

**ZONING BOARD OF APPEALS, AGENDA OF BUSINESS MEETING TO BE HELD JULY 9, 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, July 9, 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. **57 Pelham Street** (R-7.5) Peter Crabtree, agent, for Jeffrey Hatfield, owner; CAM RECEIVED, Vary 3.1.4.1 side-yd setback of 3.6' where 10' is req; side-yd to 4.9' where 5' is req.; 4.1.4 eave proj. of 3.9' where 4' perm. and 2.6 where 8' is perm.; stair proj. of 2.9 where 8' perm. Vary 6.3.2 to expand non-conforming structure by 18 sq'. for a 2-story addition Map 29, Block 548, Parcel 8
2. **70 Stowe Avenue** (CDD-2) Dean Fisher, owner; Vary 3.17.4.2 to allow a 6' front-yd setback where 10' is required for a 3-story structure with walkway connecting to main bldg. Map 16, Block 107, Parcel 79C
3. **147-149 Hillside Avenue** (R-5) Gernot Bruckner, agent, for Elizabeth Anderson, owner; Vary Sec. 3.1.4.1 side-yd setback to 3.8' where 10' req to construct new house; bottom of supporting joist 19.06'; vary sec. 4.1.4 eave proj. of 2.8' where 4' is permitted; Map 49, Block 795, Parcel 81
4. **27 Whalley Avenue** (R-5) Scott Farquharson, agent, for Jose Cardoso and Tracy Cardoso, owners; Vary Sec. 3.1.4.1 front-yd setback to 13.1' where 20' req; rear-yd setback to 21.4' where 25' req for 2nd fl addition. Map 48, Block 729, Parcel 14
5. **40 Field Court** (R-5) Thomas Lynch, attorney, for Donald Cozzolino, owner; Vary Sec. 4.1.4 side-yd setback (east) 3.3' and 3.5' where 4' proj. perm; (west) 6.1' and 7' where 8' proj. perm; Sec 5.8.14.2 (1) deck elevation below flood elev. of 13' to rebuild deck. Map 28, Block 573, Parcel 3
6. **25 James Street** (R-5) Ellen Buchanan, owner; Vary Sec. 4.1.4 east side-yd setback to 4.3' where 8' projection is allowed to elevate house. Map 27, Block 455 Parcel 30
7. **313 Naugatuck Avenue** (CDD-2) John Knuff, attorney for Wiehl Estate, LLC, owner; Vary Sec. 5.4.2.1 min lot area to 20,362 sq' 22,000 sq' is req; Sec 5.4.3.1 to 20' where 300' req from res boundary; for gas/retail sales. Map 15, Block 244, Parcel 1
8. **1 Odell Avenue cor. Welchs Point Road** (R-7.5) Scott Mason, builder, for Tom Leone and Emily Leone, owners; Vary Sec. 3.1.4.1 (west) front-yd setback of 4.1' where 20' is req; (east) side-yd setback of 3.6' where 5' is req; Sec 4.1.4 (west) eave proj to 2.9' where 16' is allowed and (east) eave proj to 2.4' where 4' is allowed to add a second story on east/west sides of house; Map 28, Block 566 Parcel 9

D. OLD BUSINESS

E. NEW BUSINESS

F. STAFF UPDATE

G. ACCEPTANCE OF MINUTES FROM JUNE 11, 2013, HEARING

H. ACCEPTANCE OF APPLICATIONS FOR AUGUST 13, 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.