

**ZONING BOARD OF APPEALS  
AGENDA OF BUSINESS MEETING TO BE HELD  
JANUARY 8, 2008, 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, January 8, 2008, 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. ELECTION OF OFFICERS**

**B. CONSIDERATION OF AGENDA ITEMS**

1. **59 Ashburn Lane** (Zone R-12.5) Stephen J. Pujda, owner – request to vary Sec. 4.1.1.4 distance between garage and dwelling (steps) from 8' required to 5' provided to allow garage to remain. Map 92, Block 706, Parcel 76.
2. **27 Grant Street** (Zone R-7.5) Daniel Geremia, owner – request to vary Sec. 3.1.4.1 side yard setback from 10' to 6' to allow air conditioning unit to remain. CAM required. Map 9, Block 124, Parcel 9A.
3. **103 Orland Street** (Zone R-5) Frederick V. Johnson, appellant, for Gail Lamoureux, owner, request to vary Sec. 3.1.4.1 side yard setback from 10' to 2' +/- to construct sunroom addition. CAM received. Map 38, Block 559, Parcel 30.
4. **53 Oakland Avenue cor. Field Court** (Zone R-5) William H. Kramer, owner – request to vary Sec. 4.1.1.3 permitted accessory building height from 15' to 22'4" to allow detached accessory building to remain. CAM required. Map 28, Block 569, Parcel 2.
5. **13 East Avenue** (Zone R-7.5) Stephen W. Studer, attorney, for Thomas and Colleen Beirne, appellant, for 13 East Avenue Association, LLC, owner – request to vary Sec. 3.1.4.1 lot area from 7,500 sq. ft. required to 4,623.88 sq. ft. and lot width from 60' required to 35' for lot line adjustment. CAM required. Map 38, Block 558, Parcel 98.
6. **25 Raycroft Street** (Zone R-10) Stephen W. Studer, attorney, for K C Funding, LLC, owner – vary Sec. 3.1.4.1 to divide 12,962 sq. ft. parcel into two lots (A & B). Lot A, vary lot area from 10,000 sq. ft. required to 6,437+/- sq. ft.; Lot B, vary lot area from 10,000 sq. ft. required to 6,481+/- sq. ft. Lot A, vary lot depth from 100' required to 89.10' (existing); Lot B, vary lot depth from 100' required to 87.25' (existing). Map 41, Block 303, Parcel 27.
7. **1 Norwood Avenue cor. Morningside Drive** (Zone R-10) Daniel Marecki, appellant, for Jane Holler & Daniel Marecki, owners – vary Sec. 3.1.4.1 front yard setback from 25' to 17'+/- to erect addition. CAM required. Map 49, Block 604, Parcel 1.
8. **57 Melba Street** (Zone R-5) George W. Ganim, Jr., owner – vary Sec. 4.1.1.4 distance from proposed porch with steps to accessory structure (garage) from 8' to 6" +/- CAM required. Map 29, Block 587, Parcel 20.
9. **73 Botsford Avenue cor. Joanne Drive** (Zone R-5) Walter Erikson, appellant, for Ugly Duck Home Buyers, LLC, owner – vary Sec. 3.1.4.1 front yard setback from 10' to 9' from Joanne Drive and Sec. 6.2.6 to allow restoration to exceed 80% limitation for single family dwelling to remain. CAM required. Map 12, Block 107, Parcel 111.

**C. TABLED ITEMS**

1. **35 East Avenue** (Zone R-7.5) Frank Mingrone, owner – vary Sec. 3.1.4.1 side yard setback from 4' to 1' to allow accessory structure to remain. CAM received. Map 38, Block 558, Parcel 90A.

**D. OLD BUSINESS**

**E. NEW BUSINESS**

**F. STAFF UPDATE**

**G. ACCEPTANCE OF MINUTES FROM DECEMBER 11, 2007 MEETING.**

**H. ACCEPTANCE OF APPLICATIONS FOR FEBRUARY 12, 2008 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.**