

ZONING BOARD OF APPEALS
TOWN OF BRANFORD
BRANFORD, CONNECTICUT 06405

AGENDA

The Branford Zoning Board of Appeals will meet Tuesday September 19, 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:

23/9-1 Richard A. Morrison (Applicant & Owner) 31 Hilltop Drive (D02-000-003-00002 R4)
Var. Sec. 3.4.A.6 Side setback to allow 13.9 ft. where 20 ft. is required for a concrete patio with overhanging roof.

23/9-2 Nicole Maldonado (Applicant & Owner) 101 Mill Plain Road (F05-000-002-00020 R5)
Var. Sec. 3.4.A.7 Variance for rear setback where 50 ft. is required and 16 ft. is requested.
Var. 3.4.A.6 Side setback where 25 ft. is required and 14 ft. is requested for a deck and above ground pool.

23/9-3 Nicholas Cairo-Devlin (Applicant & Owner) 2 Oak Hollow Road (F08-000-006-00003 R3)
Var. Sec. 3.4.A.5 Variance for front setback where 30 feet is required and 21 ft. is requested for an enclosure of the front porch and adjacent covered deck extending to the side of enclosure.

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.

23/9-6 Tara Knight (Applicant & Owner) 279 Linden Avenue (E12-000-003-00022 R3)
Var. Sec. 3.4.A.6 To allow the reduction of the existing nonconforming 4.0 ft. side setback to 7.1 ft. where 10 ft. is required.
Var. Sec. 6.2.E.4 To utilize the street setback set forth under section 3.9.C (undersized lots) and negate the narrow streets requirement for the demolition of the existing house and construction of a new FEMA compliant home, and a CAM (Coastal Area Management) application.

Old Business:

23/8-1 Scott & Lisa Santoroski (Applicants) Michael & Nancy Guiliani (Owners) 37 Brainerd Road (B08-000-005-008.1 R1)
Var. Sec. 3.4.A.2 Existing requirement is 6,000 sq. ft. per unit. Lot has 14,960 sq. feet.
Change lot minimum to 4,986 for the construction of a triplex.

23/7-4 Robert Wiedenmann (Applicant & Owner) 2 Ferry Lane & 31 Spring Cove Road (D11-000-001-00009 R3) & (D11-000-001-00010 R3)
Var. Sec. 6.1.C.3 Allow common ownership of distinct parcels.
Var. Sec. 8.1.F.1 (2) 4,000 SF at time of development.
Var. Sec. 8.1.F.1 (4) Allow common ownership of non-conforming parcel adjacent to conforming parcel.

Other Business:

Approval of the August 15, 2023 minutes

**James Sette
(Chairman)**