

**ZONING BOARD OF APPEALS
AMENDED AGENDA OF BUSINESS MEETING TO BE HELD
JANUARY 8, 2013, 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, January 8, 2013, 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 require Coastal Area Site Plan Reviews or exemptions, as indicated below:

- A. ROLL CALL**
- B. PLEDGE OF ALLEGIANCE**
- C. CONSIDERATION OF AGENDA ITEMS**

1. 9 Maddox Avenue

(R-5) Peter Crabtree, consultant, for Patrick Devine, owner; Vary Sec. 3.1.4.1 and Sec. 4.1.4 as listed below to construct a new single-family, 2-story dwelling; Map 27, Block 406, Parcel 3

- 1. Side Yard, right side: 8.3' where 10' required.
- 2. Side Yard, left side: 3.8' & 4.2' where 5' is required.
- 3. Rear Yard, 16.8' where 20' is required.
- 4. Projections:
 - a. Front Yard: 4' where 8' is permitted.
 - b. Deck, right side: 2.7' where 8' is permitted.
 - c. Deck, rear: 10.7' where 16' is permitted.
 - d. Eave, right side: 6.7' where 8' is permitted.

2. 105 Wolf Harbor Road (R-A) George Romer and Judith Romer, owners; Vary Sec. 3.1.4.1 side-yard setback to 17.5' where 25' is required for construction of garage; Map 113, Block 914, Parcel 17A

3. 42 Field Court (R-5) Joseph Hannon, Jr., contractor, for Wiliam Newbauer, III, owner; Vary Sec. 3.1.4.1 and Section 4.1.4 as listed below for elevation of single-family residence; Map 28, Block 573, Parcel 4

- a. West side setback of 4.9' where 5' required.
- b. West side stair projection to within 1.6' where 4' is permitted.
- c. East side yard of 8.9' where 10 required.
- d. East side stair/deck projection to within 4.94' where 8' is permitted.

4. 131 Hillside Avenue (R-5) Richard Miller, designer, for Susan Calash/131 Hillside LLC, owner; Vary Sec. 3.1.4.1 side-yard setback to 7.3' where 10' is required; front-yard setback to 16' where 20' is required; front-yard stair projection to within 11.7' where 16 is permitted; for construction of single-family residence. Map 49, Block 795, Parcel 87

5. 67 Pelham Street (R-7.5) Donald Hutchinson, owner; Vary Sec. 4.1.1.1 to reconstruct garage on existing concrete slab footprint inside front-yard setback; Map 29, Block 548, Parcel 9A

6. 74 Hawley Avenue (R-5) John Borer, contractor, for Joe Borer, owner; Vary Sec. 3.1.4.1 for side-yard setback to 7.4' where 10' is required for addition to rear of house; deck projection to within 2.5' where 8' is permitted. Map 71, Block 764, Parcel 2

- D. OLD BUSINESS**
- E. NEW BUSINESS – 71 Melba Street time extension**
- F. STAFF UPDATE**
- G. ACCEPTANCE OF MINUTES FROM DECEMBER 11, 2012, HEARING**
- H. ACCEPTANCE OF APPLICATIONS FOR FEBRUARY 12, 2012, 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.