

**ZONING BOARD OF APPEALS AMENDED AGENDA OF BUSINESS MEETING TO BE HELD OCTOBER 10, 2017, 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, October 10, 2017**, beginning at 7:00 p.m. in CITY HALL AUDITORIUM, 110 RIVER STREET, Milford, CT, to hear all parties concerning the following applications, some of which may require Coastal Area Site Plan Reviews or exemptions, as indicated below:

A. PLEDGE OF ALLEGIANCE/ROLL CALL

B. CONSIDERATION OF AGENDA ITEMS

1. **100 Gulf Street (MBP: 55/816/2)** LI. Melissa Marter, appellant. Sec. 9.2.1: Appeal the Decision of the Zoning Enforcement Officer regarding a Cease and Desist order dated July 11, 2017.
2. **220 Oronoque Road (MBP: 74/929/4)** R-30. Dana L. Markovics, owner; variance of sec. 3.1.3.1, side yard setback of 15' where 20' required to construct a one-story addition.
3. **44 Warren Street (MBP: 37/563/11A)** R-5. Paul Meals, owner; variance of sec. 3.1.4.1, side yard setback of 0' where 4' is required to construct a storage shed.
4. **51 Harley Road (MBP: 92/706B/4)** R-10. Shawna & Wayne Garrison, owners; variance of sec. 3.1.4.1, front yard setback of 19' where 25' is required to construct an attached 2-car garage with master suite above.
5. **103 Hawley Avenue (MBP: 60/745/11)** R-5. Joseph M. Hannon for Richard Carey, owner; variance of sec. 3.1.4.1, side yard setback of 2.35' where 5' required to construct a one-story addition.
6. **37 Park Avenue (MBP: 16/148/15A) & 44 Naugatuck (R-5 & CDD-2)** R-5., Kevin Curseaden, attorney for 42 Naugatuck Properties, LLC; Vary Sec. 3.1.4.1 front-yd setback to 5' where 10' req, west side-yd to 4.3' where 10' req, Bldng Area from existing 75.1% to 80.4% where 45% req.; Lot Coverage from existing 93.2% to 93.9% where 65% req.; Sec. 4.1.4: front eave proj. to 4' where 8' perm, west side eave proj. to 3.3' where 8' perm, east side eave proj. to 0.3' where 4' perm to construct garage.
7. **86 Red Root Lane (MBP: 114/905/16A)** RA. Thomas B. Lynch, attorney, for Peter Romick, owner; variance of sec. 3.1.1.4 to allow property to be utilized for farm use on a 2.03 acre parcel where 3 acres are required.
8. **14 Southern Parkway (MBP: 14/21/5)** R-5. Thomas B. Lynch, attorney, for Colleen Kranz, owner; variance of sec. 3.1.4.1 rear-yard setback to 0' where 5' required; side-yard setback to 0' where 4' required to allow accessory structure to remain.
9. **12 Broad Street (MBP: 54/402/10)** MCDD. Jack Gonsalves, agent, for Tom Vitale, owner; variance of sec. 5.5.4.2 café permit within 1500' of existing permit.

C. NEW BUSINESS

D. OLD BUSINESS

354 Woodmont Road, Units 7-8 (MBP 91/809/6BC0) ID. Proposed stipulation in the matter of Now Entity, Inc. v. Zoning Board of Appeals of the City of Milford, et al, Docket No. AAN CV 17 6024079 S, Incas Peruvian Restaurant, contract purchaser/Arnold Peck, owner; Vary Sec. 5.5.4.1 to allow restaurant liquor permit location within 1500 ft of existing permit location.

E. STAFF UPDATE

F. ACCEPTANCE OF MINUTES FROM August 8, 2017 HEARING

G. ACCEPTANCE OF APPLICATIONS FOR November 14, 2017 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.**