



City of Milford, Connecticut

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www.ci.milford.ct.us

Department of Permitting and
Land Use

David B. Sulkis,
City Planner

Amendment #20-4

TO:

<input checked="" type="checkbox"/>	South Central Regional Council of Governments
<input checked="" type="checkbox"/>	Greater Bridgeport Regional Planning Council
<input checked="" type="checkbox"/>	City Attorney, City of Milford
<input checked="" type="checkbox"/>	State of CT DEEP
<input checked="" type="checkbox"/>	City of West Haven, City Clerk
<input checked="" type="checkbox"/>	Town of Stratford, City Clerk
<input checked="" type="checkbox"/>	Town of Orange, City Clerk

FROM: David B. Sulkis, City Planner

DATE: January 9, 2020

RE: Article IX Zoning Board of Appeals, Section 9.2.3 Prohibited Variances

In accordance with Milford Zoning Regulations 10.3 and CT General Statutes 8-3b and 22a-104, the distribution of the following proposed regulation change is submitted for your agency's review and comment. Please provide this office with acknowledgment of your receipt of this memorandum and provide your comments or approval within 35 days of the above date.

EXISTING TEXT:

SECTION 9.2.3 Prohibited Variances:

- (1) Any use variance that is detrimental to the community's public health, safety and general welfare.
- (2) No application to vary any Site Plan requirement imposed by the Planning & Zoning Board shall be accepted by the Zoning Board of Appeals.
- (3) No application to perform new construction or substantial improvements (as defined) to any dwelling with a lowest floor elevation below the regulatory flood protection shall be accepted by the Zoning Board of Appeals.

PROPOSED TEXT: *(Changes indicated in BOLD italicized text and/or strikethrough text)*

SECTION 9.2.3 Prohibited Variances:

- (1) Any use variance that is detrimental to the community's public health, safety and general welfare.
- (2) No application to vary any Site Plan requirement imposed by the Planning & Zoning Board shall be accepted
- (3) No application to perform new construction or substantial improvements (as defined) to any dwelling with a lowest floor elevation below the regulatory flood protection shall be accepted by the Zoning Board of Appeals.

(4) No application shall be accepted to vary any minimum lot requirement for the purpose of dividing, subdividing or creating a new lot.

REASON FOR CHANGE:

Only the Planning and Zoning Board can create new lots

A petition for substantially the same change in regulations has previously been filed:

Yes: _____ No: X If yes, date of hearing: _____

This regulation change is proposed by: Petitioner: _____ or X PZB Subcommittee

Cc: J. Quish, Chairman P&Z
J. Griffith, DPLU

DRAFT