

**ZONING BOARD OF APPEALS
AGENDA OF BUSINESS MEETING TO BE HELD
APRIL 10, 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, April 10, 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. **53 Beaver Brook Road** (Zone R-10) Nicole M. Rascati, owner – request to vary Sec. 11.2 Building, Accessory to allow 600 sq. ft. detached garage where 408 sq. ft. is permitted. Map 52, Block 937, Parcel 39.
2. **81 Milford Point Road cor. Sand Street** (Zone R-7.5) Bruce Hultgren, appellant, for Brett Howell, owner – request to vary Sec. 3.1.4.1 front yard setback from 20' to 5' to construct new single family dwelling. CAM required. Map 6, Block 84, Parcel 23.
3. **46 Depot Road cor. Russell Road** (Zone R-10) Mario & Dana Malangone, owners – request to vary Sec. 3.1.4.1 side yard setback from 10' to 5' to construct 2 story addition. CAM required. Map 81, Block 706, Parcel 8A.
4. **8 Pearl Street** (Zone R-5) Kevin Eckert, owner – request to vary Sec. 3.1.4.1 rear yard setback for accessory structure from 5' to 2' and side yard from 4' to 2' to allow garage/shed to remain. CAM required. Map 22, Block 460, Parcel 4A.
5. **125 Gulf Street cor. New Haven Avenue cor. Buckingham Avenue** (Zone MCDD) Debra L. Ceneri, appellant, for Georgia Varvitsiotis, owner – request to vary Appendix B – Signage – specific (2) to allow 30 sq. ft. sign where 10 sq. ft. is permitted. Map 55, Block 591, Parcel 17.
6. **23 Roller Terrace** (Zone R-12.5) Fredy & Martha Acero, owners – request to vary Sec. 3.1.4.1 side yard setback from 10' to 6'(+) to allow addition to remain. Map 76, Block 921, Parcel 19A.
7. **12 Francis Street cor. Passway** (Zone R-7.5) Joseph G. Voll, appellant, for Antoinette Voll, owner – request to vary Sec. 3.1.4.1 front yard setback from 20' to 8.9' to construct new single family dwelling. CAM received. Map 6, Block 84, Parcel 2.
8. **63 Laurel Avenue cor. Stowe Avenue** (Zone R-5) Tina Bowen, appellant for Ronald Fabian, Sr., owner – request to vary Sec. 3.1.4.1 lot size from 4,800 sq. ft. to 4,500 sq. ft. in an R-5 zone which requires 5,000 sq. ft. Map 16, Block 147, Parcel 15.
9. **790 East Broadway cor. Gardner Avenue** (Zone R-5) Salvatore D. Porzio, appellant, for Eva Porzio, owner – request to vary Sec. 3.1.4.1 lot coverage from 65% to 73% to allow concrete parking area to remain. CAM required. Map 27, Block 454, Parcel 1.
10. **121 Mary Ellen Drive** (Zone R-12.5) Dale Prompovitch, owner – request to vary Sec. 3.1.4.1 side yard setback from 10' to 7' to construct addition above garage. Map 58, Block 713, Parcel 149.
11. **45 Wildemere Avenue** (Zone R-7.5) John Grant, appellant, for Christine Simpson, owner – request to vary Sec. 3.1.4.1 rear yard setback from 25' to 10.2' to construct one story addition and wrap around deck. CAM required. Map 9, Block 126, Parcel 16.
12. **22 Hollywood Avenue** (Zone R-10) Gregory & Theresa Pallo, owners – request to vary Sec. 3.1.4.1 rear yard setback from 25' to 20' to erect accessory apartment addition. Map 25, Block 222, Parcel 1D.
13. **123 Beachland Avenue** (Zone R-5) Michael Donegan, owner – request to vary Sec. 3.1.4.1 rear yard setback from 20' to 3' and 11'; lot coverage from 65% to 88.44%; building area from 45% to 47.11% to construct one story addition. CAM required. Map 29, Block 548, Parcel 1.
14. **52 Depot Road** (Zone R-12.5) Mark P. Steeves, owner – request to vary Sec. 11.2 to allow 850 sq. ft. accessory structure where 487.5 sq. ft. is allowed. CAM required. Map 81, Block 706, Parcel 8.
15. **835 East Broadway** (Zone R-7.5) Christopher M. Cody, attorney, for Brian Hambidge, owner – request to vary Sec. 3.1.4.1 side yard setback from 10' to 5' +/- and 5' to 4' +/- to construct 3 story addition; Sec. 4.1.4 Projections into Required Yards from 2' allowed to 6.6' and from 1' allowed to 1.6' for roof eaves; Sec. 6.2.6 Restoration to allow over 80% reconstruction of entire dwelling. CAM received. Map 27, Block 475, Parcel 3.

- B. TABLED ITEMS
- C. OLD BUSINESS
- D. NEW BUSINESS
- E. STAFF UPDATE
- F. ACCEPTANCE OF MINUTES FROM MARCH 13, 2007 MEETING.
- G. ACCEPTANCE OF APPLICATIONS FOR MAY 8, 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.