

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

RECEIVED
TOWN OF HAMDEN
JUN 15 2021
PLANNING AND
ZONING DEPT.

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.

RECEIVED
TOWN OF HAMDEN
JUN 16 2021
PLANNING AND
ZONING DEPT.

Quinnipiac Tennis Court Relocation Opponents

OPPOSITION PETITION: Please write clearly.

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Quinnipiac Tennis Court Relocation Opponents

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6/10/2012