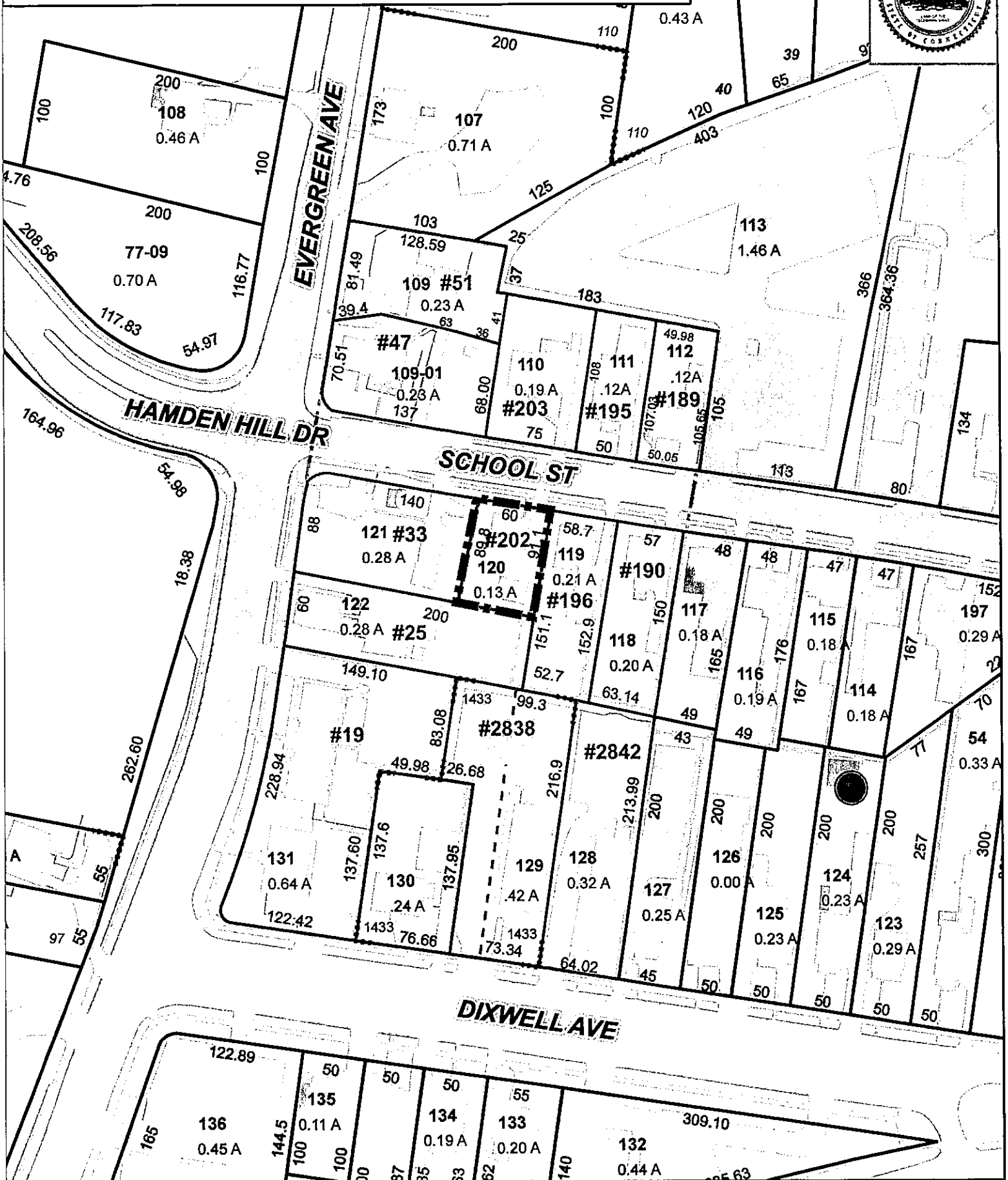
Approximate Scale: 1 inch = 75 feet



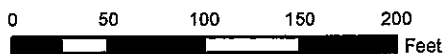
# Town of Hamden, Connecticut - Assessment Parcel Map

