

**ZONING BOARD OF APPEALS
AGENDA OF BUSINESS MEETING TO BE HELD
AUGUST 9, 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, August 9, 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. RESIGNATION OF CHAIRMAN
B. ELECTION OF NEW CHAIRMAN
C. 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.
2. **767 East Broadway** (Zone R-5) Stephen W. Studer, attorney, for Irene Buckley & Ann Marie Mockler, owners – request to vary Sec. 4.1.7.3 to permit existing 3' 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. **POSTPONED**
3. **30 Wildwood Avenue** (Zone R-5) Thomas B. Lynch, attorney, for Kenneth & Lisa Lesinsky, owners – appeal the decision of the Zoning Enforcement Officer in her denial of request for lot certification per Sec. 6.4.2 of the Zoning Regulations. Map 12, Block 123, Parcel 10.
POSTPONED TO SEPTEMBER 13, 2011 MEETING
4. **55 Claremont Circle** (Zone R-12.5) David Fernandez, owner – request to vary Sec. 3.1.4.1 rear yard setback to 19' in lieu of 25' required to allow existing pool to remain. Map 58, Block 713, Parcel 575.
5. **85 Shell Avenue** (Zone R-7.5) Ron D'Aurelio, appellant, for Norene Z. Foster, owner – request to vary Sec. 3.1.4.1 side yard setback to 5.2' in lieu of 10' required for addition. Vary Sec. 4.1.5 "Paved Areas" for side yard projection to 0' in lieu of 4' required for "Paver" sidewalk and side yard projection to 2' in lieu of 4' required to allow (21'x3') sidewalk extension. CAM received. Map 27, Block 444, Parcel 2.
6. **71 Shell Avenue** (Zone R-7.5) James R. Denno, appellant, for Shelly & Randy Franks, owners – request to vary Sec. 3.1.4.1 side yard setback to 6'6" (4'6" to overhang) in lieu of 10' required and side yard setback to 4'6" (2'6" to overhang) in lieu of 5' required, for third floor addition. CAM received. Map 27, Block 444, Parcel 6.

**D. TABLED ITEMS
E. OLD BUSINESS
F. NEW BUSINESS**

1. **274 Broadway** – Request of Carmine Perri, attorney, for P.J. Moore, owner – to be reheard prior to the six month waiting period.

G. STAFF UPDATE

H. ACCEPTANCE OF MINUTES FROM JUNE 14, 2011 HEARING

I. ACCEPTANCE OF APPLICATIONS FOR SEPTEMBER 13, 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.