

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 May 15, 2018 at 7:00 p.m. to conduct Public Hearing on the following applications:

Old Business:

18/2 – 2. Peter S. Kusterer, 3 Three Elms Road, (J10/J9-10-16 Zone R-2) Continued from March 20, 2018. Written request received to continue the matter to May 15, 2018.

18/3 – 3. Kathryn Laschever, 26 Manor Place, (D11-9-7 Zone R-3) Var. Sec. 3.4.A – Line 5: Front setback from 30 ft. to 26.88 ft. and Line 10: Increase in Lot coverage from 0.25 to 0.278. Also, Waiver of Sec. 8.1.C: Increase in nonconforming structure to construct a 14.33 ft. x 22 ft. one car attached garage. Continued from March 20, 2018.

18/3 - 4. Total Estates, c/o Joshua Onofrio, 119 Cedar Street, (D6-6-1 Zone BL) Appeal of Zoning Enforcement Officer's notice of violation dated February 5, 2018. Continued from March 20, 2018.

New 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 to May 15, 2018

18/4 – 2. 288 East Main Street LLC, Owner/Alex Vigliotti, Agent, 288-292 East Main Street, (F5-4-7 Zone BR) Var Sec. 4.3.B – Line 2: Min. Lot Area per unit from 4,000 sf required to 2,788 SF (3,148 sf existing) and 4.3.C.4 Waive property's required conformance to additional standards applicable for ground floor residential dwelling units to allow for the conversion of ground floor commercial units to four one-bedroom residential units. Continued to May 15, 2018

18/4 – 3. Joseph T and Barbara A. Mascari, Owner/Criscuolo Engineering LLC/Applicant, 1179 Main Street, (E7-2-49 Zone BR) Var. Sec. 4.3.B.2: Reduction of minimum Lot Area per unit from 4,000 sf. to 3,933.5 sf. and Sec. 4.3.B.6: Min setback from Residential District Boundary line from 25 ft. to 12.5 ft. Also, Waiver of Sec. 8.1.F.1 to allow construction of a building on parcel of land that does not meet the area, shape or frontage requirement. Also, CAM application. Requests to allow removal of commercial building and construction of a 2 family structure. Continued to May 15, 2018

18/4 – 4. John M. Mainetti and Gary Dinicola, Owners/ Criscuolo Engineering LLC, Applicant, 417-421 Leetes Island Road, (Stony Creek Auto Service), (J8-8 2 Zone R-3) Waiver of Sec. 8.1.C.1 & 2: To allow enlargement of a building devoted to a nonconforming use and 8.1.F.1(1): To allow enlargement of building on parcel of land that does not meet the area and min. square requirements to allow for an addition to the existing “Stony Creek Auto Service” building. Also, CAM application. Continued to May 15, 2018

18/5 – 1. James M. Sette, 215 Linden Avenue, (E12-2-8 R-3) Var. Sec. 3.4.A – Line 6: Sideline setback (W) from 15 ft. to 10 ft. and Sec. 3.8.B.3: to allow accessory structure (24x26 ft. garage) to be closer to street line than principal structure. Also, Waivers of Sec. 6.2.E: Narrow Street (from 42 ft. to 30 ft.) and Sec.8.1.F.1: To allow construction of building on parcel that does not meet area, shape and frontage requirements without conforming to other regulations.

18/5 – 2: Mary S. (Sandy) Bogucki, Owner/Frank Rizzo, Applicant, 17 Eighth Avenue, (F10-19-26 R-3) Var. Sec. 3.4.A – Line 10: Lot Coverage from .21 to .28 for a rear addition including a 14x25 ft. screened porch and 14x15 ft. deck.

18/5 – 3. Total Estates, LLC c/o Joshua Onofrio, Manager 119 Cedar Street, (D6-6-1 BL) Var. 4.4.B – Line 5 (2): Side setback from 10 ft. to .97 ft. (5.10 ft. existing); Var. Sec. 4.4.B Line 6: Reduction of residence district boundary setback from 25’ to 0.97’ and Waiver of 8.1.C.1& 3: to allow increase to nonconforming structure for conversion from single family to two family with deck & staircase to second floor conforming to building codes.

Other Business:

March 20, 2018 – Minutes - James Sette, David Laska, Bud Beccia, Leonard Tamsin, Donald Schilder and Peter Berdon