

**ZONING BOARD OF APPEALS
AGENDA OF BUSINESS MEETING TO BE HELD
JUNE 14, 2011, 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, June 14, 2011, 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. **Alpha Street** (Zone R-18) Stephen W. Studer, attorney, for John P. Horton, appellant, for Milford Heights, LLC, owner – appeal the decision of the City Planner in the interpretation and application of Sections 6.2.1 and 6.2.6 of the Milford Zoning Regulations to Alpha Street as per correspondence dated February 25, 2011. Map 69, Block 711, Parcel 17A. **(POSTPONED TO AUGUST 9, 2011 MEETING)**
2. **114 Kings Highway cor. Clinton Street** (Zone R-7.5) Susan Reynolds, owner – request to vary Sec. 3.1.4.1 front yard setback to 17.2' in lieu of 20' required for a 23' x 14.5' addition (Clinton Street); vary Sec. 4.1.7 to allow 6' high x 67' long fence to remain in front yard setback 5' in lieu of 20' required (Clinton Street). CAM required. Map 71, Block 758, Parcel 1.
3. **9 Benson Street** (Zone R-10) Jason DiGiandomenico, of Building Concepts, agent, for William & Kathleen Swenning, owners – request to vary Sec. 4.1.1.4 distance from dwelling unit to accessory structure to 4.6' in lieu of 8' required (to construct sunroom); vary Sec. 4.1.1.4 to ½' in lieu of 8' required to allow shed to remain. Vary Sec. 3.1.4.1 rear yard setback to 1.67' in lieu of 5' required to allow shed to remain. CAM received. Map 19, Block 233, Parcel 28.
4. **326 Calf Pen Lane cor. Buckingham Avenue** (Zone R-10) Joan Brockenberry, appellant, appeal the decision of the Zoning Enforcement Officer in her determination of legal, non-conforming lots under Sec. 6.4.3. Map 46, Block 529, Parcel 2 & 3.
5. **41 Elgin Road cor. Elgin Road** (Zone R-10) Tom Holmberg, owner – request to vary Sec. 3.1.4.1 side yard setback to 9.04' in lieu of 10' required & vary Sec. 3.1.4.1 front yard setback to 19.51' in lieu of 25' required for existing garage, portion of house & 3'x9' porch to remain. Map 92, Block 706C, Parcel 1.
6. **767 East Broadway** (Zone R-5) Stephen W. Studer, attorney, for Irene Buckley and Ann Marie Mockler, owners – request to vary Sec. 4.1.7.3 to permit existing 3 foot high open, metal fences to remain between the rear wall of the principal dwelling and Long Island Sound. CAM received. Map 22, Block 474, Parcel 28.
7. **274 Broadway cor. Grant Street** (Zone R-7.5) James R. Denno, agent, for P.J. Moore, owner – request to vary Sec. 3.1.4.1 front yard setback for front stoop (4'x7') and deck (11.4' x12.2') to 7.7' in lieu of 20' required. Vary Sec. 3.1.4.1 side yard setback for shower (3'x3') and triangular deck platform (3.6'x4.8' overall) to 1.4' in lieu of 5' required. CAM required. Map 9, Block 130, Parcel 15.
8. **42 Laurel Avenue** (Zone R-5) Stephen W. Studer, attorney, for John F. Simpson, Elysa Simpson, George W. Simpson and Margaret L. Simpson, owners – request to vary Sec. 6.2.1 to permit the construction, reconstruction and structural alteration of a structure devoted to a non-conforming use (i.e. two-family) and Sec. 6.2.6 to permit the restoration of a structure purportedly damaged to an extent of 50% or more by a fire originating on an adjacent property. CAM required. Map 13, Block 146, Parcel 5.

9. **63 Westmoor Road por. Lot 338 and Lot 339** (Zone R-12.5) Thomas B. Lynch, attorney, for Jen & Ryan James and Field & Son Builders, LLC, owner – request to vary Sec. 3.1.4.1 front yard setback to 18' in lieu of 30' required (16' to porch/deck). CAM required. Map 30, Block 613A, Parcel Portion 34.
10. **0 Westmoor Road por. Lot 339 and Lots 340 & 341** (Zone R-12.5) Thomas B. Lynch, attorney, for Field & Son Builders, LLC, owner – request to vary Sec. 3.1.4.1 front yard setback to 19' in lieu of 30' required (17' to porch); vary Sec. 3.1.4.1 side yard setback to 5' in lieu of 10' required. CAM required. Map 30, Block 613A, Parcel 34.

B. TABLED ITEMS

C. OLD BUSINESS

D. NEW BUSINESS

E. STAFF UPDATE

1. Overview of CAZEO Training Classes.

F. ACCEPTANCE OF MINUTES FROM APRIL 12, 2011 HEARING

G. ACCEPTANCE OF APPLICATIONS FOR JULY 12, 2011 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.