

ZONING BOARD OF APPEALS  
TOWN OF BRANFORD  
BRANFORD, CONNECTICUT 06405

AGENDA

The Branford Zoning Board of Appeals will meet Tuesday December 20, 2022, at 7:00 p.m. at the Branford Community House, 46 Church Street, Branford CT to conduct Public Hearings on the following applications:

New Business:

22/12-1. Patricia Broughal (Applicant) Peter & Patricia Broughal (Owners) 6 Old Pawson Road (E11-03-04 R3)  
Var. Sec. 7.4.A.7 To allow an accessory apartment to exceed 30% of the gross floor area of the principal dwelling (900 sf).  
Var. Sec. 8.1.C.3 To allow the enlargement of a nonconforming structure without eliminating the nonconformity.  
Var. Sec. 3.4.A.6 Vertical expansion of the existing side setback non-conformity (2.4').  
Var. Sec. 3.4.A.7 Vertical expansion of the existing rear setback non-conformity (10.9').

22/12-2. Jean Wood (Applicant & Owner) 22 Collins Drive (F08-06-35 R3)  
Var. Sec. 7.4.A.7 To allow an accessory apartment to exceed 30% of the gross floor area of the principal dwelling or 900 sf (792 sf).

22/12-3. Stephen Consolo (Applicant & Owner) 11 Howd Avenue. (J08-08-11 R2)  
Var. Sec. 8.1.C.3 To allow the enlargement of a nonconforming structure without eliminating the nonconformity (existing rear setback-19.0').  
Var. Sec. 3.4.A.7 Existing rear setback from 20.0' to 7.0 for construction of the new garage.

22/12-4 Edward Esborn (Applicant & Owner) 24 Stannard Avenue (D10-02-17 R3)  
Var. Sec. 8.1.C.3 To allow the enlargement of a nonconforming structure without eliminating the nonconformity.  
Var. Sec. 7.4.A.7 To allow an accessory apartment to exceed 30% of the gross floor area of the principal dwelling or 900 sf. (891 sf to 35%)

22/12-5 Richard Hellman & Susan Levy (Applicants & Owners) 230 Pleasant Point Road (J09-13-05 R5)  
Var. Sec. 8.1.C.3 To allow a nonconforming building that does not meet the required setbacks to be expanded or enlarged.  
Var. Sec. 6.11.C To allow a vertical expansion of the existing nonconforming setback of 12' where 50' is required. Also, a Coastal Site Plan review.

Other Business:

490 East Main Street, DMV Certificate of Location Approval for a preexisting car dealership.

32 Watrous Avenue-Notice of Appeal of ZEO decision dated September 20, 2022 stating that the home located at 32 Watrous Avenue is a legal non-conforming two family home.

Approval of 2023 Meeting Schedule

Approval of November 15, 2022 Meeting minutes

**James Sette-(Chairman)**