

Zoning Board of Appeals Branford, Connecticut 06405

Legal Notice

The Branford Zoning Board of Appeals will meet at the Senior Center, 11 Cherry Hill Road on Tuesday, June 20, 2017 at 7:00 p.m. to conduct Public Hearings on the following application:

17/6 – 1. Allyson Weymouth and Joel Slowik, 18 Forest Street Extension, (B10-3-18 R-4) Var. Sec. 3.4.A – Line 5: Front Setback from 40 ft. to 34.3 ft. (existing) and Line 6: Side Setback from 20 ft. to 14 ft. Also, Waivers of Sec. 8. A - Lines 1 & 3 - Increase in nonconforming structure and 8.1.F – Line 1: To allow increase of nonconforming structure on nonconforming lot to allow additions totaling of 376 SF.

17/6 – 2. Brian Love, 31 Thimble Islands Road, (J8-1-20 R-3) Var. Sec. 3.8.B.3: To allow a accessory structure closer to the street line than the principle structure for a new detached garage.

17/6 – 3. 1 Sybil Avenue/Connecticut Department of Transportation, 1 Sybil Avenue (E10/F10-18-1 BL) State Project No. 14-177 Bridge replacement project proposes acquisition of 196+/- SF of land in fee from subject property. Var. Sec. 4.4.B – Bulk Requirements - Line 1: from 20,000 SF to 13,743+/- SF (13,939 SF existing) and Waiver of Sec. 8.1 F - Nonconforming lot.

17/6 – 4. Buds Realty LLC/Connecticut Department of Transportation, 3-7 Linden Avenue (E10/F10-1-14 Zone BL) State Project No. 14-177 Bridge replacement project proposes acquisition of 291+/- SF of land in fee from subject property. Var. Sec. 4.4.B – Bulk Requirements - Line 1: from 20,000 SF to 11,035+/- SF (11,326 SF existing); Line 5(1): reduction of front setback from 15' to 14' (17' existing); Line 10: increase impervious surface from 0.60 to 0.64 (0.63 existing) and Waiver of Sec. 8.1 F - Nonconforming lot.

17/6 – 5. George E. Gercken/Connecticut Department of Transportation, 202 South Montowese Street. (E10/F10-1-57 BL) State Project No. 14-177 Bridge replacement project proposes acquisition of 636+/- SF of land in fee from subject property. Var. Sec. 4.4.B – Bulk Requirements - Line 1: from 20,000 SF to 15,481+/- SF (16,117 SF existing) and Waiver of Sec. 8.1 F - Nonconforming lot.

17/6 – 6. Greg Cox, Owner/Tony Thompson, Applicant (E11/D11-4-9 R-3) Var. Sec. 3.4.A – Line 5: Front setback from 30 ft. to 18 ft. (Fenway Road) and to 27 ft. (Pawson Park Road). Also, Waiver of Sec. 6.2.E (4) Narrow streets; Sec 3.8.B Line 3: to allow accessory structure closer to the street line than the principal structure; and Sec 8.1.F Line 1(1) to allow construction of a nonconforming building on a nonconforming lot to allow for 22x34 free standing garage.

17/6-7. Michael Corcoran (F10-3-10 Zone R-3) Var. Sec. 3.4.A Line 5: Reduction of front setback from 30' to 14.5'; Line 6: Reduction of side setback from 15' to 3.4'. Also, Waiver of Sec. 6.2.E Line 4: Narrow streets; Sec. 8.1.F Line 1 (1) & (2): to allow construction on a lot less than 4, 000 s.f. for new single family FEMA compliant home.

James Sette, Chairman

Note: Copies of these applications and supporting materials on file in the Branford Town Hall Planning and Zoning Office for public inspection. At said hearing all persons will have the right to be heard.

To be published in the Sound on June 7, 2017 and June 14, 2017.

Email: The Sound & Town Clerk May 31, 2017