

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

Legal Notice

The Branford Zoning Board of Appeals will meet for a Special meeting Tuesday June 21, 2022, at 7:00 p.m. via remote technology to conduct Public Hearings on the following applications:

Old Business

22/4 – 4. Karl Muller, Owner/ Anthony Thompson, Applicant, 650 Main Street, (Building #2), (D7/00/2 BR) Var. Sec. 4.3.B – Line 2: Lot Area per Unit from 4,000 sf. to 2,295 sf. and Waive Sec. 4.3.C – Line 1: No off-street parking in the required street line setback to convert building #2 from Ind/Commercial to two family home with no exterior expansion. Postponed from April 19, 2022.

New Business

22/5 – 1. Luigi Ceniccola, 2 Rolling Hill Road, (E3/5/1 R-4) Var. Sec. 3.4.A - Line 5: Front setback from 40 ft. to 31.1 ft. for addition of Master Bedroom over existing garage.

22/5 – 2. Shannon and Antonio Queiroga, 85 Todds Hill Road, (D5/5/18.10 R-4) Var. Sec. 3.4.A – Line 7: Rear line setback from 50 ft. to 30 ft. for placement of 24 ft. above ground pool.

22/5 – 3. Matthew Reale, 9 Bartholomew Road, (F10/3/23 R-3) Var. Sec. 3.8.B.1: To allow accessory structure (two car garage) on different parcel than the principle structure and Waiver of Sec. 6.2.E. 4: Narrow Streets. Also, CAM application.

22/6 – 1. Keith V. Sittnick, 338 Shore Drive, (B10/C10/2/36 R-4) Var. Sec. 3.4.A- Line 6- Side line setback from 20 ft. to 17.64 ft. (27.64 existing) and Line 7: Rear line from 50 ft. to 15.4 ft. (existing) to add a 10'x10' second floor rear deck on west side.

22/6 – 2. Richard Hellman and Susan Levy, 230 Pleasant Point Road, (J9/13/5 R-5) Waivers of Sec. 6.2.E: To allow an accessory structure to extend within the side setback (2.7') and Sec. 8.1.C.3 – To allow nonconforming building that does not meet the required setbacks to be expanded or enlarged.

22/6 – 3. Patricia Bohan Ridinger, 15 Second Avenue, (G9/20/18&19 R-3) Var, Sec. 3.4.A – Line 5: Front line setback to 15 ft. and Waiver of Sec. 6.2.E (4) – Narrow Streets.

22/6 – 4. 4 Three Elms Road LLC, Owner/Applicant, (J9/9/12 R-2) Var. Sec. 3.4.A – Line 5: Front setback from 15 ft. to 5.5. ft. (existing) and Waiver of Sec. 5.2.E (4) – Narrow Streets and Sec. 8.1.C. - 1 & 3 to allow renovation of existing apartment building.

22/6 – 5. 119 Montowese LLC c/o Elena Cahill, Owner/ Jared Schulefand, Applicant, 119 Montowese Street, (E7/7/1 BR) Var. 4.3.C.1 – To allow parking in the required street line setback area and Waivers of Sec. 6.2.E – To allow structure to extend within the street line setback (0.6') and Sec. 8.1.C.3 – To allow a nonconforming building that does not meet the required setbacks to be expanded or enlarged to allow renovations to an existing building that was formerly used as a bank to be converted to a

restaurant with proposed porch addition, minor parking lot improvement and installation of a grease trap.

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 in the Sound on June 8, 2022 and June 15, 2022