Parcel: 2729-120-00-0000

Address: 202 SCHOOL ST



Approximate Scale: 1 inch = 100 feet



Map Produced: April 2019

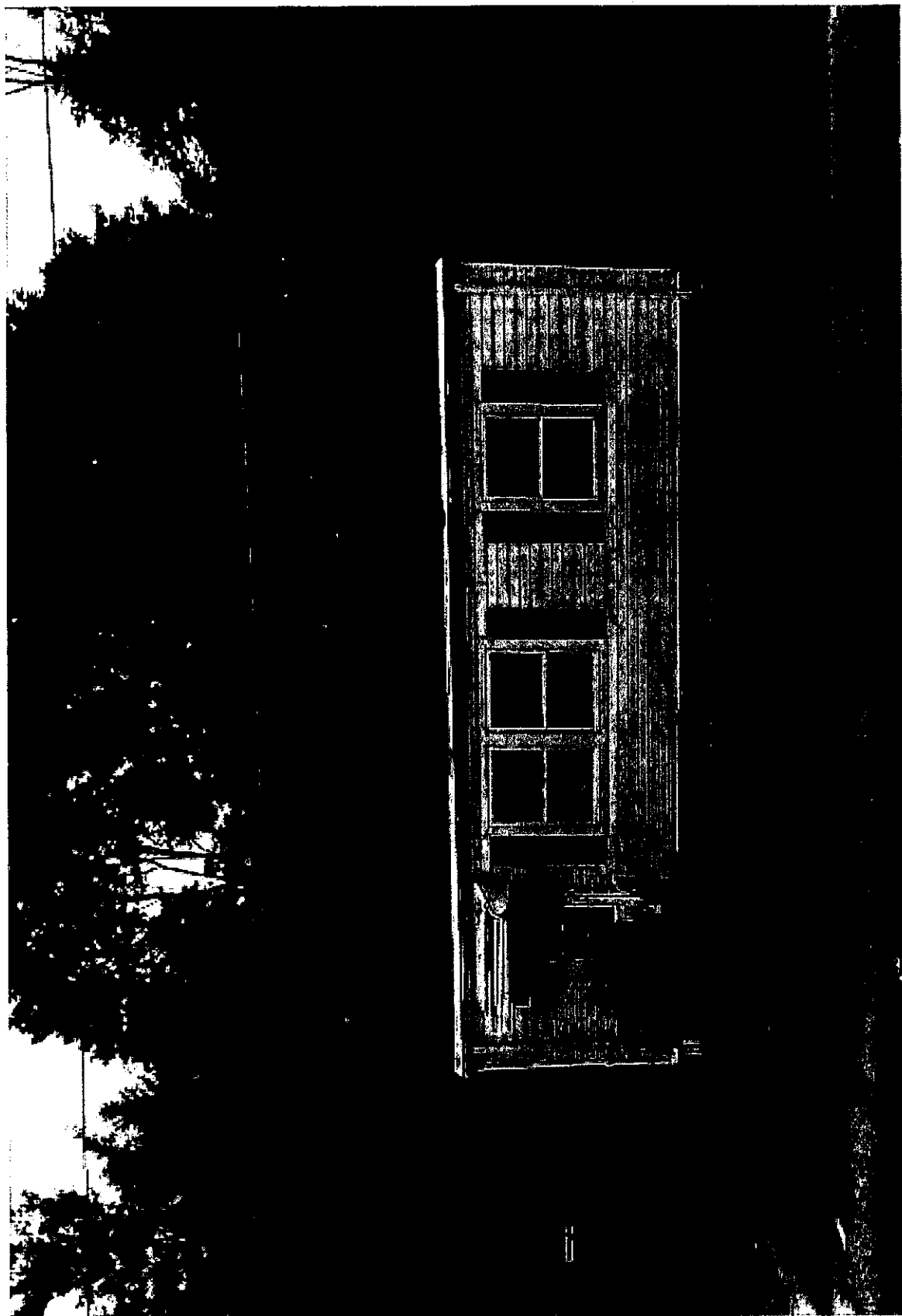
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**202 School Street, Hamden, CT**

