

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

The Branford Zoning Board of Appeals will meet Tuesday February 20, 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:

24/1-2 Money Island LLC c/o Judith & Neil Robison (Applicants & Owners) (J12-000-003-00005 R5)
Money Island- (Lot 5 Pequot Avenue)
Var. Sec. 3.4.A.6 0 feet instead of 25 feet side yard setback (no change to existing).
Var. Sec. 3.4.A.7 27.5 feet instead if 50 feet rear yard setback (no change to existing) for the addition of a roof over existing deck and replace sliding glass doors.

New Business:

24/2-1 Oliver Paine (Applicant & Owner) (E02-000-003-011.2 R5) 26 Piscitello Drive
Var. Sec. 3.4.A.6 Side Setback: Requesting 5 feet where 25 feet is required for a Shed.

24/2-2 Jay Gauvin (Applicant & Owner) (F03-000-005-00017 R5) 65 Dorchester Lane
Var. Sec. 3.4.A.5 Requesting a 26 feet 10 inch variance for the front stairs where 50 feet is required.

24/2-3 George DePoto (Applicant & Owner) (D10-000-004-00004) 60 Goodsell Point Road
Var. Sec.3.4.A.7 Requesting a 17 feet rear setback where 30 feet is required for a deck.

24/2-4 Eighty-Five Sunset Beach, LLC c/o Ken Roos (Applicant & Owner) (D12-000-001-00011 R3)
85 Sunset Beach Road
Var. Sec. 3.4.A.6 Variance to allow the electric meter related steps and platform to encroach 4 feet into the 10 feet side yard setback.
Var. Sec. 3.4.A.6 Variance to allow a platform with a footing support in the same location as former house that encroaches 7.9 feet into the 10 feet side yard setback .Less than previous AC unit.
Var. Sec. 3.4.A.10 Variance to allow lot coverage of an additional 0.50% over the 25% limit, for a total lot coverage of 25.5%. In connection with house renovation, Eversource required these items.

Other business:

Appeal of 19 School Street Notice of Violation

Approval of January 16, 2024 Meeting Minutes

James Sette
(Chairman)