

ZONING BOARD OF APPEALS
TOWN OF BRANFORD
BRANFORD, CONNECTICUT 06405

Agenda

The Branford Zoning Board of Appeals will meet Tuesday April 19, 2022, at 7:00 p.m
Via remote technology to conduct Public Hearings on the following applications:

JOIN ONLINE:

<https://us02web.zoom.us/j/81451504531>

OR

JOIN VIA PHONE:

Real time meeting audio can be accessed by calling: 646-558-8656 and entering
Meeting Id: 814 5150 4531

Documents that may be viewed and discussed at the meeting can be viewed at: [ZBA Dropbox - April 19, 2022](#)

Old Business:

22/3 – 4. Brenda S. Novak, 31-33 Russell Street, (D8-7-19 R-1) Var. Sec. 6.2.F (Coverage) and Sec. 3.4.A – Line 10: Lot Coverage from .25 to .30 (existing 24.5) to allow addition of a 16x20 ft. screened porch to the rear of the structure.

New Business

22/4 – 1. Mary Ann Marchitto, 6 Totoket Road, (G7/H7-7-25 R-4) Var. Sec. 3.4.A – Line 7: Rear Line setback from 50 ft. to 34.74 ft to install a 18 ft above ground swimming pool.

22/4 – 2. Joseph Lepre, 15-19 Church Street, (E8/00/4 IG-1) Var. Sec. 4.8.H – 6. Two family dwelling (Special Exception) and 4.5.B – 5.(1): Front line setback from 30 ft to 15 ft. to remove dimensionally nonconforming 1,280 sf vacant building and build a new single family and new two family residential unit that are more conforming to dimensional standards in the current IG-1 zone.

22/4 – 3. HPOINT LLC, Owner/Joseph Grise, Applicant, 45 West Haycock Point, (F10/00/15 R-3 (utilizing Sec. 3.9.C 1. - Undersized lot). Var. Sec. 3.4. - Line 5: Front line setback from 15 ft to 9.5 ft. stairs and house (9.3 ft. existing) and Line 8: Height from 35 ft to 39.9 ft. to meet FEMA base flood elevation plus 1 ft. freeboard (municipal regulation - 27.5 ft. existing). Also, Sec. 5.1.B.1: Critical Coastal Resource from 25 ft to 16.7 ft. (side yard existing).

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.

22/4 – 5. Heather Nolin, 10 Esther Place, (D10-00-3-09 R-3) Var. Sec. 3.4.A - Line 6: Side line setback from 15 ft. to +/- 5.4 ft. N (existing 3.7-4.2 ft.) and to +/-5.4 ft. W (existing 3.5 & 3.8 ft.) and Waive Sec. 8.1.D.5 – To tear down /rebuild an existing two story nonconforming accessory structure on the existing footprint with a full basement, 1st floor storage space and 2nd floor Accessory Apartment.

22/4 – 6. 21 Parker Place LLC Owner/Applicant, 21 Parker Place, (D10-00-3-28 – R-3) Var. Sec. 3.4.A - Line 6: Side line setback from 15 ft. to 3.9 ft. & 4 ft. E (existing) and Waive Sec. 8.1.D.5 – To tear down/rebuild an existing 1 story nonconforming structure with a full basement on the identical footprint. Also, Coastal Site Plan Review.

22/4 – 7. Conan Mauro, 21 Cosgrove Court, (D6-1-12 R-4) Var. Sec. 3.8.B.4 – to allow an accessory structure of 288 SF within 5 ft. of the property line where 200 SF is allowed to install 12'x24' shed.

Other Business

Action on the Minutes of March 15, 2022