

**ZONING BOARD OF APPEALS AGENDA OF BUSINESS MEETING TO BE HELD NOVEMBER 14, 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, November 14, 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. **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-ym setback to 5' where 10' req, west side-ym 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. *Hearing closed. Voting item.*
3. **117 Hawley Avenue (MBP: 60/742/9)** BD-1. Thomas B. Lynch, attorney, for Anthony Capodicci, owner; variance of sec. 3.8.4.1 lot depth of 78' where 80' required to establish legal nonconforming building lot for construction of residence.
4. **682 East Broadway (MBP: 22/460/1)** R-5. Thomas B. Lynch, attorney, for 682 East Broadway, LLC, owner; variance of sec. 4.1.4 projection East side from permitted 8' to 4'; South side from permitted 16' to 15'. Variance of sec. 6.2.1 expansion of nonconforming use to reconstruct a 2-family residence.
5. **19 Reed Street (MBP: 44/412/17)** SFA-10. Patricia & Anthony Marciano, owners; variance of sec. 3.2.4.1 to permit the conversion of a one-family dwelling into a two-family dwelling on a lot having 8,748 sq.ft of area and a width of 70' where 10,000 sq.ft of area and 100' of width is required, and sec.3.2.4.2 to permit a side yard setback of 5.4' where 10' is required to construct an addition.
6. **108 Waterbury Avenue (MBP: 13/135/5)** R-5. Dianne A. Davenport, owner; variance of sec. 4.1.4 projection of 5.6' where 8' permitted to allow a platform having an air conditioning unit to remain.
7. **69 Boylston Street (MBP: 41/303/22F)** R-10. Thomas Cairo, owner; variance of sec. 3.1.4.1 side yard of 8.2' where 10 required. Sec. 4.1.4 deck projection of 4.5' where 8' permitted to construct a 1-story addition and deck.

C. NEW BUSINESS

D. OLD BUSINESS

12 Francis Street (R-7.5) Kevin Curseaden, Esq., attorney, for Antoinette Voll, owner; Sec. 9.2.1: Appeal the Decision of the Zoning Enforcement Officer dated 24 August 2015; Map 6, Block 84, Parcel 2:

Action on proposed settlement for VOLL, ANTOINETTE Et Al v. ZONING BOARD OF APPEALS FOR THE CITY OF MILFORD, Docket HDD-CV16-6070299-S. If settlement is approved there will be a C.G.S. Section 8-8(n) hearing for the court to decide on the proposed settlement on Tuesday, December 5, 2017 at 10 AM, at the Superior Court for the Judicial District of Hartford, Land Use Litigation Docket, 95 Washington Street, Hartford, Connecticut.

E. STAFF UPDATE

F. ACCEPTANCE OF MINUTES FROM October 10, 2017 HEARING

G. ACCEPTANCE OF APPLICATIONS FOR December 12, 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.**