

**ZONING BOARD OF APPEALS
AGENDA OF BUSINESS MEETING TO BE HELD
SEPTEMBER 13, 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, September 13, 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.
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.
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.
4. **25 Springdale Street** (Zone R-7.5) Timothy Folsom, appellant, Edward H. & Cheryl Edelmann, owners – appeal the decision of the Zoning Enforcement Officer regarding Sec. 6.4.2 Use of Non-Conforming Lots When Applicants or Predecessor Own/Owned Adjacent Land. Map 29, Block 540, portion of Parcel 6.
5. **30 Soundview Avenue** (Zone R-5) John Torres, appellant, for Leonard Wisniewski, owner – request to vary Sec. 3.1.4.1 side yard setback to 6.3' in lieu of 10' required to rebuild 70% of existing residence according to Sec. 6.2.6. Vary Sec. 5.1.4, two minimum space requirement for parking. CAM received. Map 49, Block 732, Parcel 6.
6. **69 Beach Avenue** (Zone R-7.5) Max S. Case, attorney, for Henry B. & Amy B. Goldstein, owners – appeal the decision of the Zoning Enforcement Officer's order dated August 2, 2011, concerning alleged fences at 69 Beach Avenue, Milford in violation of Sec. 4.1.7.3 of the Milford Zoning Regulations. Map 71, Block 755, Parcel 5.
7. **990 Naugatuck Avenue** (Zone HDD) Daniel A. Silver, attorney, for Recycling Inc., owner – appeal the decision of the Assistant City Planner's Cease & Desist order dated August 10, 2011. Map 40, Block 300, Parcel 2.
8. **679 New Haven Avenue cor. Morris Lane** (Zone R-10) Fortunato C. Fallanca, owner – request to vary Sec. 4.1.2 and Sec. 4.1.7.1 to allow 6 foot high fence on property line (.6' into ROW on 1 corner) in lieu of 25' required along Morris Lane to remain. CAM required. Map 68, Block 712, Parcel 168.
9. **12 Beach Avenue** (Zone R-5) Brett Kippur, owner – request to vary Sec. 3.1.4.1 to 6.7' in lieu of 20' required for rear yard setback; vary Sec. 3.1.4.1 to 4.1' in lieu of 10' required for side yard setback for garage; vary Sec. 3.1.4.1 to 4.2' in lieu of 5' required for side yard setback to enclose existing porch for foyer. CAM required. Map 82, Block 785, Parcel 2.
10. **274 Broadway cor. Grant Street** (Zone R-7.5) Carmine Perri, attorney, for P.J. Moore, owner – request to vary Sec. 3.1.4.1 side yard setback to 1.9' in lieu of 5' for deck and shower; vary Sec. 3.1.4.1 front yard setback to 7.8' in lieu of 20' required for 2nd floor balcony. CAM received. Map 9, Block 130, Parcel 15.
11. **254 Melba Street** (Zone BD) Kevin J. Curseaden, attorney, for Greg Davies, appellant, for Melba Realty, LLC, owner – request to vary Sec. 5.5.1.2 Liquor permit location from 300' to 80' to allow liquor store. CAM required. Map 39, Block 542, Parcel 2.

- B. TABLED ITEMS**
- C. OLD BUSINESS**
- D. NEW BUSINESS**
- E. STAFF UPDATE**
- F. ACCEPTANCE OF MINUTES FROM AUGUST 9, 2011 HEARING**
- G. ACCEPTANCE OF APPLICATIONS FOR OCTOBER 11, 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.