

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 May 21, 2019 at 7:00 p.m. to conduct Public Hearing on the following applications:

19/5 – 1. Andrew and Michelle Barbara, 69 Parish Farm Road, (D5-4-1 R-4) Var. Sec. 3.4.A – Line 7: Rear setback from 50 ft. to 37 ft. and Waive Sec.8.1.C (3): Enlargement of nonconforming structure to build/add a 12x20 ft. pressure treated deck to rear of the house.

19/5 – 2. Nicholas Fischer, 3 Watrous Avenue, (J8-6-4 R-2) Var. Sec. 3.4.A – Line 2: Lot area from 4,000 SF to 3,028.5 SF (existing) and Line 5: Street line setback from 15 ft. to 13.0 ft. (existing). Also, Waivers of the following: Sec. 6.2.E (4) Narrow Streets; Sec. 6.3.F.2 – 20 ft. wide landscape strip and Sec. 6.3.G.2 – 10 ft. wide landscape strip on side or rear property lines; and Sec. 8.1.C & D (4-6) – Nonconforming structure to be removed, enlarged and reconstructed in same location, 2 family home to be rebuilt to code.

19/5 – 3. Roger and Joan Holt, 236 Pleasant Point Road, (J9-13-7 R-4) Var. Sec. 3.4.A – Line 6: Side setback from 20 ft. to 4.9 ft.; Line 7: Rear Setback from 40 ft. to 4.9 ft. and Waiver of Sec. 8.1.C (3) To enlarge nonconforming structure expanding existing bath dormer by 5 ft. width over existing floor space.

19/5 – 4. JK Partners LLC, Owner/Shaku Patel, Applicant, 470-478 East Main St, (H4-5-5 IG2) Var. Sec. 4.6.B – Line 7: Height from 40 ft. to 57.0 ft. and Waiver of Sec. 8.1.C & 8.1.D (4) – Nonconforming to allow removal and construction of a new hotel.

19/5 – 5. Mark DiLungo, Jr., Owner/Louis Marotti, Applicant, 87 & 91 Stony Creek Road, (H7-6-3.9 & H7-6-3.10 R-5) Var. Sec. 6.11C – to allow a fee strip of 900 ft. where 390 ft. is maximum for re-subdivision of two (2) lots into three (3) lots.

19/5 – 6. Joan Johnson, Owner/ Phillip Carloni, Applicant, 117-125 Thimble Islands Road, (J9-1-4 R-3) Var. Sec. 3.4.A – Line 3 – Frontage from 90 ft. to 75 ft. and Sec. 8.1.B – to divide three acre lot with two houses into two lots each with one house.

19/5 – 7. P.S. Kusterer LLC, Owner/Peter S. Kusterer dba P.S. Kusterer LLC, 211 Thimble Island Road, (J10-4-1 BR) Var. Sec. 4.3.B – Line 5 (3): Rear Setback from 20 ft. to 5 ft. (0 ft. existing) and Waiver of Sec. 8.1.C – Line 1 and 3: Structure alteration neither eliminating or increasing any nonconformity of width, height and size of living space of 7 ft. height and Sec. 8.1.D – Line 6: New enclosure with shed roof directly above existing roof trough if it is somehow considered to be a different location.

19/5 – 8. Mark and Jessica Crockett, Pot Island (aka Pot Rock Island), (J12-8-1.3 R-5) Var. 3.4.A – Line 6: Side yard setback from 25 ft. to 20 ft.; Coastal Management – Sec. 5.1.B.3: from 25 ft. to 13 ft. and Sec. 6.2.E (9) – from 25 ft. to 13 ft. setback from Critical Coastal Resources for expansion/building of new deck.

To be published on May 8, 2019 and May 15, 2019

Email - The Sound – April 30, 2019

Email – Branford Town Clerk – April 30, 2019