

Zoning Board of Appeals
Branford, Connecticut 06405
Agenda
Tuesday, January 16, 2018, 7:00pm
Canoe Brook Senior Center, 11 Cherry Hill Road, Branford

Roll Call

Old Business

17/12 – 1. Deborah Frawley, Owner/Pattison Bros. Const. LLC, Applicant, 16 Double Beach Road, (C10-7-1.1 Zone R-2) Var. Sec. 3.4.A – Line 5: Front setback from 15 ft. to 13 ft. and Waiver of Sec. 6.2.E (4) - Narrow Streets and Sec. 8.1.C (3) – Enlargement of nonconforming structure to rebuild the existing deck with same layout. Continued from December 19, 2017

New Business

18/1 – 1. Susan Clark and Amy Wishingrad, 25 Brocketts Point Road, (C10-5-1 Zone R-3) Var. Sec. 3.4.A – Line 5: Front setback from 15 ft. to 8.1 ft. and Line 10: Lot Coverage from .363 to .382 to allow for entryway overhang of 3.3 ft. for protection. Also, Waiver of Sec. 6.2.E (4) - Narrow Streets, Sec. 8.1.C lines 1 & 3 enlargement of a nonconformity and 8.1.F Line 1(1) enlargement on a nonconformity lot.

18/1 – 2. Steven E. Beaulieu and Debra J. Sanford, Owner/B&T Remodeling LLC, Applicant, 15 Jourdan Road (C9-4-6 Zone R-3) Var. Sec. 3.4.A – Line 6: Side setback from 15 ft. to 8.5 ft. and Waivers of Sec. 8.1.C – Line 3: Increase to nonconforming structure and Sec. 8.1.F – Line 1: Increase of nonconforming structure on nonconforming lot to allow a one bay addition to existing garage. **TABLE TO FEBRUARY 20, 2018 (applicant failed to send notice to property owners within 100' as required)**

18/1 – 3. Preston Maynard, 24 Terhune Ave (E8-17-5 Zone R-3) Waivers of Sec. 8.1.C – Lines 1 & 3: Increase to structure devoted to a nonconforming use and Sec. 8.1.F – Line 1 (1): Increase to a structure devoted to a nonconforming use on a nonconforming lot to allow an addition to a two-family dwelling in an R-3 Zone. **TABLE TO FEBRUARY 20, 2018 (applicant failed to send notice to property owners within 100' as required)**

Other Business

1. 972 West Main Street (Rear Building), Town Fair Tire: DMV location approval in accordance with CGS Sec 14-54. Approved by Planning & Zoning Commission on December 7, 2017.

Minutes

1. Review and approval minutes from December 19, 2017.

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TOWN CLERK'S OFFICE

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