

ZONING BOARD OF APPEALS
TOWN OF BRANFORD
BRANFORD, CONNECTICUT 06405

AGENDA

The Branford Zoning Board of Appeals will meet Tuesday October 17, 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:

23/10-1 Richard Callahan (Applicant & Owner) 33 Sunrise Cove Camp (C11-000-002-00001-33 R2)

Var. Sec. 6.2.E.9 Vertical expansion of a structure within 25 ft. of a critical resource.

Var. Sec. 3.4.A.7 Vertical expansion of the existing rear setback non-conformity (1.4 ±) for the construction of a second floor addition.

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 for the construction of a second and third floor over an existing garage to add 2 more dwelling units.

23/10-3 Michael C. Bennick & Jennifer Bennick (Applicants & Owners) 64 Harbor Street (D10-000-002-00023 R3)

Var. Sec. 8.1.C (1) & (3) Waiver of prohibitions restricting enlargements of non-conforming structures.

Var. Sec. 6.2.E.4 Waiver of narrow street provision.

Var. Sec. 3.4.A.6 Requesting 1.6 ft. side setback where 15 ft. is required for the rebuilding of an existing non-conforming garage and addition of second floor.

Old Business:

23/9-4 Sunflower Hospitality LLC c/o Haresh Nariyani (Applicant & Owner) 168 Montowese Street (E07/000/010/008.1 BR)

Var. Sec. 4.3.B.9 Lot coverage .366 requested where .25 is allowed.

Var. Sec. 4.3.B.10 impervious surface area ratio .902 requested where .60 is allowed for a storage shed.

23/9-5 The Stop & Shop Supermarket Co LLC (Twiss Realty Co, Inc.)- (Applicant & Owner) 329 East Main Street (G05-G06-003-00002 BL)

Var. Sec. 5.4.E.1 Variance of 12 feet, to allow maximum building height of 52 feet (from avg. existing grade) where maximum height of 40 feet is permitted in PDD.

Var. Sec. 4.4.B Variance of 12 feet, to allow maximum building height of 52 feet (from avg. existing grade) where maximum height of 40 feet is permitted in BL zone for the establishment of a PDD to facilitate the construction of a 120 unit multi-family community in two buildings, coffee shop/restaurant pad and the reuse of the existing theatre building for a self-storage facility.

Other Business:

Approval of September 19, 2023 Minutes

**James Sette
(Chairman)**