

**ZONING BOARD OF APPEALS NOTICE OF ACTIONS TAKEN VOTES****11 OCTOBER 2022**

The Zoning Board of Appeals of the City of Milford, CT, in accordance with Section 8-7 of the Connecticut General Statutes, as amended, hereby gives notice of action taken at a meeting held 11 October 2022, the filing of which is with the City Clerk.

**230 Old Gate Lane**, MBP 79/811/8A, ID; Jesse Langer, Esq., for Bridge Haven Ford Truck Sales, Inc, owner; Request for approval of location in accordance with Section 9.2.4 of the Milford Zoning Regulations. **APPROVED**

**25 Shell Street**, MBP 45/510/85, R-12.5; Thomas Lynch, Esq., for Sea Shell, LLC, owner; Vary Section 6.2.1 to allow renovation and enlargement of structure devoted to a non-conforming residential use with no increase in unit count. **DENIED**

**114 Merwin Avenue**, Kevin Curseaden, Esq., for Peter Dreyer, appellant (112 Merwin Avenue) Appeal the Decision in accordance with the provisions of section 9.2.1 regarding decision to issue a zoning permit date 7/21/22 for the construction of a single-family house in violation of zoning regulations. **HELD OPEN FOR NOVEMBER MEETING**

**9 Little Pond Road**, MBP 39/618/6A, R-10; Sachin Anand, owner; Vary 3.1.4.1 easterly rear-yard setback to 17.4' where 25' required to construct a "structure" over basement access stairs. **APPROVED**

**5 Beach Avenue**, MBP 82/784/6, (R-12.5) Kevin Curseaden, Esq. for Charles Smith and Karen Smith, owners; Vary 3.1.4.1 front-yard setback to 27.5' where 30' required with 3' front-yard setback existing to attach garage to house. **APPROVED with condition that garage remain 1-story**

**6 Clinton Street**, MBP 71/760/7, (R-7.5) Rick Mangione, owner; Vary 3.1.4.1 rear-yard setback to 13.4' where 20' required to add a bay to existing attached garage. **APPROVED**

**74 Essex Drive**, MBP 92/704/8a, Kevin Fallon and Erin Fallon, owners; Vary 3.1.4.1 side-yard setback to 6.5' where 10' required to construct a 2-story garage addition with in-law behind on first floor and common living space above. **APPROVED with condition that side-yard setback variance be reduced to 8.5'**