

AGENDA OF THE ZONING BOARD OF APPEALS

TO BE HELD TUESDAY, 10 MAY 2022, AT CITY HALL AUDITORIUM, 110 RIVER STREET, 7:00 P.M.

Non-participants may view the meeting live (via YouTube): <https://www.youtube.com/c/MGATCity>

TO VIEW ONLINE PLANS AND OTHER DOCUMENTS FOR THE ITEMS LISTED BELOW, CLICK [HERE](#)

A. PLEDGE OF ALLEGIANCE/ROLL CALL

B. CONSIDERATION OF AGENDA ITEMS

1. **102 Melba Street** MBP 29/589/4A; R-5; Thomas Lynch, Esq., for Jose Tiago, owner; variance of Sec. 3.1.4.1. to allow building height of 38.5' where 35' permitted to allow flat roof design for addition to existing single-family residence.
2. **114 Merwin Avenue** MBP 59/737/15; R-7.5; Kevin Curseaden, Esq., for Peter Dreyer, owner; appeal the decision in accordance with the provisions of Sec. 9.2.1 regarding decision to issue a zoning permit dated 3/29/22 for the construction of a single-family house in violation of the zoning regulations and City Engineer's drainage concerns.
3. **574 Milford Point Road** MBP 15/051/5A; R-12.5; Benjamin and Patricia Kovacs, owners; variance of Sec. 11.2 Accessory Building of 1064 sf where 775 sf permitted to construct detached garage.
4. **201 Kings Highway** MBP 59/737/15; R-7.5; Keith Ainsworth, Esq., for Peter Dreyer, owner; appeal the decision of Building Official and Zoning Enforcement Officer in accordance with the provisions of Sec. 9.2.1 regarding decision to allow construction to commence without a building permit and failure to certify that the construction on a 65'x15' inground pool within the VE zone meets all requirements of the State Building Code at subject site.
5. **85 Milford Point Road** MBP 06/084/24; R-7.5; Kevin Curseaden, Esq., for George and Rosa Holler, owners; vary Sec. 3.1.4.1 front-yard setback to 3.1' where 20' required and easterly side-yard setback to 4.7' where 5' required to construct an attached garage addition.

C. NEW BUSINESS

D. OLD BUSINESS

E. STAFF UPDATE

F. ACCEPTANCE OF MINUTES FROM 12 APRIL 2022 HEARING

G. ACCEPTANCE OF APPLICATIONS FOR 14 JUNE 2022 HEARING