

The Branford Zoning Board of Appeals

Revised Agenda

Tuesday, August 21, 2018 at 7:00 p.m.

The Branford Zoning Board of Appeals will meet at the Senior Center, 11 Cherry Hill Road on Tuesday, August 21, 2018 at 7:00 p.m. to conduct Public Hearings on the following applications:

18/8 – 1. Ptolemy Holdings (Scott Gaveletz, D.V.M.), Owner/Autografix, Applicant, 125 North Branford Road, (G4/G5-3-2.3 Zone IG-2) Var. Sec. 6.6 E: Reduction of street line setback from 10 ft. to 6 ft. 8 in. to install a 40 SF free standing sign.

18/8 – 2. Vincent and Joann Roca, 11 Applewood Road, (G5-6-6 Zone R-4) Var. Sec. 3.4.A – Line 7: Rear setback from 50 ft. to 19 ft. to replace 18 ft. round above ground pool and 14x14 ft. deck.

18/8 – 3. Brian and Nicole Gallagher, 120 Queach Road, (F2-1-5 Zone R-5) Var. Sec. 3.4.A – Line 5: Front line setback from 50 ft. to 28 ft. and Waiver Sec 6.2.E (2) narrow street requirement for additional square footage and interior storage for improved functionality, incl. garage.

18/8 – 4. Joanne T O’Connell, Owner/Atty. Robin Bruce Sandler, Applicant, 17 Pawson Road (E11-4-2 Zone R-3) Var. Sec. 3.4.A – Line 7: Rear setback from 30 ft. to 12.7 ft. to add two car garage with 1st floor bedroom suite with bath, mudroom and breezeway.

18/8 – 5. Dylan Minter, Owner/ Edificio LLC, Applicant, 161 Maple Street, (D8-15-28 Zone R-3) Var. Sec. 3.4.A – Line 6: Side setback from 15 ft. to 7 ft. 6 in. and Waive Sec. 8.1.C: Nonconforming to allow removal of concrete steps and construct deck to rear and west side of an existing nonconforming house.

18/8 – 6. Express Tire and Auto Repair, c/o Lisa Simone, Manager, 253 East Main Street. DMV location approval per C.G.S. Sec. 14-54.

Approval of Minutes of July 17, 2018