

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

The Branford Zoning Board of Appeals will meet Tuesday October 15, 2024 at 7:00 p.m. via Zoom technology to conduct Public Hearings on the following applications. Information regarding how to participate in the Public Hearings will be provided on the meeting Agenda that will be posted on the Town's website at least 24 hours prior to the meeting.

Join Zoom Meeting <https://us02web.zoom.us/j/88335460703>

Meeting ID: 883 3546 0703

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New Business:

24/10-1 Shahani Inc. c/o Mohammad Khan-(Applicant)
Birmingham Group Realty, Inc. c/o Marcus Puttock (Owner)
(J04-000-002-03.15 IG-2)) 14 Sycamore Way
Var. Sec. 6.13.C Retaining wall setback from adjacent property line to 3 feet for the addition of a warehouse building and modifications to the driveway.

24/10-2 Mark Shifman & Melinda Sanders (Applicants & Owners) (F10-000-005-00008 R3)
45 Seaview Avenue.
Var. Sec. 3.4.A (10) Lot coverage variance from 25% due to necessary stair and lift addition to 29%. Existing lot coverage to 28% to raise the existing structure to FEMA requirements.

24/10-3 Neal Robinson Sr. (Applicant & Owner) (J08-000-004-00017 R2) 12 School Street.

Var. Sec. 3.4.A.6 To allow the expansion of an existing nonconforming side setback (6.2 feet where 10 feet is required)

Var. Sec. 8.1.C.3 To allow an increase to an existing nonconforming structure for the construction of a second-floor addition above the existing garage and the relocation of the deck staircase.

Old Business:

24/9-1 Timothy J. Lee, Esq. (Applicant) Stephanie Thompson (Owner) (C11-000-004-00001 R4)

24 Wood Road

Var. Sec. 3.4.A.5 Front yard setback of 18.5 feet where 40 feet is required.

Var. Sec. 3.4.A.5 Front yard setback of 32.7 feet where 40 feet is required for a garage on 8 Wood Road (which she also owns).

Other Business:

Appeal of Notice of Violation-(Postponed to the Nov 19,2024 meeting)

Approval of September 17, 2024 minutes