



Planning and Zoning  
Board

## City of Milford, Connecticut

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David B. Sulkis, A.I.C.P.  
City Planner

October 26, 2011

Ms. Eileen R. Arisian  
2 Orland Street  
Milford, CT 06460

Re: 2 Orland Street, corner of Bayshore Drive, Milford, CT

Dear Ms. Arisian:

It has come to the attention of this office that the above referenced property does not have a CO for permit #12410 (January 2, 2003) to elevate the house and for permit #4965 (October 13, 2004) for a new two story addition for kitchen, laundry room and new wrap around deck on three sides of the residence (9' x 13' plus 5' x 38' plus 5' x 25' deck).

Therefore, this property has been found to be in violation of the following sections of the City of Milford Zoning Regulations:

**Section 8.3 APPLICATION FOR ZONING PERMIT**

Application for a zoning permit shall be submitted to the Zoning Enforcement Officer prior to construction, reconstruction, extension, enlargement, moving or alteration of any building, or other structure and prior to the use or occupancy of any land, building or other structure.

**Section 8.5 APPROVAL OF APPLICATION FOR ZONING PERMIT**

The Zoning Enforcement Officer shall approve an application for a Zoning Permit to allow the construction, reconstruction, extension, enlargement, moving or alteration of any building or other structure and/or to allow the use or occupancy of any land, building or other structure after he determines that all requirements of these Regulations have been met.

**Section 8.8 ISSUANCE OF CERTIFICATE OF ZONING COMPLIANCE**

A Certificate of Zoning Compliance shall be applied for from the Zoning Enforcement Officer at the same time as application is made for a Certificate of Occupancy from the Building Inspector. Within ten days after notification from the applicant that the land, building or structure is ready for occupancy or use, the Zoning Enforcement Officer shall determine if they are in full compliance with these Regulations. Within ten days of receipt of both a Certificate of Building Compliance from the Building Inspector and other information necessary to make a determination and an "as built" certified plot plan, as defined, from the applicant, as required by the Zoning Enforcement Officer, said Zoning Enforcement Officer shall issue a Certificate of Zoning Compliance.

In situations where an application for Zoning Compliance concerns property within an incomplete subdivision, an official confirmation from the City Engineer that the first course of paving has been installed and is adequate to provide ingress and egress, and that the additional public improvements required are of a sufficient state of completeness so as not

EXHIBIT "B"

to significantly diminish the use of said property, shall be required prior to the issuance of the Certificate of Zoning Compliance. Said Certificate of Zoning Compliance shall state that such land, building, or structure, or part thereof, and the proposed use thereof, are in full compliance with the provisions of these Regulations, or in the case of variances or preexisting structure or uses, that such are lawfully existing.

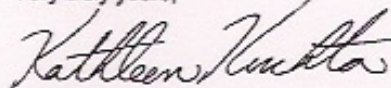
**Section 8.9 CERTIFICATES OF OCCUPANCY**

No land shall be used except for farming or gardening purposes, and no building or structure or part thereof hereafter constructed, reconstructed, extended, enlarged, altered, moved, changed or converted, wholly or partly in its use or structure, shall be occupied or used unless a Certificate of Zoning Compliance shall have been issued by the Zoning Enforcement Officer and until a Certificate of Occupancy shall have been issued by the Building Inspector.

Therefore, in accordance with **Section 8.13 VIOLATIONS AND PENALTIES** you have been found to be in violation of Sections 8.3, 8.5, 8.8 and 8.9 of the City of Milford Zoning Regulations.

You are hereby ordered to obtain Certificates of Zoning Compliance and Certificates of Occupancy within ten (10) days of the date of this order or vacate the premises. Failure to comply will result in this matter being referred to the City Attorney's Office for enforcement proceedings.

Very truly yours,



Kathleen Kuchta  
Zoning Enforcement Officer

Cc: Jocelyn Mathiasen  
City Attorney's Office  
Tom Raucci