

**ZONING BOARD OF APPEALS
AGENDA OF BUSINESS MEETING TO BE HELD
AUGUST 10, 2010, 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 10, 2010, 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/Eels Hill Road** (Zone R-18) Stephen W. Studer, attorney, for Milford Heights, LLC, appellant, for United States of America, U.S. Coast Guard Finance, CTR, owner – appeal the decision of the City Planner in correspondence dated June 4, 2010 from City Planner denying a Certificate of Zoning Compliance. Map 69, Block 711, Parcel 17A.
2. **12 Parkland Place** (Zone R-10) George W. Adams, III, attorney, for Two Ninety-Six, LLC, owner – request to vary Sec. 3.1.4.1 to allow 5' (4' to overhang) side yard setbacks in lieu of 10' on both sides; vary front yard setback to 20' (19' to overhang) from 25' required to construct new single family residence. CAM received. Map 39, Block 606, Parcel 6.
3. **79 Melba Street** (Zone R-5) David Salerno, appellant, for Alyssa Blume, owner – request to vary Sec. 3.1.4.1 to allow 4.42' (3.42' to overhang) side yard setback in lieu of 5' required and 14.29' rear yard setback in lieu of 20' required with rear porch projection to 6' from property line in lieu of 16' required for over 50% substantial improvements and additions to single family residence. Vary Sec. 3.1.4.1 for 3.82' side yard setback in lieu of 4' required and 4.62' in lieu of 10' required in front yard to allow reconstructed garage to remain. CAM required. Map 29, Block 587, Parcel 27.

B. TABLED ITEMS

1. **35 Ward Street cor. Rogers Avenue** (Zone R-5) Lorri DiBattisto, appellant, for Donald James, Jr., owner – request to vary Sec. 3.1.4.1 to allow 5.0' front yard in lieu of 10' required for 2 story addition and .87' in lieu of 10' front yard and 12.3' in lieu of 20' rear yard to convert barn and connect to single family residence. CAM received. Map 36, Block 415, Parcel 6.

C. OLD BUSINESS

1. **34 Milford Point Road** – Settlement.

D. NEW BUSINESS

1. **7 Waterbury Avenue** –request of John Wicko, appellant, for William Sembiante, owner, for a re-hearing, prior to the six month waiting period.

E. STAFF UPDATE

F. ACCEPTANCE OF MINUTES FROM JULY 13, 2010 HEARING

G. ACCEPTANCE OF APPLICATIONS FOR SEPTEMBER 14, 2010 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.