

**ZONING BOARD OF APPEALS  
AGENDA OF BUSINESS MEETING TO BE HELD  
SEPTEMBER 14, 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, September 14, 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. **4 Parkland Place** (Zone R-10) Christopher T. and Kim E. Roberts, owners – request to vary Sec. 3.1.4.1 to allow 5.1' (4.1' to overhang) side yard setback in lieu of 10'; 4.0' side yard in lieu of 10'; 4.9' and 6.3' deck and elevator projection in lieu of 2'; 64.9% lot coverage in lieu of 50% allowed; and vary Sec. 4.15 to allow patio area 0' in lieu of 4' from property line for substantial improvement to a single family residence. CAM received. Map 39, Block 606, Parcel 4.
3. **7 Waterbury Avenue** (Zone R-5) John Wicko, appellant, for William J. Sembiente, owner – request to vary Sec. 3.1.4.1 to allow 13.8' rear yard setback in lieu of 16' (to projection) for rear balconies. CAM received. Map 13, Block 135, Parcel 7.
4. **5 Sand Street** (Zone R-5) Arla Wiles, owner – request to vary Sec. 3.1.4.1 to allow 16' in lieu of 20' required for rear yard 7.6'x7.7' pantry addition; vary Sec. 4.1.4 to allow an 8' rear yard projection in lieu of 4' allowed for 4'x13' deck extension. CAM received. Map 6, Block 86, Parcel 11.
5. **50 Greer Circle** (Zone R-7.5) Christina E. Ruenhorst, owner – request to vary Sec. 3.1.4.1 and Sec. 4.1.7 to allow existing 6' fence to remain 6.5' from property line in lieu of 20' required for front yard setback, and 11' in lieu of 20' in additional front yard setback. Map 76, Block 918, Parcel B-6.
6. **49 Cornfield Road** (Zone R-12.5) Frank Giacobbe, agent, for Richard Guidetti, owner – request to vary Sec. 3.1.4.1 for two car garage with bedroom addition above; vary front yard setback to 20' in lieu of 30' required. Map 62, Block 928, Parcel 8H.
7. **312 Wheelers Farms Road (aka 312-314 Wheelers Farms Road) cor. East Rutland Road** (Zone RA) Scott Farquharson, agent, for Stephen & Meg Povroznik, owners – request to vary Sec. 3.1.4.1 to remove existing structure and construct new single family dwelling to vary front yard setback to 34' from 50' required on East Rutland Road and vary front yard setback to 17' from 50' required on Wheelers Farms Road. Map 86, Block 916, Parcel 6.
8. **354 Woodmont Road** (Zone ID) Reconsideration of variance granted to Side Step, Inc., on May 11, 2010. Map 91, Block 809, Parcel 6BC.

- B. TABLED ITEMS**
- C. OLD BUSINESS**
- D. NEW BUSINESS**
- E. STAFF UPDATE**
- F. ACCEPTANCE OF MINUTES FROM AUGUST 10, 2010 HEARING**
- G. ACCEPTANCE OF APPLICATIONS FOR OCTOBER 12, 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.**