

ZONING BOARD OF APPEALS
TOWN OF BRANFORD
BRANFORD, CONNECTICUT 06405
AGENDA

The Branford Zoning Board of Appeals will meet Tuesday April 16, 2024 at 7:00 p.m. at the **Branford Fire Headquarters, 45 North Main Street**, Branford, CT to conduct Public Hearings on the following applications:

Old Business:

24/3-5 Steven Ronshagen & Lisa Lapia (Applicants & Owners) (C10-000-000-00005 R3)
29 Brocketts Point Road
Var. Sec. 3.4.A.9 Requesting floor area ratio of 60% where 50% is required for a new addition.

New Business:

24/4-1 Pamela & Thomas Mautte (Applicants & Owners) (C10-000-007-00008 R2)
51 Lanphiers Cove Camp Road
Var. Sec. 3.4.A.6 1.6 foot side yard setback where a 10 foot side yard setback is required for the demolition of the existing dwelling unit and replacing it with a new dwelling unit.

24/4-2 Allen Ciociola (Applicant & Owner) (E12-000-002-00003 R3) 30 Maltby Street.
Var. Sec. 3.4.A.9 Increase of maximum floor area to 0.68 where 0.50 is allowed. (0.55 existing)
Var. Sec. 8.1.C.3 To allow an increase of an existing nonconforming structure.
Var Sec. 3.4.A.6 Vertical expansion of a side setback from 10 feet to 9 feet for the construction of a second-floor stair addition and a third-floor room addition within the existing building footprint.

24/4-3 Paul Cassella (Applicant & Owner) (J09-000-010-00011 R2) 11 Three Elm Road.
Var. Sec. 3.4.A.5 Vertical expansion of an existing nonconforming Street setback (13.6 ft).
Var. Sec. 8.1.C.3 To allow an increase of an existing nonconforming structure for the construction of a two-story addition in the eastern portion of the existing home as well as architectural improvements to the front of the home.

24/4-4 Eric Golia (Applicant & Owner) (D11-D10-007-00006 R2) 6 River Road
Var. Sec. 6.13.C.1 (1) To allow the existing retaining wall located at the rear area of the property to remain with a maximum height of 3.5 feet.
Var. Sec. 6.13.C.3 To allow the retaining wall to be 1.6 feet away from the property line where 3.5 feet is required (existing wall height).
Var. Sec. 3.4.A.7 To allow the existing deck located at the rear area of the existing dwelling to remain with a rear yard setback of 9.1 feet where 13 feet was allowed.
Var. Sec. 3.4.A.10 To allow a maximum lot coverage of 32.4% where 29.0% was approved to increase the size of the existing stoop located in the front area of the dwelling, and to allow the existing deck located at the rear area of the existing dwelling to remain. Also, to allow a portion of the existing retaining wall located at the rear area of the property to remain.

Other Business:

Appeal of a Notice of Violation for 37 Woodside Drive

Approval of March 19, 2024 Minutes

James Sette
(Chairman)

