

The Branford Zoning Board of Appeals
Senior Center, 11 Cherry Hill Road

Tuesday, October 16, 2018 at 7:00 p.m.

Agenda

Old Business:

18.8 – 3. Brian and Nicole Gallagher, 120 Queach Road, (F2-1-5 Zone R-5) Var. Sec. 3.4.A – Line 5: Front line setback from 50 ft. to 28 ft. and Waiver Sec 6.2.E (2) narrow street requirement for additional square footage and interior storage for improved functionality, incl. garage. (Continued to October 16, 2018)

New Business

18/10 – 1. Todd S. Emanuel, 129 Harbor Street, (D9-9-37 Zone R-3) Var. Sec.3.4.A – Line 5- Front setback from 30 ft. to 11.1 ft. (11.1' existing) and Line 10: Lot coverage from 25% to 26.8% (26.1% existing) to add a 6x16 ft. entry deck and portable hot tub. Also, Waivers of 6.2.E line 4: Narrow street requirement and 8.1.C.3: Enlargement of nonconforming building.

18/10 – 2. The Legacy Theatre, Inc., 128 Thimble Islands Road, (J9-6-7 Zone BR) **Lift and Mezzanine:** Var. 4.3.B Line 5- (2) Side setback north side from 10 ft. to 2.0 ft. (.6 ft. existing) for dormer for interior lift that extends above existing roof line vertical within the side setback; Sec. 4.3.B - Line 8 - Floor Area from .30 to .50 (existing 42) also, Waiver of 8.1.C.3: Enlargement of nonconforming building for dormer to accommodate a handicap lift within the theater. **Overhang:** Var Sec. 4.3.B Line 5(1): Front setback from 15 ft. to 9 ft. (existing- 5.8 ft.) and Sec. 4.3.B Line 9: Lot Coverage from 0.25 to 0.43 (0.39 existing). Also, Waiver of 8.1.C.3: Enlargement of nonconforming building for overhang running along the exterior of south wall.

18/10 – 3. David and Diane Debell, Owners/Terry Architecture LLC Applicant. 21 Seaview Avenue (F10/F9-3-13.1 Zone R-3) (Utilizing R-1 per Sec. 3.9.C. 1 - Under size lot), Var. Sec. 3.4.A – Line 6: Side setback west from 10 ft. to 7.2 ft. (4.15 existing) and Line 10: Coverage from 25% to 25.90% (26.41% existing); Waiver of Sec. 8.1.C – Line 3: Enlargement of Nonconforming structure and Sec. 8.1.D – Line 8: to allow structure to be elevated higher than the minimum FEMA requirement. Variances to allow modifications to and lifting of and existing single family home in the flood zone. Also, Coastal Site Plan Review

18/10 – 4. James M. Sette, 215 Linden Avenue, (E12-2-8 Zone R-3) Var. Sec. 3.4.A – Line 6: Side setback west from 15 ft. to 10 ft.; Line 5: Front setback north from 30 ft. to 24 ft. and Sec. 3.8.B.3: Allow accessory structure closer to street line than Principal structure. Also, Waivers of Sec. 6.2.E: Narrow Street and Sec. 8.1.F.1: Nonconforming for a proposed 24x26 ft. garage.

18/10 – 5. Joseph Tammaro, (unnumbered lot between #233 and #249 East Main Street, (F6-5-12 Zone BR) Var Sec.4.3.B – Line 7: Height from 40 ft. to 42 ft. to allow twelve attached dwelling units with ten (10) at grade parking spaces below the units. Also, Coastal Site Plan Review (Continued to November 20, 2018)

18/10 – 6. Donmar Development Corp., 14, 16, 18 & 20 Lomartra Lane, (H5/H6-3-1.1, 1.2, 1.3 & 1.4 Zone R-4), Var. Sec. 2.2: Building Height: to calculate the average existing grade based on grading plan approved by the Planning and Zoning Commission.

18/10 – 7. Richard Marchito and Kimberly Farrand, 100 Limewood Avenue, (F10-13-22 Zone R-2) Var Sec. 3.4.A. Line 6: Side setback from 10 ft. to 3.5 ft. (2.4 ft. existing); Line 7: Rear setback from 20 ft. to 13.5 ft. (11.5 existing); Line 9: Floor Area from .50 to .68 (.63 existing) and Waiver of Sec. 8.1.C: Increase of nonconforming structure to allow for second floor addition and compliance with FEMA.

18/10 – 8. Omega NCM, LLC & 335 Benhem Navcapman, LLC, Owners/Nicholas Mingione, Esq. Applicant, 7-11 Mill Plain Road, (F5-4-2C Zone BR) Var, Sec. 1.3.B.1 – Allow division of lot that make use, building or other structure nonconforming or more nonconforming; Sec. 4.3.B.2: Min Lot Area per unit from 4,000 SF to 3,604 SF (proposed lot #3), 4.3.B.8: Max floor area from 0.30 to 0.35 (proposed lot #3) and Waiver of Sec. 4.3.C.4: Pertaining to dwellings in a BR district that contain 3 or more dwelling units at ground floor level; Sec. 8.1.C.1 and 8.1.F.1: To allow alteration of nonconforming use of land and additional Landscaping setbacks. Variances to allow single lot with 3 uses to be bifurcated. Also, Coastal Site Plan Review

18/10 – 9. Mathew Frechette, Owner/Timothy J. Lee, Applicant, 117 Sunset Beach Road, (D12-1-19 Zone R-3) (Utilizing R-1 per Sec. 3.9.C. 1 - Under size lot), Var. Sec. 3.4.A Line 6: Side setback from 10 ft. to 2 ft. and Waive Sec. 8.1.C. 3: Expansion of Nonconforming structure to allow for small addition to existing porches on the NE side of the dwelling on house being elevated to comply with FEMA required.

Approval of Minutes: September 18, 2018: All members were present.