

**ZONING BOARD OF APPEALS
AGENDA OF BUSINESS MEETING TO BE HELD
FEBRUARY 8, 2011, 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, February 8, 2011, beginning at 7:00 p.m. in the auditorium of CITY HALL, 110 River Street, Milford, CT, to hear all parties concerning the following applications, some of which required Coastal Area Site Plan Reviews or exemptions, as indicated below:

A. CONSIDERATION OF AGENDA ITEMS

1. **767 East Broadway** (Zone R-5) Stephen W. Studer, attorney, for Irene Buckley and Ann Marie Mockler, owners – appeal the decision of the Zoning Enforcement Officer in her letter of October 5, 2010 alleging a violation of Section 4.1.7.3 of the Milford Zoning Regulations and ordering removal of fences waterward of principal dwelling. Map 22, Block 474, Parcel 28.
2. **767 East Broadway** (Zone R-5) Stephen W. Studer, attorney, for Irene Buckley and Ann Marie Mockler, owners – request to vary Sec. 4.1.7.3 to permit existing 3' high, open metal fences to remain between the rear wall of the principal dwelling and Long Island Sound. CAM received. Map 22, Block 474, Parcel 28.
3. **122 Pumpkin Delight Road** (Zone R-10) Lisa Bull DiLullo, owner – request to vary Sec. 4.1.4 Projections to vary rear deck allowance of 4' to 8.2'. Map 20, Block 259, Parcel 27A.
4. **24 Milford Point Road** (Zone R-7.5) John Wicko, appellant, for Craig Sementilli, owner – request to vary Sec. 3.1.4.1 front yard setback to 2.7' (to overhang) in lieu of 20' required to allow existing structure to remain. CAM received. Map 6, Block 88, Parcel 8.
5. **37 Shell Avenue** (Zone R-7.5) Christopher B. Carveth, attorney, for J & M Champagne, LLC, owner – request to vary Sec. 3.1.4.1 side yard setback to 9.5' in lieu of 10' required for garage; to 1' in lieu of 5' required and 6.2' in lieu of 10' required to allow existing dwelling to remain according to Sec. 6.2.6; vary Sec. 4.1.4 Projections into required side yard to 2' in lieu of 6.3' required. CAM received. Map 27, Block 444, Parcel 14.
6. **123 Milford Point Road** (R-5) Stephen W. Studer, attorney, for Nancy K. Yale and Abe Yale, appellants, for Nancy K. Yale, owner – appeal the decision of the Assistant City Planner in her letter of January 13, 2011, denying zoning permit to make permitted use of top floor of existing single family home. Map 6, Block 84, Parcel 36D.

C. TABLED ITEMS

D. OLD BUSINESS

E. NEW BUSINESS

F. STAFF UPDATE

G. ACCEPTANCE OF MINUTES FROM JANUARY 11, 2011 HEARING

H. ACCEPTANCE OF APPLICATIONS FOR MARCH 8, 2011 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.