

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, April 18, 2017 at 7:00 p.m. to conduct Public Hearings on the following application:

Old Business

17/3 – 3. Branhaven Motors Inc., Owners/ BL Companies, Applicant, 348-380 West Main Street, (B7-3-6 Zone CP) Var. Sec. 4.7.B - Line 10: Maximum allowable impervious surface area ratio from 0.600 (required) to 0.691 (proposed). Postponed from March 21, 2017

17/3 – 4. Susan Clark & Amy Wishingrad, 25 Brocketts Point Road, (C10-5-1 Zone R-3) Var. Sec. 3.4.A – Line 5: Front setback from 15 ft. to 11.7 ft.; Line 9: Floor Area from .50 to .604 and Line 10: Lot Coverage from .25 to .363. Also, Waiver of Sec. 6.2.E (4): Narrow Street and Sec. 8.1.C – Lines 1 & 3: waiver to allow increase in nonconformity and Sec. 8.1.F - Line 1(1) – waiver to allow enlargement of a structure on a nonconforming lot. Postponed from March 21, 2017

New Business

17/4 – 1. Christine Janelle, 6 Howard Avenue, (C 10-3-14 Zone R-3) Var. Sec. 3.4.A Line 10: Lot Coverage to be increased from 0.25 to 0.45. Waiver of Sec. 6.2.E (4): Narrow Street and Sec. 8.1.C – Lines 1 & 3: waiver to allow increase in nonconformity and Sec. 8.1.F - Line 1(1) – waiver to allow enlargement of a structure on a nonconforming lot for addition of a deck on the West side of the dwelling.

17/4 – 2. Richard and Pamela Stoecker, 20 Forest Street, Ext. (B10-2-4 Zone R-4 - Applicant seeks to utilize the setback requirements under 3.9.C - 1 - Undersize lots) Var. Sec. 3.4.A - Line 5: Front setback from 15 ft. to 9.52 ft.; Line 6: Side setback from 10 ft. to 1.36 ft. and Line 7: Rear setback from 20 ft. to 6.59 ft. for garage shed dormer with windows. Also, Sec. 8.1.C – 3: To enlarge upper level area in garage for shed dormer on an existing nonconforming structure.

17/4 – 3. Robert Pantera, Owner/Amity Construction and Design, Applicant, 29 Wilford Road, (G10-17-9) Var. Sec. 3.4.A – Line 6: Side setback from 10 ft. to 2 ft. and Line 7: Rear setback from 20 ft. to 4 ft. for existing garage. Also, Waiver of Sec. 8.C line 3 Increase in size of nonconforming structure and Sec. 8.1.F – Line 1 (1) Construction of nonconforming structure on a nonconforming lot.

17/4 – 4. Sachem Capita Partners, LLC – c/o John Villano, 698 Main Street, (D7- 9-16 Zone BR) Var. Sec. 4.3.B.5 (1) Street line setback from 15 ft. to 6 ft. (9 ft. existing) and (2) Side line setback from 10 ft. to 1.5 ft. (1.0 ft. existing). Also, Waiver of Sec. 8.1.C – Line 3: Enlargement of nonconforming structure.

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 April 5, 2017 and April 12, 2017

Email: The Sound - March 29, 2017

Email: Town Clerk – March 29, 2017