

**ZONING BOARD OF APPEALS
AGENDA OF BUSINESS MEETING TO BE HELD
OCTOBER 10, 2006, 7:00 P.M.
CITY HALL AUDITORIUM
110 River Street, Milford, CT**

The Regular Meeting of the Zoning Board of Appeals of Milford, CT will be held on Tuesday, October 10, 2006, beginning at 7:00 p.m. in the auditorium of CITY HALL, 110 River Street, Milford, CT, to hear all parties concerning the following applications, some of which required Coastal Area Site Plan Reviews or exemptions, as indicated below:

A. CONSIDERATION OF AGENDA ITEMS

1. **102 Waterbury Avenue** (Zone R-5) Michael Zabinski, appellant, for Michael & Toby Zabinski, owners – request to vary Sec. 3.1.4.1 rear yard setback from 20' to 8.05' to construct 3 story addition. CAM required. Map 13, Block 136, Parcel 1.
2. **9 Norwood Avenue** (Zone R-10) Stephen W. Studer, attorney, for Victor Rosado, appellant, for 9A Norwood LLC, owner – appeal the decision of the Assistant City Planner in the issuance of a cease and desist letter. Map 49, Block 604, Parcel 22.
3. **35 Page Street** (Zone R-12.5) Thomas B. Lynch, attorney, for Damon Daniels, owner – request to vary Sec. 3.1.4.1 lot width from 80' to 60' to establish two building lots. Map 19, Block 232, Parcel 7.
4. **9 Norwood Avenue** (Zone R-10) Leila Chaucer, appellant, Victor Rosado, owner – appeal the decision of the Assistant City Planner in the issuance of a zoning permit. Map 49, Block 604, Parcel 22.
5. **18 Lenox Avenue** (Zone CDD-2) Matthew W. Robinson, appellant, for Naugatuck Junction, LLC, owner – request to vary Sec. 5.5.4.1 restaurant liquor permit to allow wine and beer sales at existing restaurant less than 450' from 2 restaurants and 2 cafes where 1500' is required. Map 18, Block 11, Parcel 27.
6. **42 Field Court** (Zone R-5) William E. Newbauer, III, owner – request to vary Sec. 4.1.4 projections to allow spiral staircase to project 2.7' into setback where 1' is permitted. CAM required. Map 28, Block 573, Parcel 4.
7. **62 Lincoln Avenue cor. Forest Place** (Zone R-12.5) BAMF Homes Limited, appellant, for Crown Realty, LLC, owner – request to vary Secs. 2.5.5 and 3.1.4.1: lot size from 12,500 sq. ft. to 5,000 sq. ft.; front yard setback from 30' to 8'; rear yard setback from 25' to 10'; lot depth from 100' to 50'; to construct single family dwelling on non-conforming lot located on portion of unaccepted street. CAM received. Map 15, Block 241, Parcel 3.
8. **222 Oregon Avenue North** (Zone R-12.5) Stephen J. Cinque, appellant, for Stephen J. Cinque and Elizabeth L. Cinque, owners - request to vary Sec. 3.1.4.1 front yard setback from 30' to 8' with covered porch and steps 4' from the street line; vary Sec. 4.1.1.1 to allow above ground pool with 2' front yard (30' front yard required); vary Sec. 4.1.4 to construct side deck & stairs 14.2' from property line where 26' is allowed. CAM received. Map 15, Block 37, Parcel 1.
9. **1094 West River Street**– (Zone RA) Kevin J. Curseaden, attorney, for David & Lynn Marie King, owners – request to vary Sec. 2.5.5 to allow rear lot to remain without 25' access on accepted public street. Map 114, Block 905, Parcel 76.

B. TABLED ITEMS

1. **254 Old Gate Lane** (Zone ICD) James Vig, owner – request to vary Sec. 5.3.5.1 to allow a ground sign 35'8" tall to remain where 18' maximum height is allowed (new panel to be utilized). Map 79, Block 811, Parcel 8H.

C. OLD BUSINESS

D. NEW BUSINESS

1. **349 Calf Pen Lane** – request by Attorney Thomas B. Lynch for a re-hearing prior to the six month time limit requirement.
2. **44 Lawrence Avenue** – request by Donna Wetmore, for an extension of time.

E. STAFF UPDATE

F. ACCEPTANCE OF MINUTES FROM SEPTEMBER 12, 2006 MEETING.

G. ACCEPTANCE OF APPLICATIONS FOR NOVEMBER 14, 2006 HEARING.

Any other business not on the agenda, to be considered upon two-third's vote of those present and voting.

ANY INDIVIDUAL WITH A DISABILITY WHO NEEDS SPECIAL ASSISTANCE TO PARTICIPATE IN THE MEETING SHOULD CONTACT THE DIRECTOR OF COMMUNITY DEVELOPMENT, 783-3230, PRIOR TO THE MEETING IF POSSIBLE.