

**ZONING BOARD OF APPEALS AGENDA OF BUSINESS MEETING TO BE HELD 10 APRIL 2018, 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 April 2018**, 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**  
**B. CONSIDERATION OF AGENDA ITEMS**

1. **40 Crabtree Lane.** MBP: 12/62/2. R-7.5. Robert Farakos, applicant, represented by Danielle Bercury, Esq.; RMF Builders, LLC, owner, Appeal of Zoning Permit dated 10/24/17.
2. **1A Seaview Avenue.** MBP: 6/84/45. R-10. Sabato Fiano, Esq., for Laurel Sands Condominium, owner; Appeal of Cease and Desist order dated 8 February 2018 re: fence and hedgerow allegedly violating Sec 4.1.7 and 4.1.7.3.
3. **80 Surf Avenue.** MBP: 27/472A/42. R-10. Skinner Enterprises, Inc., applicant represented by attorney Kevin Curseaden; JJV, LLC, owner; variance of Sec 3.1.4.1, front-yard setback to 6.3' where 25' required; Sec 4.1.4, deck proj. to 6.3' where 21' perm., eave proj. to 5' where 21' perm.; all to build a new single family dwelling.
4. **107 Melba Street.** MBP: 29/587/36. R-5., K. Curseaden, Esq., applicant for Craig Southard and Geri Southard, owners; all requests listed below are to construct a new single family dwelling:  
Vary Sec.3.1.4.1:
  - West SY of 4.6' where 10' req.
  - East SY of 3.8' where 5' req.
  - Lot coverage 79.9% where 65% perm.Vary Sec.4.1.4,
  - West eave proj. to 3.6' where 8' perm.
  - East eave proj. to 2.8' where 4' perm.
  - East front deck proj. to 3.8' where 4' perm.
  - West front deck proj. to 4.6' where 8' permitted
  - East rear deck proj. to 3.8' where 4' permitted
5. **16 Point Lookout East.** MBP: 28/581/19. R-12.5. Thomas Lynch, Esq., for Linda Fogler, owner; variance of Sec 3.1.4.1 side-yard setback to 5.7' where 10' req. to construct addition to single family dwelling.
6. **78 North Rutland Road.** MBP: 85/925/9A. R-30. Chelsea & Logan Casey, owners; variance of Sec 3.1.4.1 west side-yard setback to 15' where 20' req. to construct 2-story addition; 4.1.4 front-yard projection to 22.5' where 46 perm. west side-yard eave to 14.5' where 16' perm; all of this is to modify a single family dwelling.
7. **88 Bray Avenue.** MBP: 15/43/13. R-10. Linda Testone, owner; variance of Sec 3.1.4.1 front-yard setback to 17' where 25' req.; 4.1.4 projection to 6.2' where 21' permitted to construct addition and fireplace on a single family dwelling.
8. **32 Gulfview Court.** MBP: 37/588/5C. R-12.5. Doron Munzer, owner; variance of Sec 3.1.4.1 side-yard setback to 9.1' where 10' req.; 4.1.4 front-step projection to 19.2' where 26' permitted and front-porch projection 23.6' where 26' permitted; 6.3.2 expand a nonconformity; all to construct a new single family dwelling on existing footprint with additions.

**C. NEW BUSINESS**

- a. **Consideration of Appeal of Superior Court Decision: TUREK V. ZONING BOARD OF APPEALS, CITY OF MILFORD**

**D. OLD BUSINESS**

**E. STAFF UPDATE**

**F. ACCEPTANCE OF MINUTES FROM FEBRUARY 13, 2018**

**G. ACCEPTANCE OF APPLICATIONS FOR MAY 8, 2018 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.