

**ZONING BOARD OF APPEALS AGENDA OF BUSINESS MEETING TO BE HELD 12 APRIL 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 **WEDNESDAY, 12 APRIL 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

B. CONSIDERATION OF AGENDA ITEMS

1. **622, 624, 626 Gulf Street (MBP: 28/520/26)** R-18. Kevin Curseaden, Esq., attorney for GH Ward and Successors, owner;
Section of Zoning Regulations for Variance:
Proposed Lot 1:
Vary Sec. 2.5.4 to form new lot on lot already occupied by building.
Vary Sec. 3.1.1.1 to allow two single family detached residences on one lot.
Vary Sec. 2.5.5: Access width/frontage to 10' where 25' required;
Vary Sec. 3.1.4 side yard setback to 6' where 15' required.
Proposed Lot 2:
Vary Sec. 2.5.4 to form new lot on lot already occupied by building.
Vary Sec.2.5.5: Access width/frontage to 10' where 25' required; Lot that may not be considered generally rectangular in shape.
 2. **36 Roselle Street (MBP: 43/304/62)** CDD-1. Peter Stark, Esq., for Marilyn Drew, owner; Sec. 9.2.1: Appeal the Decision of the Zoning Enforcement Officer regarding a Cease and Desist Order dated 1 February 2017.
 3. **3 Clinton Street (MBP: 71/756/5)** R- 7.5. Scott Mundy, agent for Kathy Walker, owner; Vary Sec. 3.1.4.1 rear-ym setback to 3.1' where 20' req., side-ym setback to 3.1' where 5' req., front-ym setback to 17.9' where 20' req.; 6.3.2 to expand a non-conforming structure; all to build addition.
 4. **148 Clark Street (MBP: 53/305/1)** CDD-1. Debra Bourt, owner; Vary Sec. 3.16.4.2(2) front-ym setback for accessory structure to 9' where 20' req.; 4.1.7.1 fence height in front-ym to 6' where 3' perm.
 5. **229 Bridgeport Avenue (MBP: 18/200/13)** CDD-2. Thomas Lynch, attorney, for Devon Investments, LLC, owner; Vary sec. 5.5.4.2 distance between liquor permit establishment to less than 1500 ft. to allow café permit in lieu of existing restaurant liquor permit.
 6. **45 Norwood Avenue (MBP: 49/604/15)** R- 10. Matthew Martino, agent for Michael Rose, owner; Vary Sec. 4.1.4 front-ym proj to 18' where 21'perm.
 7. **904 East Broadway (MBP: 27/447/1)** R-5. Robert Tobin, architect, for Howard Diamond and Eden Diamond, owners; Vary Sec. 3.1.4.1: Vary Sec. 3.1.4.1 east side-ym setback to 2.45 where 5' req.; 4.1.4 west side-ym deck proj. to 1.72 where 8' perm., east side-ym deck proj. to 2.51 where 4' perm.; 6.3.2 expansion of non-conforming structure.
 8. **35 Thompson Street (MBP: 35/442/25)** R- 5. Winthrop Smith, Esq., attorney for Gail Murray, owner;
Vary section 3.1.4.1 set backs as follows: Front yard set back from 10' to 3.8, Side yard set back from 5' to 4.4', Other side conforms; Vary section 4.1.4 projections: Front yard 2' projection allowed. 8' distance to front yard property line required; 3.2' provided, Easterly side yard (conforms); Rear yard 4' projection allowed. 16' to rear yard property line required; 2.4' provided to eave; 1.6' provided to window well/bubble, Westerly side yard 1' projection allowed. 4' distance to side property line required. 2.4' provided. Note: Gas meter and all window well projects 2'.
- C. NEW BUSINESS**
D. OLD BUSINESS
E. STAFF UPDATE
F. ACCEPTANCE OF MINUTES FROM 14 FEBRUARY 2017 HEARING
G. ACCEPTANCE OF APPLICATIONS FOR 9 MAY 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.**