

Zoning Board of Appeals
Agenda
Tuesday, March 21, 2017 7:00pm
Canoe Brook Senior Center, 11 Cherry Hill Road

Legal Notice

The Branford Zoning Board of Appeals will meet at the Senior Center, 11 Cherry Hill Road on Tuesday, March 21, 2017 at 7:00 p.m. to conduct Public Hearings on the following application:

Old Business

15/2 - 6. Ann Trapasso- Appellant, 26 Cherry Hill Road, Appeal of the issuance of a Zoning Permit by the ZEO - Continued from January 17, 2017 to March 21, 2017.

New Business

17/3 – 1. Stephen W. Perrotti, 22 Reynolds Lane, (D8-15-35 Zone R-3) Var. Sec. 3.4.A - Line 6: Side line setback from 15 ft. to 2.3 ft. (2.5 ft. existing) for addition to detached garage. Also, Waiver of Sec. 8.1.C -Line 3: Allow enlargement of nonconforming structure and Sec. 8.1.F - Line 1(1) - Allow enlargement of a structure on a nonconforming lot.

17/3 – 2. Town of Branford, Owner/Antinozzi Assoc., Applicant, 185 Damascus Road-Walsh Intermediate School, (G7-2-1 Zone R-4) Var. Sec. 3.4.A - Line 8: Maximum height from 35 ft. to 46 ft. measured from the average grade plane to highest roof or building element.

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).

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 33%. 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.

17/3 – 5. Branford Yacht Club/Gerry Mann, Commodore 2017, 39 Goodsell Point Road, (D10-5-5 Zone R-3) Var. Sec. 3.4.A - Line 7: Rear line setback from 30 ft. to 20 ft. for deck extension. Also, Sec. 6.2.E (9) – Critical Coastal Resource Setback from 25 ft. to 20 ft. and Waiver of Sec. 8.1.C- Line 3: Increase in existing nonconforming structure.

17/3 – 6. Kathryn Laschever, Owner/Atty. Andrew J. Campbell, Agent., 26 Manor Place, (D11-9-7 Zone R-3) Var. Sec. 3.4.A – Line 6: Side line setback from 15 ft. to 6.50 ft. (12.50 ft. existing); Line 1: Lot Area from 15,000 SF to 9,075 SF (9,612 existing) and Line 2: Lot Area per Unit from 15,000 SF to 4,538

SF (4,806 existing) for movement of lot line between 22 Manor Place and 26 Manor Place. Also, Waiver of Sec. 8.1.F –Increase in nonconforming lot.

17/3 – 7. Kathryn Laschever, Owner/Atty. Andrew J. Campbell, Agent, 26 Manor Place, (D11-9-7 Zone R-3) Var. 3.4.A – Line 6: Side line setback from 15 ft. to 6.50 ft. (12.50 existing) and Line 7: Rear line setback from 30 ft. to 2.11 ft. (existing), also Sec. 6.2.E: Setbacks. Also, Waiver of Sec. 8.1.C – Enlargement for roof replacement/expansion of garage apartment at 26 Manor Place and Sec. 8.1.F - Line 1(1) - Allow enlargement of a structure on a nonconforming lot.

17/3 – 8. Peter S. Kusterer, 3 Three Elm Road, (J9/J10-10-16 Zone R-2) Waiver of Sec. 6.2.E (4) Narrow Streets and Sec. 3.8.B - Line 2: Allow for an accessory structure larger than principal building.

Other Business

1. Peter S. Kusterer, 3 Three Elm Road-Appeal of Zoning Enforcement Officer's Notice of Violation dated November 30, 2016.

Minutes

February 21, 2017-discussion and approval

James Sette

Chairman