

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

**Agenda**

The Branford Zoning Board of Appeals will meet Tuesday December 15, 2020, at 7:00 p.m. via remote technology as authorized by [Executive Orders 7B and 7I](#) to conduct Public Hearings on the following applications:

**JOIN ONLINE:**

**Meeting Id: 85918477167 / Password: 293493**

Meeting Link:

<https://us02web.zoom.us/j/85918477167?pwd=RG9BS3hBY1FsVlhRQWZBMldLeVgxUT09>

**OR**

**JOIN VIA PHONE:**

Real time meeting audio can be accessed by calling: **646-558-8656** and entering

**Meeting ID: 85918477167 / Password: 293493**

*Documents that may be viewed and discussed at the meeting can be viewed at: [December 15, 2020 - Dropbox](#)*

**Old Business**

20/11 – 1. Talia Polino, Owner & Matthew Nobile Reale, Agent/ Applicant, 29 Hotchkiss Grove Road,(G9/F9-2-6) Var. Sec. 3.4.A – Line 5: Front setback from 30 ft. to 25’ 6”. (existing 29’ 3 ¼ ”.) and Line 6: Sideline setback from 15 ft. to 2’ ¼” (3’ 6” existing). Also, Waiver of Sec. 8.1. C: Nonconforming to allow Expansion of existing second floor new shed dormer and new front entry portico over existing entry steps. Removal of existing side garage and construction of 1-1/2 story new garage and master bedroom. Continued from November 17, 2020

**New Business**

20/12 – 1. Loredana Pascarella, RCG Associates, LLC. 155 West Main Street, Appeal of ZEO Cease and Desist Order dated September 28, 2020.

20/12 – 2. Natalina and Daniel Zweeres, 186 Laurel Hill Road, (E2-2-1.7 R-5) Var. Sec. 6.11.C – Interior lot setback from 50 ft. to 38 ft. for proposed in-ground swimming pool.

20/12 – 3. Alan and Cynthia Brooks, 94 Stannard Avenue, (C9-8-2 R-3) For the installation of a 10'x16' Carport; Var. Sec. 3.8.B – Line 3: No Accessory structure shall be closer to the street line than the principle structure on the property. Var. Sec. 3.4.A – Line 5: Front line setback from 20.9 ft. to 10ft.

20/12 – 4. Laura Adair, Owner & Matthew Nobile Reale, Agent/ Applicant, 25 Second Avenue, (G9-20-23 R-3 \*utilizing R-1 Undersized Lot), Var. Sec. 3.4.A – Line 5: Front line setback from 15 ft. to 14.3 ft. (21.8 ft. existing); Line 6: Side line setback from 10 ft. to 3.2 ft. (existing for second floor porch stacked over existing footprint) and Line 10: Max. Lot Coverage from 0.25 to 0.31 (existing 0.256). Also, Waivers of Sec. 6.2.E – Narrow Street and Sec. 8.1.C – Enlargement of nonconformity.

20/12 – 5. Richard and Ellen Skinner, 52 Stannard Avenue, (D9/D10-1-1.2 R-3) Var. Sec. 3.8. B – Line 3: No Accessory structure shall be closer to the street line than the principle structure on the property and a Waiver of Sec. 6.2.E- Narrow Street from 41.5 to 31 ft. for the construction of an accessory garage.

20/12 – 6. Deepti Pradhan and Suresh Shenoy, 15 Millwood Drive, (D3/4/5 R-4) Waiver of Sec. 7H A-2 Survey and Var. Sec. 3.4.A – Line 5: Front line setback from 40 ft. to 33 ft. (43 ft. existing) to add mud room at front entrance.

James Sette  
Chairman