

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

Agenda

The Branford Zoning Board of Appeals will meet Tuesday May 18, 2021, 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: 843 0095 1845 / Password: 009746

Meeting Link: <https://us02web.zoom.us/j/84300951845?pwd=MkdkeURUSDhQTzBUYU4wSDc3VytSZz09>

OR

JOIN VIA PHONE:

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

Meeting Id: 843 0095 1845 / Password: 009746

Documents that may be viewed and discussed at the meeting can be viewed at:

<https://www.dropbox.com/sh/4lv2u19jodjg7s2/AAAsDvBGKKF7Y3jslB7GSDtZa?dl=0>

New Business:

21/5 – 1. 1100 West Main Street LLC, Owner/ John W. Knuff, Esq. Agent, 1100 West Main Street, (C8/1/19 BL) Variance Sec. 4.4.B: Max. Lot Coverage from 0.25 permitted to 0.285 requested to allow erection of new 2,250 SF commercial building within the existing retail center.

21/5 – 2. Nancy and William Kearns, 12 Tyler Avenue, (F10/11/1 R-3) Var. Sec. 3.4.A - Line 5: Front setback from 30 ft. required to 3.73 requested; Line 7: Rear setback from 30 ft. to 6.49 ft.; Line 9: Floor Area from .26% (existing) to .38% and Line 10: Lot Coverage from .31% (existing) to .34% to allow residential addition. Also, Waiver of Sec. 6.2.E (4): Narrow Streets and Sec. 8.1.C: Enlargement of nonconforming structure.

21/5 – 3: Stanley Speer Jr., 31 Oak Hollow Road, (F8/8/16 R-3) Var. Sec. 3.4.A: Line 6: Side line setback from 15 ft. to 5 ft. to build a 12x24 ft. garage.

Other Business

Approval of Minutes of April 20, 2021.

James Sette

Chairman

Note: Copies of these applications and supporting materials on file in the Branford Town Hall Planning and Zoning Office for public inspection. At said hearing all persons will have the right to be heard.