

Zoning Board of Appeals

Branford, Connecticut 06405

Agenda

The Branford Zoning Board of Appeals will meet at the Canoe Brook Senior Center, 11 Cherry Hill Road on Tuesday June 18, 2019 at 7:00 p.m. to conduct Public Hearing on the following applications:

Old Business:

19/5 – 4. JK Partners LLC, Owner/Shaku Patel, Applicant, 470-478 East Main St, (H4-5-5 IG2) Var. Sec. 4.6.B – Line 7: Height from 40 ft. to 57.0 ft., Var. Sec. 4.6.B Line 8: Floor area from 0.40 to 0.60 and Waiver of Sec. 8.1.C & 8.1.D (4) – Nonconforming to allow removal and construction of a new hotel. (Modified & continued from May 21, 2019) - WITHDRAWN

New Business

19/6 – 1. Sachem Capital Partners, LLC, Owner/John Villano, Applicant, 698 Main Street. (D7-9-16 BR) Var. Sec. 4.3.B.5. (1) Front from 15 ft. to 4 ft. to allow construction of a portico for front entrance protection. Also, Var. Sec. 6.6.E: No sign shall be located less than ten (10) ft. from the street line and Waiver of 8.1.C.3: Enlargement of existing nonconformity.

19/6 – 2. John Petrofsky, East Crib Island, (J11-7-1 R-5) Var. Sec. 3.4.A – Line 6: Side setback from 25 ft. to 3 ft. (5 ft. existing) and Sec. 5.1.B.3: Critical Coastal Resource setback from 25 ft. to 3 ft. (5 ft. existing). Also, Waiver of 8.1.C.3: Enlargement of a nonconforming structure for renovation of existing generator building with addition of roof canopy above for viewing platform.

19/6 – 3. DDA Reality, Owner/Joseph T. Sepot, Applicant, 657-697 Main Street, (D7-D8 -8-6 BR) Var. Sec. 6.6.E: No sign shall be located less than ten (10) ft. from the street line due to tight constraints of the site. At the request from the Town Center Revitalization Board to keep the house on site with required parking.

Other Business:

May 21, 2019 – Minutes – (James Sette, David Laska, Leonard Tamsin, Donald Schilder, Peter Berdon and Bud Beccia)

James Sette

Chairman