

**ZONING BOARD OF APPEALS AGENDA OF BUSINESS MEETING TO BE HELD 10 FEBRUARY 2015, 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, 10 February 2015, 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. PLEDGE OF ALLEGIANCE/ROLL CALL/ELECTION OF OFFICERS**

**B. CONSIDERATION OF AGENDA ITEMS**

1. **8 Bittersweet Ave** (R-5) Danielle Bercury, Esq., Attorney, for Jason Timko, owner; Sec. 9.2.1 Appeal the Decision of the ZEO re: Sec. 8.3 construction of dividing wall in garage without permits; Map 13, Block 134, Parcel 9
2. **41 Melba Street** (R-5) Dave Salerno, agent, for Brian Lee, owner; Vary Sec. 3.1.4.1 north side-*yd* setback to 1.84' where 10' req; 4.1.4 north eave to 1' where 8' perm to build new single family home; Map 29, Block 587, Parcel 15
3. **25 James Street** (R-5) Ellen Buchanan, owner; Vary Sec. 4.1.4 front (east side) to 4' where 8' perm and front (west side) to 5' where 8' perm for front deck; Map 27, Block 455, Parcel 30
4. **33 Chetwood St** (R-5) Laura Downs, owner; Vary Sec. 3.1.4.1 east side-*yd* setback to 3' where 5' req, west side-*yd* setback to 8' where 10' req, rear-*yd* setback to 9.1' where 20' req, lot cov. of 77.7% where 65% perm/bldg cov. of 47.8% where 45% perm; 4.1.4 front deck proj to 4.3' where 8' perm, west deck proj to 0' where 8' perm, rear deck proj to 9.1' where 16' perm to build single family home; Map 29, Block 456, Parcel 47
5. **41 Lawrence Ave thru lot to First Ave** (R-5) Christopher Motasky, agent, for JMO Properties, owner; Vary Sec. 3.1.4.1 south side-*yd* setback to 4' where 5' req; 4.1.4 south side-*yd* proj to 2.6' where 4' perm to build addition to single family home; Map 28, Block 580, Parcel 5
6. **53 Warfield Street** (LI) Kevin J. Curseaden, Esq., Attorney, for GNN Realty, LLC, owner; Vary Sec. 3.10.2.3 to 22,949+/- sq ft (~.53 acre), where 1 acre req for vehicle repair and svcs; Map 23, Block 344, Parcel 10

**C. OLD BUSINESS**

- i. **0 Tanglewood Circle (across from 150 Tanglewood Circle)**(R-A/cluster to R-18) Thomas Lynch, Esq., Attorney, for April Culver, owner; Vary Sec. 3.1.4.1 to 20' where 40' req to build a single family home; Map 122, Block 904, Parcel 5-N
- ii. **0 Tanglewood Circle (across from 150 Tanglewood Circle)**(R-A/cluster to R-18) Thomas Lynch, Esq., Attorney, for April Culver, owner; Vary Sec. 3.1.4.1 to 20' where 40' req to build a single family home; Map 122, Block 904, Parcel 5-P

**D. NEW BUSINESS**

**E. STAFF UPDATE**

**F. ACCEPTANCE OF MINUTES FROM 13 JANUARY 2015 HEARING**

**G. ACCEPTANCE OF APPLICATIONS FOR 10 MARCH 2015 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.**