

AGENDA OF THE ZONING BOARD OF APPEALS

TO BE HELD TUESDAY, 9 MAY 2023, AT CITY HALL AUDITORIUM, 110 RIVER STREET, 7:00 P.M.

Non-participants may view the meeting live (via YouTube): <https://www.youtube.com/c/MGATCity>

TO VIEW ONLINE PLANS AND OTHER DOCUMENTS FOR THE ITEMS LISTED BELOW, CLICK [HERE](#)

A. PLEDGE OF ALLEGIANCE/ROLL CALL

B. CONSIDERATION OF AGENDA ITEMS

1. **35 Thompson Street**, MBP 35/442/25; R-5; Anthony Mallozzi, owner, Vary Section 4.1.4 rear-yard projection to 4.1' where 20' permitted to construct a deck; front-yard projection to 0' where 8 permitted for front landing and steps.
2. **71 Milford Point Road**, MBP 6/84/21; R-7.5; Amy Souchins, Esq., for Brett Howell and Kathleen Rombach, appellants; Appeal the Decision of the Zoning Enforcement Officer in accordance with the provisions of section 9.2.1 regarding issuance of a zoning permit for the subject property at 71 Milford Point Road (Justin and Amy Falco, owners).
3. **354 Woodmont Avenue** MBP 91/809/6BC0, 1-9 and 6BC1, 1-9; (ID), Jonathan Klein, Esq., for Milford Business Center I Association, Inc., appellant; Appeal the Decision in accordance with the provisions of section 9.2.1 regarding Notice of Violation, Section 3.11.1 and 3.11.2.
4. **232 Melba Street**, MBP 39/542/38A; BD; Daniel Kardos, owner; Vary Section 5.5.1.2 to allow less than 300' from a public park; Section 5.5.4.2 to allow less than 1500' from another tavern, café, hotel, or restaurant.
5. **4 Crown Street**, MBP 35/418/11; R-5; Peter Lupoli and Carrie Lupoli, owners; Vary Section 3.1.4.1 rear-yard setback to 5.1' where 20' required to construct attached garage.
6. **20 Hanover Street**, MBP 22/458/7; R-5; Hlias Kourtikas, owner; Vary Section 3.1.4.1 west side-yard setback to 5' where 10' required; 4.1.4 rear deck projection to 13.3' where 16' required; west-side deck projection to 5.34' where 8' required, all to construct single-family residence.
7. **22 Hanover Street**, MBP 22/458/7; R-5; Hlias Kourtikas, owner; Vary Section 3.1.4.1 west side-yard setback to 5' where 10' required; 4.1.4 rear deck projection to 13.3' where 16' required; west-side deck projection to 5.25' where 8' required, all to construct single-family residence.
8. **171 Wilcox Road**, MBP 46/588/40; R-5; Wendy Stowell, owner; Vary Section 4.1.4 front-yard projection to 19' where 21' required to construct porch.
9. **63 Stowe Avenue**, MPB 16/146/16; R-5; Pierot Badio, owner; Vary Section 3.1.4.1 front-yard setback to 3.5' where 10' required to build 33'x24' addition.
10. **125 Ridgewood Drive**, MPB 49/614/3; R-10; Kevin Curseaden, Esq., for IA Construction, LLC; Vary Sec. 3.1.4.1—southerly side-yard setback to 5' where 10' required to construct a new attached garage to existing house.
11. **73 Ocean Avenue**, MPB 12/104/18; R-7.5; Kevin Curseaden, Esq., for IA Construction, LLC; Vary Sec. 4.1.4—rear-yard setback of 16' where 21' permitted to construct a new deck.

C. NEW BUSINESS

D. OLD BUSINESS

E. STAFF UPDATE

F. ACCEPTANCE OF MINUTES FROM 11 APRIL 2023 HEARING

G. ACCEPTANCE OF APPLICATIONS FOR 13 JUNE 2023 HEARING