

**ZONING BOARD OF APPEALS, AGENDA OF BUSINESS MEETING TO BE HELD MAY 14, 2013, 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, May 14, 2013, 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 require Coastal Area Site Plan Reviews or exemptions, as indicated below:

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. CONSIDERATION OF AGENDA ITEMS

1. **15 Maddox Avenue** (R-5) Joseph Rousseau, agent, for Monica Clark, owner; Vary 3.1.4.1 west side-yd 3.8' where 10' is required; west side-yd to 5' where 10' is required; front-yd 8.5' where 10' is required; rear-yd 16' where 20' is required; vary Sec. 4.1.4 front porch 3.4' where 8' is permitted; east side stairs 2.2' where 4' is permitted. Map 27, Block 450, Parcel 1
2. **50 Daniel Street** (MCDD) Thomas Lynch, Esq., attorney, for Stonebridge Restaurant, LLC/Conine Associate, LLC, owner; Vary Sec. 5.5.4.2 to allow café permit (per State Liquor Regulations) within 1,500' of existing restaurant permit location. Map 54, Block 399, Parcel 6
3. **42 Deerfield Avenue** (R-5) Paula Posser, owner; Vary Sec. 3.1.4.1 lot coverage to 68.9% where 65% allowed; vary Sec 4.1.4 north deck projection of 3.3' where 4' allowed; south stair projection of 3' where 8' is allowed to build a 14'x 16' open deck; Map 28, Block 575, Parcel 33
4. **181 Hillside Avenue** (R-5) James Denno, architect, for Lawrence Rappaport and Beverly Rappaport, owners; Vary Sec. 3.1.4.1 building height to 4 stories where 3 stories are permitted to elevate an existing home. Map 59, Block 795, Parcel 71
5. **55 Point Beach Drive (R-7.5)** Gerry Panico, agent, for James Dorney and Gretchen Dorney, owners; Vary Sec. 3.1.4.1. front-yd setback to 12.4' where 20' required to elevate and relocate an existing home; Map 30, Block 632, Parcel 4
6. **783 East Broadway** (R-5) Julie Porzio, owner; Vary Sec. 4.1.4 east side-yd projection to 1.8' where 4' is allowed; west side-yd projection to 5.9' where 8' is allowed to reconstruct a 16' x 7.9' rear deck; Map 22, Block 474, Parcel 35
7. **1 Waterbury Avenue cor. Broadway** (R-5) John Wagner, owner; Vary Sec. 3.1.4.1 building area of 52% where 45% is allowed; front-yd setback of 5.7' and 5.9' where 10' is required; rear-yd setback of 9.1' where 20' is required; side-yd setback of 3' where 5' is required to construct a 2-car garage with space above; Map 13, Block 135, Parcel 9
8. **141 Hillside Avenue** (R-5) Jasmina Koban and Stephen Koban, owners; Vary Sec. 3.1. 4.1 north side-yd setback to 0' where 5' is required to replace shed. Map 49, Block 795, Parcel 83
9. **56 Ocean Avenue** (R-7.5) Daniel Trapp and Cynthia Trapp, owners; Vary Sec. 3.1.4.1 front-yd setback to 15.7' where 20' is required; west side-yd setback to 4.6' where 14.8' is required; east side-yd setback to 7.1' and 7'4' where 10' is required for 2nd floor addition; Map 9, Block 126, Parcel 13
10. **15 Hawley Avenue** (R-5) Bernard Gruskiewicz , agent, for Catherine Hogan, owner; Vary Sec. 3.1.4.1 rear-yd setback to 13.4' where 20' is required; Vary Sec. 4.1.4 side-yd projection of 15.7' where 16' is allowed for sunroom addition; Map 82, Block 785, Parcel 8
11. **6 Orland Street cor. Warren Street** (R-5) Steven Keedle , architect, for Ronald Hamel, owner; Vary Sec. 4.1.4 north projection of 1.75' and 4.5' and 2.7 where 8' is allowed; Vary Sec. 3.1.4.1 building area of 50% where 45% is allowed for deck and stairs; Map 29, Block 565, Parcel 5

D. OLD BUSINESS

E. NEW BUSINESS

F. STAFF UPDATE

G. ACCEPTANCE OF MINUTES FROM APRIL 9, 2013, HEARING

H. ACCEPTANCE OF APPLICATIONS FOR JUNE 11, 2013, 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.