

# 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 19, 2018 at 7:00 p.m. to conduct Public Hearing on the following applications:

#### **Old Business**

18/4 – 1. School Ground Acres, LLC.-Owner/Ronald De Lucia, member-Applicant, 11-21 School Ground Road, (H4-3-12 Zone IG-2), Var. Sec. 4.6.B Line 5(1)-Reduction of front setback from 50 ft. to 10 ft. for units 22, 21, 20, 1 & 2; Var. Sec. 4.6.B Line 5(2)-Reduction of side setback from 30 ft. to 25 ft. for unit 2 and to 10 ft. for units 4, 5, 6, 7 & 8 and Var. Sec. 4.6.B Line 2 to allow for 27 residential mobile home units on a site now located in an IG-2 Zone. Variances to allow for replacement and, when necessary, relocation of aging mobile homes on the property. Continued from May 15, 2018.

#### **New Business**

18/6 – 1. Stephen and Debra Nolan, 25 First Avenue, (G9-19-9 Zone R-3) Var. Sec. 3.4.A Line 10 – Lot Coverage from .25 ft. to .32 ft. (0.30 existing) to replace old 8x8 ft. shed with 10x13 ft. shed.

18/6 – 2. Scott and Diane Temple, 191 Pawson Road, (D11-3-17 Zone R-3) Var. Sec. 3.4.A Line 7 – Rear line setback from 30' to 16.7' (9.4' existing) for relocation of deck & steps and to 25.4' (4.1' existing) for 1 story addition and attached garage. Also, Sec. 8.1.C Line 3 - Waiver to allow increase to nonconforming structure. Existing detached garage to be removed.

#### **Other Business:**

May 15, 2018 – Minutes - James Sette, David Laska, Leonard Tamsin, Donald Schilder, Barry Beletsky and Brad Crerar

James Sette

Chairman