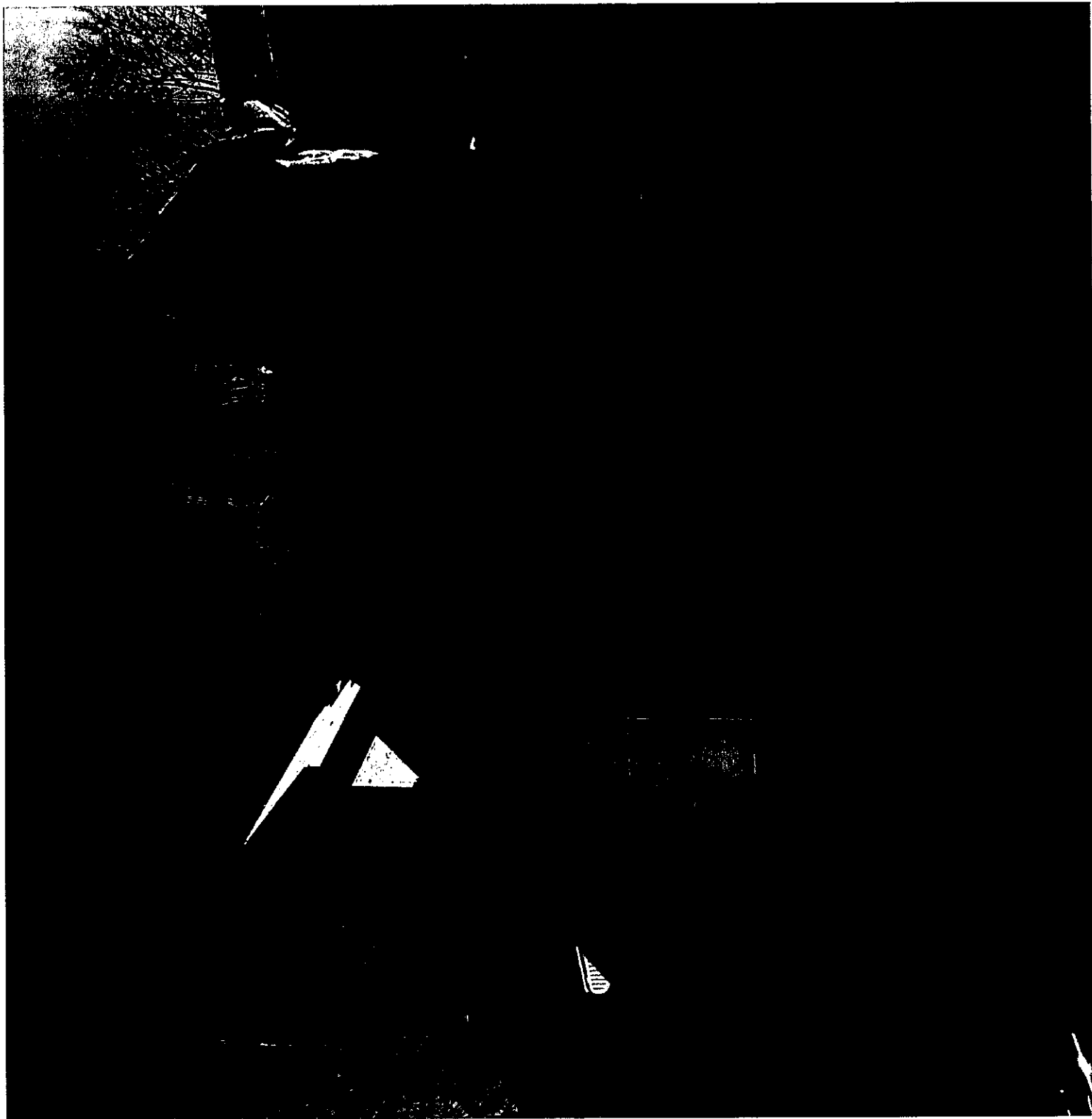
*List of abutting property owners (within 100'):*

<p><i>203 School Street:</i> MATEYE PROPERTIES LLC 25 RACCIO PARK RD HAMDEN, CT 06514</p>	<p><i>19 Evergreen Ave:</i> MIDCON PARTNERS LIMITED PARTNERSHIP C/O WINDSOR PROPERTIES 99 PARK AVE SUITE 1820 NEW YORK, NY 10016</p>
<p><i>196 School Street:</i> HURTEAU RAYMOND A &amp; BEVERLY M 496 GRACE TRAIL ORANGE, CT 06477</p>	<p><i>25 Evergreen Ave:</i> JB HOUSES LLC 1307 CULVER RD ANN ARBOR, MI 48103</p>
<p><i>195 School Street:</i> NEY KENNETH J 50 HANDY RD HAMDEN, CT 06518</p>	<p><i>33 Evergreen Ave:</i> THIRTY THREE EVERGREEN AVE LLC 2587 WHITNEY AVE HAMDEN, CT 06518</p>
<p><i>190 School Street:</i> DIMAURO NANCY &amp; ANTHONY &amp; SURV 190 SCHOOL ST HAMDEN, CT 06518</p>	<p><i>47 Evergreen Ave:</i> OLEKSIK GREGORY J 47 EVERGREEN AVE HAMDEN, CT 06518</p>
<p><i>189 School Street:</i> WAYNEMATHEWS LLC 1 CENTER ST SOUTHINGTON, CT 06489</p>	<p><i>2838 Dixwell Ave:</i> KPOM LLC 72 CHARNES DR EAST HAVEN, CT 06513</p>
	<p><i>2842 Dixwell Ave:</i> TWENTY EIGHT FORTY TWO OLD DIXWELL 19 CHAMBERLAIN CT CHESHIRE, CT 06410</p>

