

**ZONING BOARD OF APPEALS
AGENDA OF BUSINESS MEETING TO BE HELD
MARCH 13, 2007, 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, March 13, 2007, 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. **107 Fairview Street cor. Harold Street** (Zone R-7.5) David Hennessy, appellant, for Carol L Frantz, owner – request to vary Sec. 4.1.8 uniform setback of approximately 29.3' to allow addition with front yard setback of 25'. CAM received. Map 19, Block 201, Parcel A2.
2. **23 Roller Terrace** (Zone R-12.5) Fredy & Martha Acero, owners – request to vary 3.1.4.1 side yard setback from 10' to 6'(+) to allow addition to remain. Map 76, Block 921, Parcel 19A.
3. **300 Roses Mill Road** (Zone R-18) Chris Giantomidis, owner – request to vary Sec. 3.1.4.1 side yard setback from 15' to 5' to erect 1 story addition(s). Map 100, Block 805, Parcel 10C.
4. **8 Wood Avenue** (Zone R-5) John Reilly, owner – request to vary Sec. 3.1.4.1 accessory structure setbacks: from side yard 4' to 1'; from dwelling 8' to 6.5' to erect detached shed. CAM required. Map 13, Block 118, Parcel 1.
5. **1 Manor Drive cor. Soundview Place** (Zone R-10) Mark Andre, appellant, for Tom & Laura Delucia, owners – request to vary Sec. 3.1.4.1 front yard setback from Manor Drive from 25' to 17' to construct bay window including 2nd story porch; vary front yard setback from Soundview Place from 25' to 17' to erect bay window and porches with balconies over; vary rear yard setback from 25' to 14' to erect additions including bay window. CAM required. Map 39, Block 615, Parcel 1.
6. **61 Shell Avenue** (Zone R-7.5) Henry Elstein, attorney, for Sandra H. Elstein, owner – request to vary Sec. 3.1.4.1 accessory structure side yard setback from 4' to 2'. CAM required. Map 27, Block 444, Parcel 8.
7. **35 Kent Street** (Zone R-7.5) Thomas B. Lynch, attorney, for BAMF Builders, Inc., owner – request to vary Sec. 3.1.4.1 rear yard setback from 25' required to 10' provided to allow subdivision of rear parcel as a legal building lot. Map 23, Block 343A, Parcel 3A.
8. **106 Southworth Street (rear parcel)** (Zone R-18) Thomas B. Lynch, attorney, for Stefan Van Waveren, appellant, Bernard Rissell, owner – request to vary Sec. 3.1.4.1 lot width from 100' to 90' provided to recognize 55,442 sq. ft. +/- parcel as a legal building lot. Map 63, Block 934, Parcel 16.
9. **271 Seaview Avenue cor. Milford Point Road** (Zone R-10) William daSilva, appellant, for Amy daSilva, owner – request to vary Sec. 6.2.6 to allow over 50% restoration of two family dwelling where 50% or under is permitted. CAM required. Map 6, Block 83, Parcel 1.

B. TABLED ITEMS

C. OLD BUSINESS

D. NEW BUSINESS

E. STAFF UPDATE

F. ACCEPTANCE OF MINUTES FROM FEBRUARY 13, 2007 MEETING.

G. ACCEPTANCE OF APPLICATIONS FOR APRIL 10, 2007 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.