

Zoning Board of Appeals
Branford, Connecticut 06405

Agenda

The Branford Zoning Board of Appeals will meet Tuesday September 15, 2020, at 7:00 p.m. via remote technology as authorized by [Executive Orders 7B and 7I](#) to conduct Public Hearings on the applications below:

JOIN ONLINE:

Meeting Id: 85918477167 / Password: 293493

Meeting Link:

<https://us02web.zoom.us/j/85918477167?pwd=RG9BS3hBY1FsVlhRQWZBMldLeVgxUT09>

OR

JOIN VIA PHONE:

Real time meeting audio can be accessed by calling: **646-558-8656** and entering

Meeting ID: 85918477167 / Password: 293493

Documents that may be viewed and discussed at the meeting can be viewed at

https://www.dropbox.com/sh/crkv7hc3kbtzpk8/AAAFDAEgw1HIB_sWBYJNjWQla/Meeting%20Application%20Materials/September%2015%2C%202020%20ZBA%20Meeting?dl=0&subfolder_nav_tracking=1

The Branford Zoning Board of Appeals will meet at the on Tuesday, September 15, 2020, at 7:00 p.m. to conduct Public Hearing on the following applications:

Old Business

20/7 – 3. 544 West Main Street, Applicant Arian Prevalla, LOCATION APPROVAL (DMV K-7 Form for a used car dealer license in accordance with CGS Sec. 14-54. (Continued from August 18, 2020)

20/8 – 3. P & D 303 Main Holdings, LLC, Owner/ Rich Cobb, Applicant, 303 Main Street, (D8-3-4 BR) Var. Sec. 3.4. A – Line 2: Lot area per unit from 4000 SF to 3917 sf. to remodel existing 2 story building into two apartments. (Tabled from August 18, 2020)

New Business

20/9 – 1. Town of Branford (Fire Headquarters), Owner/ Jennifer Acquino, Ass't. Town Engineer, 39-49 North Main Street, (D7-2-77 R-1) Var. Sec. 6.6.C: Waiver to allow “public purpose” signs (2) greater than 2 SF. To allow installation of two permanent 18” x 24” (3 sf) freestanding educational signs for the new pollinator garden at Fire Headquarters.

20/9 – 2. ABCS Properties, LLC, Owner/David Chew, Applicant, 802 East Main Street, (J/3-1-18 BR) Var. Sec.4.3.C.4 (1); To allow 3 dwelling units on a lot of 62,437 SF where 120,000 SF is required.

20/9 – 3. Michelle Tournas, 198 Hotchkiss Grove Road, (F10-8-7 R-3) Var. Sec.3.4.A – Line 5: Street line setback from 15 ft. to 13.7 (Eighth Ave) and 14.4 ft. Hotchkiss Grove Road); Line 6: Side line setback from 10 ft. to 6.0 ft. and Line 7: Rear line setback from 10 ft. to 6.7 ft. and Waiver of Sec. 6.2.E.(4) Narrow Streets. Also, Waiver of Sec. 8.1.C.3 and 8.1.F.1: Enlargement of nonconforming structure that fails to meet the area and shape requirement in order to allow removal of existing garage and construct a new slightly larger one in roughly the same location.

20/9 – 4. Christopher and Alison Voets, 8 Beechwood Road, (H6-6-3 R-4) Var. Sec. 3.4.A – Line 7: Rear line setback from 35 ft. to 12 ft. to allow for 9x16 ft. Modular Swim Spa and replacing pre-existing deck and deck expansion.

James Sette

Chairman