

**ZONING BOARD OF APPEALS AGENDA OF BUSINESS MEETING TO BE HELD 10 JANUARY 2017, 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, 10 January 2017**, beginning at 7:00 p.m. in CITY HALL AUDITORIUM, 110 RIVER STREET, Milford, CT, to hear all parties concerning the following applications, some of which may require Coastal Area Site Plan Reviews or exemptions, as indicated below:

**A. PLEDGE OF ALLEGIANCE/ROLL CALL/ELECTION OF OFFICERS**

**B. CONSIDERATION OF AGENDA ITEMS**

1. **622 Gulf Street (MBP: 81/706/3)** R-18. Kevin Curseaden, Esq., attorney for GH Ward and Successors, owner;  
Proposed Lot 1: Vary Section 2.5.4 to form new lot on lot already occupied by building.  
Vary Section 2.5.5: Lot Area to 20,110 SF where 43,560 SF required; Lot width to 64' where 150' required; Access width to 10' where 25' required; No frontage where frontage required; Lot that may not be considered generally rectangular in shape.  
Vary Section 3.1.4 side yard setback to 11' where 15' required.  
Proposed Lot 2: Vary Section 2.5.4 to form new lot on lot already occupied by building.  
Vary Section 2.5.5: Lot area to 27,090 SF where 43,560 SF required; Lot width to 92' where 150' required; Access width to 10' where 25' required; No frontage where frontage required; Lot that may not be considered generally rectangular in shape.  
Vary Section 3.1.4 side yard setback to 11' where 15' required;  
Proposed Lot 3: Vary Section 2.5.4 to form new lot on lot already occupied by building.  
Vary Section 2.5.5: Access width to 10' where 25' required; No frontage where frontage required; Lot that may not be considered generally rectangular in shape.
2. **119 Herbert Street (MBP: 118/910/2)** R-A. Gary Winalski, engineer, for Wilson Cordova, owner; Vary Sec. 4.1.4 front-ym proj. to 20' where 46' perm. for deck and stairs; rear-ym proj. to 7' where 46' perm. for a stairway.
3. **20 Camden Street (MBP: 24/397/5)** R-5. Irisel DeJesus, agent for Mony Tith, owner; Vary Sec. 3.1.4.1: north side-ym setback to 3' where 5' req.; vary Sec. 6.3.2 Expansion of Non-Conforming Structure, to construct a 2-story 10.5' x 24' addition.
4. **31 Eighth Avenue (MBP: 9/102/11A)** R-12.5. Theo Borgemeester, agent for Martha Burwell Gaynor, owner; Vary Sec. 4.1.1.1 setback of 12' in front yd to allow accessory structure in front yard.
5. **229 Bridgeport Avenue (MBP: 18/200/13)** CDD-2. Dan Rizzo, agent for Devon Investments, LLC, owner; Vary Sec. 5.5.4.2 tavern and café liquor lic. reg. to allow location of café closer than 1500'; nearest permittee is Bridgeport Flyer, 248 Bridgeport Avenue.
6. **19 Walker Street (MBP: 45/515/5)** R-5. Elaine Melillo, owner; Vary Sec. 3.1.4.1 setback to 8.25' where 10' req. to construct 11.67'x10.75' 2nd story addition.
7. **33 West Orland Street (MBP: 38/561/28)** R-5. John Coughlin, Esq., for David Culhane, owner; Vary Sec. 3.1.4.1 rear-ym setback to 0.4' where 5' req., and side-ym setback to 1.8' where 4' req. to construct 2nd story loft addition; Vary Sec. 4.1.5 to 1.8' and to 0.4' where 4' perm for patio.
8. **485 Anderson Ave (MBP: 81/706/3)** R- 12.5. Thomas Lynch, Esq., attorney for Gold Investments, owner; Vary Sec. 3.1.4.1 front-ym setback to 24.7' from 30' req. to construct single family residence.
9. **264 High Street (MBP: 65/323/16)** RMF-16. Christopher Cody, Esq., attorney for Milford Redevelopment & Housing Partnership, owner; Vary Sec. 5.3.4.1 to install a 24sf sign where 9sf are perm.

**C. NEW BUSINESS**

**D. OLD BUSINESS**

**E. STAFF UPDATE**

**F. ACCEPTANCE OF MINUTES FROM 13 DECEMBER 2016 HEARING**

**G. ACCEPTANCE OF APPLICATIONS FOR 14 FEBRUARY 2017 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, 203-783-3230, PRIOR TO THE MEETING IF POSSIBLE.**