

**ZONING BOARD OF APPEALS  
AGENDA OF BUSINESS MEETING TO BE HELD  
JULY 13, 2010, 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, July 13, 2010, 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. **Alpha Street/Eels Hill Road** (Zone R-18) Stephen W. Studer, attorney, for Milford Heights, LLC, appellant, for United States of America, U.S. Coast Guard Finance, CTR, owner – appeal the decision of the City Planner in correspondence dated June 4, 2010 from City Planner denying a Certificate of Zoning Compliance. Map 69, Block 711, Parcel 17A.
2. **333 Naugatuck Avenue cor. Milford Point Road cor. Roswell Street** (Zone CDD-1) Millie Rizio, appellant, for Rizio Lar, LLC, owner – request to vary Sec. 5.3.5.1(1) to allow a 1.25' setback in lieu of 10' required for ground sign. Map 15, Block 239, Parcel 14.
3. **41 Deerfield Avenue cor. Field Court** (Zone R-5) John Wicko for Donald J. & Christine Montano, owners – request to vary Sec. 3.1.4.1 to allow .95' side yard in lieu of 5' required; 7' front yard setback in lieu of 10'; 5.8' front yard in lieu of 10' required. CAM received. Map 13, Block 135, Parcel 7.
4. **35 Ward Street cor. Rogers Avenue** (Zone R-5) Lorri DiBattisto, appellant, for Donald James, Jr., owner – request to vary Sec. 3.1.4.1 to allow 5.0' front yard in lieu of 10' required for 2 story addition and .87' in lieu of 10' front yard and 12.3' in lieu of 20' rear yard to convert barn and connect to single family residence. CAM received. Map 36, Block 415, Parcel 6.
5. **28 Tower Street** (Zone R-12.5) Thomas B. Lynch, attorney, for Janice David, owner – request to vary Sec. 2.5.5 to allow a lot of 34,445 sq. ft. in lieu of 43,560 sq. ft. required for a rear lot. Map 53, Block 306, Parcel 45.
6. **7 Waterbury Avenue** (Zone R-5) John Wicko for William Sembiente, owner – request to vary Sec. 3.1.4.1 to allow 12.8' rear yard setback in lieu of 16' (to projection) for rear balconies and to allow 14.6' rear yard setback in lieu of 16' (to projection) for rear hot tub at elevation 11.1'. CAM received. Map 13, Block 135, Parcel 7.
7. **31 Pond Street** (Zone R-12.5) James R. Denno, for Ann & John Doolittle, owners – request to vary Sec. 3.1.4.1 to allow 2.7' (1.2' to overhang) in lieu of 10' sideyard required. CAM required. Map 44, Block 408, Parcel 6.

**B. TABLED ITEMS**

1. **462 Oronoque Road** (Zone LI) Thomas B. Lynch, attorney, for Oronoque Road, LLC, appellant, for Michael DeDonato Trust, owner – request to vary Sec. 2.5.5 to allow 15' wide access to rear lot where 50' is required. Map 74, Block 928, Parcel 18.

- C. OLD BUSINESS
- D. NEW BUSINESS
- E. STAFF UPDATE
- F. ACCEPTANCE OF MINUTES FROM MAY 11, 2010 HEARING
- G. ACCEPTANCE OF APPLICATIONS FOR AUGUST 10, 2010 HEARING

#### H. EXECUTIVE SESSION

1. 34 Milford Point Road – Settlement Discussion.

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.**