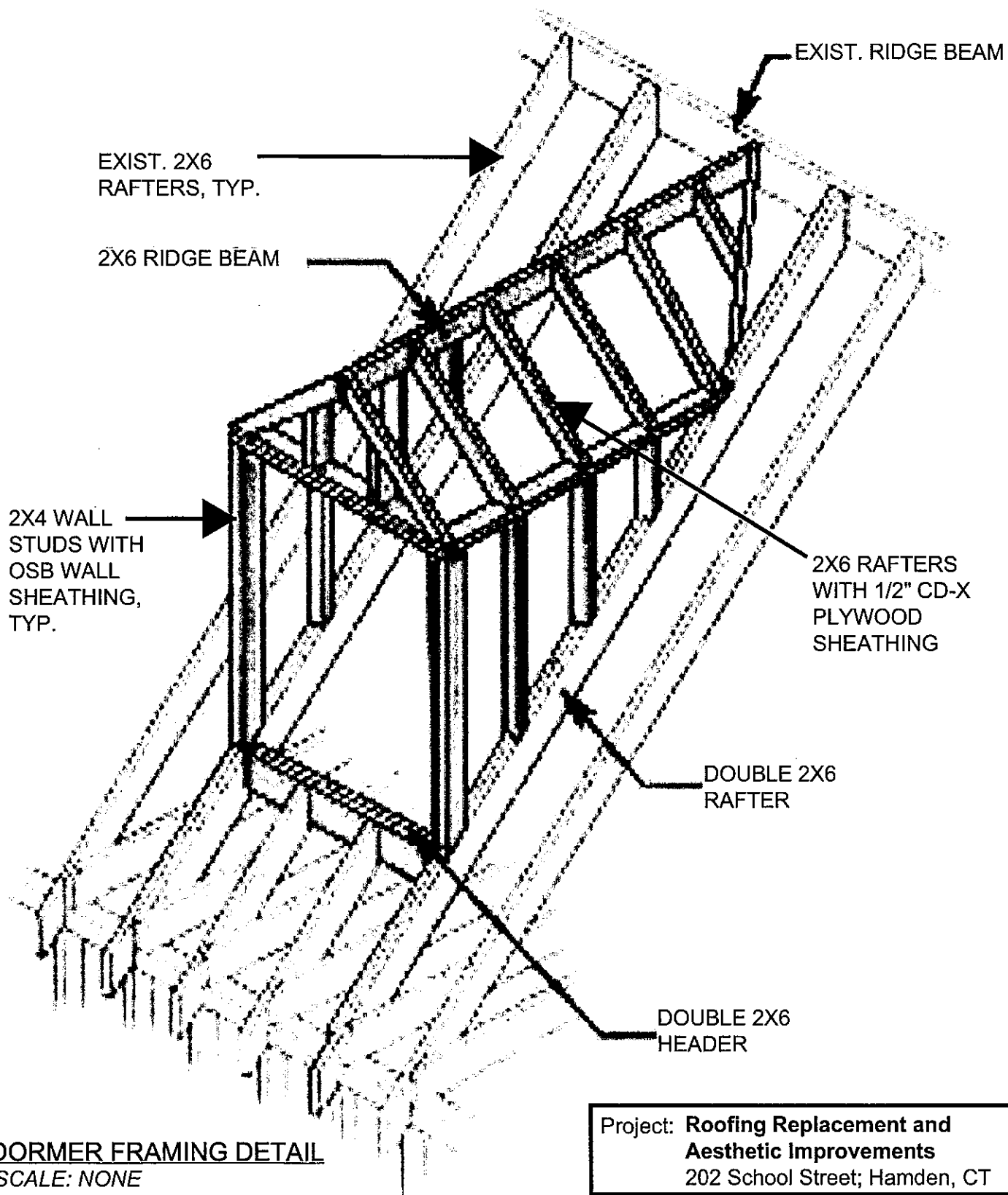
202 School Street  
Hamden, CT



202 School Street  
Hamden, CT







**DORMER FRAMING DETAIL**  
 SCALE: NONE

Project: **Roofing Replacement and Aesthetic Improvements**  
 202 School Street; Hamden, CT