

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

Agenda

The Branford Zoning Board of Appeals will meet in Special Session on 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, (B10/2/36 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) Waiver of Sec. 6.2.E: To allow an accessory structure to extend within the side setback (2.7') and Waive 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. with 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 and 7.15 – Requesting relief from Sec. 7.15.A (Drive Through Windows) as the existing window shall be used for pick-up phone in orders, and not used as a traditional drive through window; Requesting relief from Section 6.5.D total number of required spaces is being sought because there is available parking on street and Section 4.8.E.1: To allow a restaurant with table service to have a pick-up window if interpreted as a Drive-Through by the Planning and Zoning Commission.

Other Business

Action on Minutes of April 19, 2022

James Sette
Chairman