

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

AGENDA

The Branford Zoning Board of Appeals will meet for a Meeting on Tuesday August 16, 2022 at 7:00 p.m. via remote technology to conduct Public Hearings on the following applications:

JOIN ONLINE:

<https://us02web.zoom.us/j/88335460703>

OR

JOIN VIA PHONE

Real time meeting audio can be accessed by calling: 646-558-8656 and entering the Meeting ID: 883 3546 0703

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

<https://www.dropbox.com/sh/6xwcyk1zv27k7b1/AAA9WYJkG1EgrsFc2fITHa7Ga?dl=0>

New Business:

22/8-1. Edward J. Coury and Carmen Coury (Applicants & Owners) 102 Limewood Ave. (F10-13-21 R-2) Var. Sec. 8.1.C.1 –To allow a nonconforming structure to be enlarged. Var. Sec. 3.4.A-Line 6: Side setback from 10 ft. to 3.5 ft. (west side) and 8 ft. (East side). Var. Sec. 3.4.A.Line 10: Lot coverage increase from 0.30 to 0.33 where 0.25 is allowed. To allow construction of a spiral staircase and an addition to the existing roof deck.

22/8-2. Mark Richter (Applicant & Owner) 1 Thimble Islands Rd. (J8/01/15 R3) Var. Sec.3.4.A Line 6: Side setback from 15 ft. to 5 ft. for an in ground swimming pool.

22/8-3. Gobinda Shrestha c/o Shrestha P. Management LLC-(Applicant &Owner) 230 East Main St.(F6/1/8 BL) Var. Sec 4.4B Line 10: Impervious surface area ratio-.60 increase to .70 (existing) Var. Sec.6.5D.2 Line 10,13: Parking 28 required,22 provided. To change the bottom floor to a restaurant and convenience store.

22/8-4. Pasquale and Barbara Ruocco (Owners) Anthony Thompson (Applicant) 45 Pine Orchard Rd. (F8-1-2R3) Var. Sec. 3.4.A Line 10: Lot coverage relief from .25% to 35%. Var. Sec. 3.4.A Line 2: Lot area per unit from 15,000 sq. ft. to 5,116 sq. ft. to allow for additions to the home.

22/8-5 Judith Fisher (Owner & Applicant) 25 West Point Rd. (J9-12-2 R3) Var. Sec.6.2.E. (4) Waiver of additional narrow streets front setback. Var. Sec 3.4.A.Line5: Front setback from 30 ft. to 25.7 ft. Var. Sec. 3.4.A. Line 6: Side set back from 15 ft. to 10 ft. to allow for the replacement and enlargement of an existing deck.

22/8-6 The Longships II Trust c/o Kathleen Cravero Kristoffersson (Owner) Rebecca Ellsley (Applicant) 26 First Avenue (G9-20-7 R3) Var. Sec.3.4.A Line 10: Lot Coverage Var.Sec.3.4.A Line 7:Rear setback from 32.25 ft. to 28.3 ft. to allow for a garage with deck above and connection to house.

Old Business:

22/7 – 2. 4 Three Elms Road LLC, Owner/ Applicant. 4 Three Elms Road, (J9-9-12 R-2) Var. Sec. 3.4.A – Line 5: Front setback from 23.5 ft. to 5.5. ft. (existing); Line 8: Height from 35 ft. to 44 ft. and Waivers of Sec. 6.2.E (4) – Narrow Streets and Sec. 8.1.C. - 1 & 3 to allow renovation of existing apartment building.

Acton to approve the Minutes of July 19, 2022

James Sette
Chairman