

**ZONING BOARD OF APPEALS AGENDA OF BUSINESS MEETING TO BE HELD 14 FEBRUARY 2017, 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, 14 February 2017**, 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 may require Coastal Area Site Plan Reviews or exemptions, as indicated below:

A. PLEDGE OF ALLEGIANCE/ROLL CALL

B. CONSIDERATION OF AGENDA ITEMS

1. **622, 624, 626 Gulf Street (MBP: 28/520/26)** R-18. Kevin Curseaden, Esq., attorney for GH Ward and Successors, owner;
Section of Zoning Regulations for Variance:
Proposed Lot 1:
Vary Section 2.5.4 to form new lot on lot already occupied by building.
Vary Section 3.1.1.1 to allow two single family detached residences on one lot.
Vary Section 2.5.5: Access width/frontage to 10' where 25' required;
Vary Section 3.1.4 side yard setback to 6' where 15' required.
Proposed Lot 2:
Vary Section 2.5.4 to form new lot on lot already occupied by building.
Vary Section 2.5.5: Access width/frontage to 10' where 25' required; Lot that may not be considered generally rectangular in shape.
2. **229 Bridgeport Avenue (MBP: 18/200/13)** CDD-2. Dan Rizzo, agent for Devon Investments, LLC, owner; Vary Sec. 5.5.4.2 tavern and café liquor lic. reg. to allow location of café closer than 1500'; nearest permittee is Bridgeport Flyer, 248 Bridgeport Avenue.
3. **20 Camden Street (MBP: 24/397/5)** R-5. Irisel DeJesus, agent for Mony Tith, owner; Vary Sec. 3.1.4.1: north side-yd setback to 3' where 5' req.; vary Sec. 6.3.2 Expansion of Non-Conforming Structure, to construct a 2-story 10.5' x 24' addition.
4. **9 Dixon Street (MBP: 37/520/)** R- 7.5. Joseph Hannon, agent for Domenic Testani, owner; Vary Sec. 4.1.4 front-yd proj. to 7.4' where 16' perm. to build new porch.
5. **81 Morningside Drive (MBP: 39/616/4)** R-10. David Minter, agent for Dan Rubino, owner; Vary Sec. 4.1.4 front-yd proj. to 4.4' where 21' perm. to build new portico.

C. NEW BUSINESS

D. OLD BUSINESS

E. STAFF UPDATE

F. ACCEPTANCE OF MINUTES FROM 10 JANUARY 2017 HEARING

G. ACCEPTANCE OF APPLICATIONS FOR 14 MARCH 2017 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.**