

# Zoning Board of Appeals

## Branford, Connecticut 06405

### Legal Notice

The Branford Zoning Board of Appeals will meet at the Canoe Brook Senior Center, 11 Cherry Hill Road on Tuesday July 16, 2019 at 7:00 p.m. to conduct Public Hearing on the following applications:

#### Old Business

19/6 – 3. DDA Reality, Owner/Joseph T. Sepot, Applicant, 657-697 Main Street, (D7-D8 -8-6 BR) Var. Sec. 6.6.E: No sign shall be located less than ten (10) ft. from the street line due to tight constraints of the site. At the request from the Town Center Revitalization Board to keep the house on site with required parking. (Postponed from June 18, 2019)

#### New Business

19/7 – 1. Total Estates LLC – agent Joshua Onofrio, 119 Cedar Street, (D6-6-1 BL) Var. Sec. 4.4.B.5.1: Front setback from 15 ft. to 8.58 ft., Waiver of Sec. 6.13.C – Line 3: retaining wall setback from property line & parking spaces, and Sec. 6.2.E - Line 10: Route 1 setback, and Sec. 8.1.C – Line 3: enlargement of nonconforming to include code compliant staircase and landing full width of building and Sec. 8.1.D – Line 6: enlargement of nonconforming - previous Town approval granted June 22, 3015. Commercial renovations: addition, site plan renovations, siding, roofing, windows and complete interior renovation.

19/7– 2. Theresa M. Fig-Bonadies and Richard J. Bonadies, 115 Burban Drive. (B9-8-4 R-4) Var, Sec. 3.4.A – Line 7: Rear line setback from 50 ft. to 20 ft. for installation of 15’x26’ above ground pool.

19/7 – 3. John and Catherine Meriano, 8 Riverside Drive, (E7-4-20 R-4) Sec. 3.9: Undersize lot; Var. Sec. 3.4.A – Line 5: Front setback from 30 ft. to 29.8 ft. for small roofline extension on front end and second floor above and Line 6: Side setback from 15 ft. to 12 ft. to line up back of existing garage with corner of existing house. Also, Waiver of Sec. 8.1.C – Line 3: Nonconforming and Sec. 8.1.D – Line 6: Enlargement of nonconforming structure – second floor on existing home.

19/7 – 4. Alfredo and Anne Cordero, 37 Flat Rock Road, (J7-2-4 R-4) Var. Sec. 3.4.A – Line 6: Side setback from 20 ft. to 18.2 ft. and Line 7: Rear Setback from 50 ft. to 35 ft. for 10x16 ft. pool gazebo.

James Sette

Chairman

To be published on July 3, 2019 and July 10, 2019.

Email - The Sound – June 25, 2019

Email – Branford Town Clerk – June 25, 2019