

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

The Branford Zoning Board of Appeals will meet Tuesday March 19, 2024 at 7:00 p.m. at the **BRANFORD COMMUNITY CENTER, 30-48 CHURCH STREET, Branford**, CT to conduct Public Hearings on the following applications:

Old Business:

Appeal of 19 School Street Notice of Violation

New Business:

24/3-1 Pamela Putnam Smith (Applicant & Owner) (D12-000-003-00001 R3) 101 Summer Island Road.

Var. Sec. 3.4.A.5 Vertical Expansion of the existing front setback nonconformity (18.3 feet instead of 40 feet).

Var. Sec. 8.1.C.3 To allow the enlargement of a nonconforming structure without eliminating the nonconformity for the expansion of the second floor over an existing first floor.

24/3-2 Richard & Jodi Pollack (Applicants & Owners) (E11-000-007-00007 R3) 25 Maltby Street.

Var. Sec. 3.4.A.10 Increase of maximum lot coverage to 0.32 where 0.25 is required.

Var. Sec. 8.1.C.3 To allow an increase of an existing nonconforming lot coverage for the construction of a screened porch and minor enlargement of an existing bathroom.

24/3-3 Branford Trailer Park d/b/a Branford Mobile Homes, Susan Farricielli (Managing Partner) (Applicant & Owner) (D07-000-014-00006 BL) 26 North Main Street.

Var. Sec. 8.1.C.1 Enlargement: Proposed new home will be 8 feet longer than existing home. Applicant wants to remove and replace abandoned mobile home at Lot#11 with a new HUD mobile home.

24/3-4 56-58 Harrison Avenue LLC c/o Richard Pelletier (Applicant & Owner) (D07-000-006-00005 BC) 56-58 Harrison Avenue

Var. Sec. 4.1.B.5 (1) To allow a covered wooden fire escape within the side yard setback (9.6 feet instead of 10 feet).

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.

24/3-6 Gary & Patricia Ottenbreit (Applicants & Owners) (D08-000-000-00015 R3) 1 Oak Street.

Var. Sec. 8.1.C.1-Expansion of a nonconforming structure & use

Var. Sec. 8.1.C.2---“ “

Var. Sec. 8.1.C.3---“ “

Var. Sec 3.4.A.10 Lot coverage variance 0.27 proposed where 0.25 is allowed for an addition to a pre-existing two family house.

24/3-7 Paula & Ryan Murphy (Applicants) Paula's Twel12ve Properties LLC (Owner) (E06-000-005-00002 R1) 35 East Main Street.

Var. Sec. 3.4.A.2 Requesting 4,135 sf per unit where 6,000 sf is required to convert finished 3rd floor to a family accessory apartment.

Other Business:

Approval of February 15, 2024 Meeting Minutes

James Sette
(Chairman)