

**ZONING BOARD OF APPEALS
AGENDA OF BUSINESS MEETING TO BE HELD
SEPTEMBER 12, 2006, 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, September 12, 2006, 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. **136 Hillside Avenue** (Zone R-5) Lazaro Tovar, owner – request to vary Sec. 3.1.4.1 side yard setback from 5' to 3.7' (existing); vary Sec. 4.1.4 projections from 2' to 3.5' to allow over 50% reconstruction of single family dwelling. CAM required. Map 49, Block 796, Parcel 6.
2. **25 Deerwood Avenue** (Zone R-7.5) Robert W. Farakos, appellant, for Margo McKenzie, owner – appeal the decision of the Zoning Enforcement Officer in the issuance of a permit to build on non-conforming lots (issuance of 6.4.3. placard). Map 12, Block 62, Parcel 1.
3. **52 Ruth Ann Terrace** (Zone R-10) Bill Towle, appellant, for Maria Hernandez, owner – request to vary Sec. 3.1.4.1 side yard setback from 10' to 4' to construct carport. Map 41, Block 303, Parcel 21U.
4. **349 Calf Pen Lane cor. Midwood Road** (Zone R-10) Thomas B. Lynch, attorney, for Warren Field, Jr., appellant, for Robert & Patricia Holt, owners – request to vary Sec. 3.1.4.1 lot size from 10,000 sq. ft. to 8,000 sq. ft.; side yard setback from 10' to 5.4'; rear yard from 25' to 9.4' to create two non-conforming lots. CAM required. Map 46, Block 524, Parcel 27.
5. **9 Norwood Avenue** (Zone R-10) Stephen W. Studer, attorney, for Victor Rosado, appellant, for 9A Norwood LLC, owner – appeal the decision of the Assistant City Planner in the issuance of a cease and desist letter. Map 49, Block 604, Parcel 22.
6. **359 Roses Mill Road** (Zone R-18) Mark Tirta, owner – request to vary Sec. 3.1.4.1 front yard setback from 40' to 32' and 38' to construct additions. Map 100, Block 809, Parcel 14.
7. **39 East Avenue** (Zone R-7.5) Stephen W. Studer, attorney, for John & Susan Hughes, owners – request to vary Sec. 3.1.4.1 side yard setback from 10' to 4' to reconstruct single family dwelling. CAM required. Map 38, Block 558, Parcel 8.
8. **115A Mewin Avenue** (Zone R-7.5) Hillard N. Einbinder, owner – request to vary Sec. 3.1.4.1 side yard setback from 5' to 1.6'; other side 10' to 3.7' to erect single dwelling; with raised steps/landing with side yard of 0.3'. CAM required. Map 59, Block 795, Parcel 39.
9. **115 Merwin Avenue** (Zone R-7.5) Hillard N. Einbinder, owner – request to vary Sec. 3.1.4.1 side yard setback from 5' to 2.1' and 10' to 6.3' to raise and relocate dwelling of reduced length; vary front yard setback from 20' to 2.9' +/- CAM required. Map 59, Block 795, Parcel 39.
10. **254 Old Gate Lane** (Zone ICD) James Vig, owner - request to vary Sec. 5.3.5.1 to allow a ground sign 35'8" tall to remain where 18' maximum height is allowed (new panel to be utilized). Map 79, Block 811, Parcel 8H.
11. **105 Melba Street** – (Zone R-5) Michael O'Bymachow, appellant, for Freida Cronin, owner – request to vary Sec. 3.1.4.1 side yard setback from 10' to 5' to construct new single family dwelling. CAM required. Map 29, Block 587, Parcel 35.

B. TABLED ITEMS

C. OLD BUSINESS

D. NEW BUSINESS

E. STAFF UPDATE

F. ACCEPTANCE OF MINUTES FROM AUGUST 8, 2006 MEETING.

G. ACCEPTANCE OF APPLICATIONS FOR OCTOBER 10, 2006 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, 783-3230, PRIOR TO THE MEETING IF POSSIBLE.