

ZONING BOARD OF APPEALS
TOWN OF BRANFORD
BRANFORD, CONNECTICUT 06405

AGENDA

The Branford Zoning Board of Appeals will meet Tuesday January 17, 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/q69f5asn1cpzcukx823va/h?dl=0&rlkey=50vqk45zbb8hvnznlc9eeqwig>

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:

23/1-1. Matthew Reale (Applicant & Owner) 0 Bartholomew Road (F10-03-23 R3)

Var. Sec. 3.4.A.5 To allow a front setback of 23' where 30' is required.

Var. Sec. 3.4.A.7 To allow a rear setback of 22' where 30' is required for the construction of a new garage.

23/1-2. Edward & Barbara Fay (Applicants & Owners) 43 Sybil Avenue (F10-18-13 R2)

Var. Sec. 3.4.A.6 Side Setback from 10' to 2.9'

Var. Sec. 3.4.A.7 Rear Setback from 20' to 1.8' (north)

Var. Sec. 3.4.A.7 Rear Setback from 20' to 1.4' (south)

Var. Sec. 3.4.A.10 Increase Lot Coverage from .25 to .29

Var. Sec. 8.1.C.3 Waiver to allow increase in nonconforming structure for a second floor addition and a front porch addition & front stoop.

23/1-3. Edificio LLC (Applicant) Kevin J. & Robin J. Dextrateur (Owners) 40 Pent Road (B08-01-05 R4)

Var. Sec. 3.4.A.3 Front yard setback of 30' where 40' is required.

Var. Sec. 3.4.A.7 Rear yard setback of 38' where 50' is required.

Var. Sec. 3.8.B.3 No accessory structure to be closer than main structure for a three car garage accessory structure with an in law apartment above.

23/1-4. Barbara Chesler (Applicant & Owner) 8 Three Elms Road (J09-09-11 R2)

Var. Sec. 3.4.A.6 Side setback 6.5' where 10' is required (East)

Var. Sec. 3.4.A.6 Side setback 9.2' where 10' is required (West)

Var. Sec. 6.2.E.4 Narrow street setback 23.5 to 15' for a second floor addition and deck.

23/1-5 Carl Muller (Applicant & Owner) 650 Main Street (D07-02-41 BR)

Var. Sec. 4.3.B.5.1 Front setback from 15' required to 6' (existing)

Var. Sec. 4.3.B.9 Lot coverage .25% allowed to .54% (existing)

Var. Sec. 4.3.B.5.2 Side setback from 10' required to 2.49' (existing)

Var. Sec. 4.3.B.8 Floor area .30% allowed to .96% (90% existing)

Var. Sec. 4.3.B.5.3 Rear setback from 20' required to .88' (existing)

Var. Sec. 8.1.C.3 Waiver of Non-conforming structure.

Var. Sec. 4.3.B.2 To allow 1,721.75 square feet per unit where 4,000 square feet per unit is required for the conversion of both buildings from mixed use to two family.

Approval of December 2022 minutes

James Sette-(Chairman)