

ZONING BOARD OF APPEALS  
TOWN OF BRANFORD  
BRANFORD, CONNECTICUT 06405

**AGENDA**

The Branford Zoning Board of Appeals will meet Tuesday November 21, 2023 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:**

**23/11-1** Steven Ronshagen & Lisa Lapia (Applicants & Owners) 29 Brocketts Point Road  
(C10-000-005-00002 R3)

Var. Sec. 3.4.A.7 Rear setback from 20 feet to 14 feet.

Var. Sec. 3.4.A.10 Lot coverage from .25 to .40 for a new garage addition with second floor family room & third floor bedroom.

**23/11-2** Christopher & Sarah Hegan (Applicants & Owners) 11 Coachman Drive  
(F03-000-002-00010 R5)

Var. Sec. 3.4.A.6 11.1 feet where 25 feet is required for a side setback for the installation of an inground swimming pool.

**23/11-3** Narayan Bhandari (Applicant & Owner) 14 Gilbert Lane (B07-000-003-00012 R1)

Var. Sec. 3.4.A.6 Side setback from the required 10 ft. to align with existing non-conforming side setback of 8.4 feet for a second story building addition.

**23/11-4** Kurt & Carol D'Ambrosia (Applicants & Owners) 43-47 Oakridge Road (E09-000-002-00013 R3)

Var. Sec. 3.8.B.3 To allow accessory structure (shed) to be closer to the street line than the principal structure.

**23/11-5** Margaret Ikeda (Applicant & Owner) 258 Thimble Island Road (J10-K10-001-00016 R3)

Var. Sec. 8.1.C.3 To allow the expansion of a nonconforming structure.

Var. Sec. 3.4.A.6 Expansion of an existing nonconforming structure in side setback to repair the old shed/garage and elevate roof peak to 14 feet from 12.6 feet.

**23/11-6** Deborah DeFord & Harry Stout (Applicants & Owners) 10 Wallace Road (J10-000-K10-00002 R3)

Var. Sec. 5.1.B.3 To allow a structure to be 22.3 feet from a critical coastal resource where 25 feet is required for the removal and rebuild of the sunroom, increase half bath to full bath and Build a new screen porch.

**23/11-7** 126 Sunset Beach LLC c/o Peter Berdon (Applicant & Owner) 126 Sunset Beach Road  
(D12-000-002-00001 R3)

Var. Sec. 3.4.A.3 Minimum Lot Frontage, 90 feet required to 0 feet, where 0 feet presently exists.

Var. Sec. 3.4.A.4 Minimum square feet from 100 feet to 80 feet.

Var. Sec. 8.1.C.1 Increase of Non-Conformity (additional lot without frontage) for the existing parcel to be split into two separate lots for future cottages to be built.

**Old Business:**

**23/10-2** Jon Morasutti (Applicant & Owner) 19-25 Fairlawn Ave (E09-000-003-00015 R3)

Var. Sec. 8.1.C.1 Enlargement of an existing non-conforming use.

Var. 3.4.A.2 To allow a lot area per dwelling unit of 4,599 sf/unit where 6,899 sf/unit exists and 15,000 sf is required.

Var. Sec. 6.2.E.9 To allow a vertical expansion of an existing non-conforming critical coastal resource setback of 18.3 ft. where 25 ft. is required.

Var. Sec. 4.8.H.4 Multifamily dwelling units (Four existing units, requesting an increase to a total of Six Units) for the construction of a second and third floor over an existing garage to add 2 more dwelling units.

**Other Business:**

Approval of October 17, 2023 minutes

Approval of the 2024 Meeting Schedule

**James Sette**  
**(Chairman)**