

Branford Zoning Board of Appeals  
Town of Branford  
Branford, Connecticut 06405

**Agenda**

The Branford Zoning Board of Appeals will meet Tuesday April 20, 2021, at 7:00 p.m. via remote technology as authorized by [Executive Orders 7B and 7I](#) to conduct Public Hearings on the following applications:

**JOIN ONLINE:**

**Meeting Id: 843 0095 1845 / Password: 009746**

Meeting Link:

<https://us02web.zoom.us/j/84300951845?pwd=MkdkeURUSDhQTzBUYU4wSDc3VytSZz09>

**OR**

**JOIN VIA PHONE:**

Real time meeting audio can be accessed by calling: **646-558-8656** and entering

**Meeting Id: 843 0095 1845 / Password: 009746**

*Documents that may be viewed and discussed at the meeting can be viewed at:*

<https://www.dropbox.com/sh/1zuzeisj3yaljhh/AACTeu5OUTGLe8w2kJYbhwdYa?dl=0>

**Old Business**

21/3 – 1. Conor Daley, 548 – 552 Leetes Island Road, (K8/0/1 R-5) Var. Sec. 3.4.A – Line 5: Front setback from 50 ft. to 40 ft. (Existing 39.4 ft.) and Waiver of Sec. 8.1.C – Enlargement of nonconforming structure to add approx. 80 SF mud room that will fall within the setback. **(Postponed from March 16, 2021)**

21/3 – 3. Jessica Meinsen, 4 Hawthorne Terrace, (F7/2/12 R-4) Var. Sec. 2.3.A – Line 7: Rear Line setback from 50 ft. to 30 ft. to allow installation of 24 ft. above ground pool. **(Withdrawn prior to April hearing.)**

21/3 – 5. Agent: Attorney James J. Perito for 256 Meadow Street: Appeal of the issuance of a Notice of Violation by the ZEO dated February 9, 2021. **(Continued to from March 16, 2021.)**

**New Business**

21/4 – 1. Shirley E. Martin, Owner/Steven Lazarus, Architect, Applicant, 10 Buena Vista Road, (J9/J10-10-10 R-2) Var. Sec. 3.4.A – Line 5. Side setback from 10 ft. to 1.16 ft. (existing) and Line 6: Rear setback from 20 ft. to 14.58 ft. (existing) and Waiver of Sec. 8.1.C – Enlargement of Nonconformity to allow reframing of an existing nonconforming 308 ft. one car garage to create an artist workspace/loft with half bath and small balcony by replacing existing 16 ft. 2 in. roof with new 19 ft. 1 in. roof to create an enlarged attic loft area.

**Other Business**

Approval of Minutes of March 16, 2021.

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.