

**ZONING BOARD OF APPEALS
AGENDA OF BUSINESS MEETING TO BE HELD
MARCH 13, 2012, 7:00 P.M.
CITY HALL AUDITORIUM
110 RIVER STREET, MILFORD, CT**

AMENDED

The Regular Meeting of the Zoning Board of Appeals of Milford, CT will be held on Tuesday, March 13, 2012, 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. ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. CONSIDERATION OF AGENDA ITEMS

1. **11 Point Beach Drive** (R-7.5) Thomas Lynch, Esq. Appeal of Assistant City Planner re denial of request for 6.4.2 certification. Map 30, Block 636, Parcel 4
2. **30 Parkland Place** (R-10) Gina Amenta, appellant for Gina and John Amenta, owners - Vary Section 3.1.4.1 front-yard setback to 14.5' in lieu of 25' required (12.5' for 2 stairs) and 18' in lieu of 25' required for bay window. CAM received. Map 39, Block 606, Parcel 9.
3. **41 Richard Street cor. Virginia Street** (R-5) Shaun Bennett, owner – Vary Section 11.2. to 576 SF in lieu of 333.7 SF allowed to construct garage. Vary Section 3.1.4.1 front-yard setback to 7' in lieu of 10' required to construct garage with 2nd floor workshop. CAM received. Map 30, Block 638, Parcel 1.
4. **103 East Rutland** (R-A) John Paul Richardson owner – Vary Section 3.1.4.1 side-yard projection to 10.9' in lieu of 25' required and 7' in lieu of 25' required to construct addition. Vary Section 6.2.4 to allow existing structure to remain at 5.9' side-yard setback in lieu of 25' required and 18' front-yard setback in lieu of 50' required for greater than 50% improvement. Map 85, Block 915, Parcel 1A.
5. **190 Broadway** (R-5) Roxanne Sessions, appellant, for Roxanne and Donald Sessions, owners – Vary Sec. 3.1.4.1 side-yard setback to 3' in lieu of 5' required for 2' overhang. CAM received. Map 13, Block 132, Parcel 15.
6. **50 Milford Point Road** (R-7.5) LeeAnn Varasconi, owner – Vary Sec. 3.1.4.1 rear-yard setback to 4.2' in lieu of 25' required for 2nd flr deck of elevated dwelling. CAM received. Map 6, Block 88, Parcel 14.
7. **108 Waterbury Avenue** (R-5) James F. McElroy, appellant, for Diane Davenport, owner – Vary Sec. 3.1.4.1 rear-yard setback to 10' (9' to overhang) in lieu of 20' required to construct new residence from TS Irene. CAM received. Map 13, Block 135, Parcel 5.
8. **20 Bridgewater Avenue** (R-5) Mark Pucci, appellant, for Catherine DeVito, owner – Vary Section 3.1.4.1 front-yard setback to 6.5' in lieu of 10' required and rear-yard setback to 6.9' in lieu of 20' required to replace TS Irene-damaged house. CAM received. Map 13, Block 139, Parcel 1.
9. **16 Bridgewater Avenue** (R-5) Mark Pucci, appellant, for Michael Forino, owner – Vary Section 3.1.4.1 front-yard setback to 3.7' in lieu of 10' required and rear-yard setback to 7.9' in lieu of 20' required to replace TS Irene-damaged house. CAM received. Map 13, Block 139, Parcel 3.
10. **8 Point Beach Drive** (R-7.5) James Attolino, Jr, appellant, for James Maroney, owner – Vary Section 3.1.4.1 side-yard setback to 3.8' in lieu of 5' required to existing foundation and 4.8' to rear-deck and 3.7' to proposed 2nd flr balcony and vary Section 3.1.4.1 front-yard setback to 5.5' in lieu of 10' required for proposed front deck. CAM received. Map 30, Block 637, Parcel 1.

- E. OLD BUSINESS**
- F. NEW BUSINESS**
- G. STAFF UPDATE**
- H. ACCEPTANCE OF MINUTES FROM FEBRUARY 14, 2012 HEARING**
- I. ACCEPTANCE OF APPLICATIONS FOR APRIL 10, 2012 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.