

ZONING BOARD OF APPEALS  
TOWN OF BRANFORD  
BRANFORD, CONNECTICUT 06405

**AGENDA**

The Branford Zoning Board of Appeals will meet Tuesday February 21, 2023, at 7:00 p.m. Via remote technology 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/45dnti72740vlhvdftr12/h?dl=0&rlkey=045244ucawatm7bji8jwi8x25](https://www.dropbox.com/scl/fo/45dnti72740vlhvdftr12/h?dl=0&rlkey=045244ucawatm7bji8jwi8x25)

Old Business:

32 Watrous Avenue-Notice of Appeal of ZEO decision dated September 20, 2022 stating that the home located at 32 Watrous Avenue is a legal non-conforming two family home.

New Business:

23/2-1. Vincent Federico (Applicant) Jennifer Federico (Owner) 18-19 Etzel Road (D10-06-09 R3)  
Var. Sec. 6.2.E (9) Vertical Expansion of a structure within 25' 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 = 6.8 ±)  
Var. Sec. 3.4.A.6 Side setback 6.8 ft. where 15 ft. is required to allow the deconstruction of the existing nonconforming house and the construction of a new 4 bedroom home.

23/2-2. Richard Callahan (Applicant & Owner) 33 Sunrise Cove Camp (C11-02-01 R2)  
Var. Sec 6.2.E (9) Vertical Expansion of a structure within 25' of a critical resource  
Var. Sec. 3.4.A.7 Vertical expansion of the existing rear setback non-conformity (1.4 ±)

Other Business:

490 East Main Street, DMV Certificate of Location Approval for a preexisting car dealership.

Approval of January 2023 minutes

**James Sette-(Chairman)**