

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

The Branford Zoning Board of Appeals will meet Tuesday May 21, 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:

New Business:

- 24/5-1** Alexander Grindley (Applicant) Catherine Joyce, (Trustee) Owner (D11-000-003-00024)
179 Pawson Rd
Var. Sec.3.4.A Allow a front yard setback of 20 feet where 30 feet is required and 27.5 exists.
Var. Sec.7.4.A.1 Allow two accessory apartments where only one is permitted.
Var. Sec. 7.4.A.6 Allow a total of four off street parking spaces for a house with two accessory units.
- 24/5-2** Michael Sullivan (Applicant) Martha Squires Jenkins & Elizabeth McConahy Jenkins (Owners)
(D12-000-004-00003 R3) 24 Summer Island Point
Var. Sec. 3.4.A.5 To allow the electric meter, related steps and platform to encroach 2.7 feet into the 15 foot front setback.
Var. Sec. 3.4.A.6 To allow the electric meter, related steps and platform to encroach 6.5 feet into the 10 foot side setback.
Var Sec. 8.1.C.3 To allow the expansion of a nonconforming structure where the enlarged portion does not conform to the regulations.
- 24/5-3** 755 East Main Street LLC c/o Matthew Cassella (Applicant & Owner) (J03-000-002-00001 IG2)
755 East Main Street
Var. Sec. 4.6. B.5 (2) For minimum setback from a side lot line, from 30 feet required to 10 feet proposed for the installation of a new 3-sided storage extension shed for pallets.
- 24/5-4** Sean Jeffrey (Applicant & Owner) (H06-000-003-02.10 R4) 22 Beechwood Road
Var. Sec. 3.4.A.6 To reduce the side setback for an accessory structure (garage) to 3 feet where 20 feet is required.
- 24/5-5** Pent Road LLC, c/o Joe Lepre (Applicant) Rebecca Anderson (Owner) (D08-000-005-00019 R1)
28 Kirkham St (0 Elm St.)
Var. Sec. 7.18.A Construct two dwelling structures instead of one large multifamily structure.
- 24/5-6** A & R LLC (Applicant) Fusco Branford Industrial Associates LLC(Owner) (J05-000-001-010.1 IG-2)
5 East Industrial Road
Var. Sec.4.8.A 5,010 sq. foot retail building. Regulation Maximum is 3,000sq. feet in IG-2 zone. Application is for a proposed gas station with retail store building and associated parking and landscaping.

Other Business:

Approval of April 16, 2024 Minutes

James Sette
(Chairman)