

TOWN OF BRANFORD
STONY CREEK ARCHITECTURAL REVIEW BOARD

Greg Ames, Chairman
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Stony Creek Architectural Review Board
Wednesday, June 5, 2019
Canoe Brook Senior Center, 11 Cherry Hill Road, Branford CT
7:00 P.M.

AGENDA

- 1) Minutes from 2/27/19

- 2) Formal Review -

3 Watrous Avenue, Branford CT The applicant/owner Nicholas Fischer is proposing the demolition of an existing single family home and the new construction of a two family structure to be rebuilt to code.. The two family structure requires a Special Permit due to the requirements for the rebuilding of a two family home with the same basic footprint. The application received ZBA approval for the variances at the Tuesday, May 21 meeting The requested variances are listed below:

Nicholas Fischer, 3 Watrous Avenue, (J8-6-4 R-2) Var. Sec. 3.4.A – Line 2: Lot area from 4,000 SF to 3,028.5 SF (existing) and Line 5: Street line setback from 15 ft. to 13.0 ft. (existing). Also, Waivers of the following: Sec. 6.2.E (4) Narrow Streets; Sec. 6.3.F.2 – 20 ft. wide landscape strip and Sec. 6.3.G.2 – 10 ft. wide landscape strip on side or rear property lines; and Sec. 8.1.C & D (4-6) – Nonconforming structure to be removed, enlarged and reconstructed in same location, 2 family home to code and rebuilt to code.

The Special Exception application is scheduled to be heard on June 6, 2019 by the Planning and Zoning Commission. The architect for the project (James C. Reilly LLC) who will be present at the SCARB meeting to answer questions.

- 3) Other Business –

- 2) Adjourn