

ZONING BOARD OF APPEALS
TOWN OF BRANFORD
BRANFORD, CONNECTICUT 06405

AGENDA

The Branford Zoning Board of Appeals will meet Tuesday April 18, 2023 at 7:00 p.m. via remote technology as authorized by Executive Orders 7B and 7I to conduct Public Hearings on the following applications:

JOIN ONLINE:

<https://us02web.zoom.us/j/88335460703>

OR

JOIN VIA PHONE

Real time meeting audio can be accessed by calling: 646-558-8656 and entering the Meeting ID: 883 3546 0703

Documents that may be viewed and discussed at the meeting can be viewed at:
(Check the Town of Branford Website or call 203-488-1255 prior to the meeting)

[:https://www.dropbox.com/scl/fo/45dnti72740vlhvdfr12/h?dl=0&rlkey=045244ucawatm7bji8jwi8x25](https://www.dropbox.com/scl/fo/45dnti72740vlhvdfr12/h?dl=0&rlkey=045244ucawatm7bji8jwi8x25)

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Old Business:

23/3-2 Anthony Thompson (Applicant) Eric Golia (Owner) 6 River Road (D11-D10-007-00006 R3)

Var. Sec. 6.2. E.4 Waiver of the narrow street requirement.

Var. Sec. 3.4.A.7 Rear setback reduction from 30' required (10.2 exist) to 13 feet.

Var. Sec. 3.4.A.10 Covered Allowance from .25% required to 29% for remodel and additions to the existing building.

23/3-3 Michael Discepolo (Applicant & Owner) 14 Indian Woods Road (F08-02-21 R4)

Var. Sec. 3.4.A.3 Front Setback from 40 ft. to 25 ft. for a new front porch.

New Business:

23/4-1 Todd Anderson (Applicant) Warren & Mary Flagg (Owners) 32 Sunrise Cove Camp (C11-000-002-00001 R2)

Var. Sec. 6.2.E.9 Vertical expansion of a structure within 25 feet of a Critical Resource.

Var. Sec. 8.1.C.3 To allow the reconstruction of a non-conforming structure without eliminating the nonconformity (Critical Resource setback=reduced from -1.9' to 0.1').

Var. Sec. 3.4.A.7 Vertical expansion of the existing rear setback non-conformity (reduced from -1.0' to 0.6') for the elevating and re-building of an existing deck to match the floor elevation.

23/4-2 Edificio LLC (Applicant) Kevin J. & Robin J. Dextrateur (Owners) 40 Pent Road (B08-000-001-00005 R4)

Var. Sec. 3.8.B.2 Request that the new accessory building (988 s.f.) be larger than the existing structure (867 s.f.)

Var. Sec. 7.4.A.7 Request that the new accessory building (988 s.f.) be more than 30% of the GFA of the existing structure at 1,392 s.f. for a three car garage accessory structure with a 615 s.f. In-Law apartment above.

23/4-3 Thomas E. Crosby (Applicant) 251 Linden Avenue LLC (Owner) (E12-000-003-00013 R3)

Var. Sec. 8.1.C.1 Waiver of 8.1.C.1 Expansion of a nonconforming use to remove the existing deck and replace it with a one car garage.

23/4-4 David & Lauren Loomis (Applicants & Owners) 14 Fitzgerald Lane (H06-G06-005-00009 R4)
Var. Sec. 6.11.C Reduction of the side setback from 10 Fitzgerald Lane lot from 50 feet to 44.5 feet for the addition of a covered porch to the front portion of the house.

23/4-5 Gary & Patricia Ottenbreit (Applicants & Owners) 1 Oak Street (D08-000-015-00014 R3)
Var. Sec. 3.4.A.6 Side setback from 15 feet to 6.2 feet for the addition of a second floor on Apt.B to include a car port.

23/4-6 Franc & Enejda Koljaka (Applicants & Owners) 77 Sunset Beach Rd (D12-000-001-00009 R3).
Var. Sec. 3.4.A.6 Side setback on the north side from 15 feet to 13.1 feet for first and second floor exterior decks.

Other Business:

Approval of March 21, 2023 Meeting Minutes

**James Sette
(Chairman)**