

# 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 November 21, 2017 at 7:00 p.m. to conduct Public Hearing on the following applications:

#### Old Business

17/8 – 2. Joel and Jody Rebhun, 21 Harbor Street, (D10-3-18 Zone R-3) Var. Sec. 3.4.A – Line 5: Front line setback from 15 ft. to 8.0 ft.; Line 6: Sideline setback from 10 ft. to 2 ft. and Line 10: Increase in Coverage from 0.25 to 0.29 for 8 ft. wide wraparound front porch. Also, Waiver of Section 6.2.E (4): Narrow street requirement; Section 8.1.C Line 3: Waiver to allow increase in nonconformity and Section 8.1.F Line 1(1): Waiver to allow increase to nonconforming structure on a nonconforming lot.

17/10 – 1. Raffaele and Lucia Aschettino, 101 Sunset Beach Road, (D12-1-15 Zone R-3), Coastal Site Plan Review to allow removal of existing and construction of a new single family home. The following variances were approved on October 17, 2017. Var. Sec. 3.4.A – Line 6: Side line setback south from 10 ft. to 5.0 ft. and Waivers of Sec. 8.1.C.3: Enlargement of nonconforming building without enlarged portion conforming to regulations and Sec. 8.1.F.1: To allow construction of a building on a parcel of land does not meet the area, shape and frontage requirements without the building conforming to all other requirements of the Regulations. Variances to allow removal of existing non-FEMA compliant house and construction of a new FEMA compliant house and associated appurtenances.

17/10 – 3. Edward Reyes, 19 Toole Drive, (E8-15-11 Zone R-3) Var. Sec. 3.4.A Line 7: Rear setback from 20' to 10.7' and Line 10: Coverage from 0.25 to 0.26 for pool deck. Also, Waiver of Sec. 8.1.F 1(1) to allow nonconforming construction on a nonconforming lot.

#### New Business

17/11 – 1. Wayne and Anita Maculaitis, 177 Alps Road, (B9-8-12 Zone R-4) Var. Sec. 3.4.A – Line 7: Rear line setback from 50 ft. to 15 ft. Also, Waiver of Sec. 8.1.F 1(1) to allow nonconforming construction on a nonconforming lot. Variances to allow for construction of an in-ground swimming pool and detached garage.

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 November 8, 2017 and November 15, 2017

Email: The Sound – November 1, 2017

Email: Branford Town Clerk - November 1, 2017