

ZONING BOARD OF APPEALS
TOWN OF BRANFORD
BRANFORD, CONNECTICUT 06405

Agenda

The Branford Zoning Board of Appeals will meet Tuesday October 18, 2022, at 7:00 p.m.
Via remote technology to conduct Public Hearings on the following applications:

JOIN ONLINE:

<https://us02web.zoom.us/j/88335460703>

OR

JOIN VIA PHONE

Real time meeting audio can be accessed by calling: 646-558-8656 and entering the
Meeting ID: 883 3546 0703

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

<https://www.dropbox.com/scl/fo/0egeg8t10ptdgkj33wwj0/h?dl=0&rlkey=nlqlvqkph9zh3sgmu70frzo9>

Old Business:

22/9-2. 32 Watrous LLC c/o Nick Fischer (Applicant & Owner) 32 Watrous Avenue. (J8-5-6 R2)

Var. Sec. 3.4.A Line 5: Front setback from 15 ft. to 10 ft.

Var. Sec. 6.2.E.4 of narrow street setback from 23.5 ft. to 10 ft.

Var. Sec. 8.1.C.3 Enlargement of an existing non-conforming structure to allow for an external staircase for existing second floor unit.

New Business:

22/10-1. Laura Adair (Applicant & Owner) 25 Second Avenue. (G09-20-23 R3)

Var. Sec. 3.4.A Line 6 Side setback from 10 ft. to 2.5ft.

Var. Sec. 3.4.A Line 7 Rear setback from 20 ft. to .7 ft.

Var. Sec. 3.4.A Line 10 Lot coverage from .25 to .34 for a shed.

22/10-2. Bryan Dougherty (Applicant & Owner) 626 Leetes Island Road. (K08-4-5-6 R5)

Var. Sec. 3.8.B.3 To allow an accessory structure closer to the street line than the principal structure for the construction of a barn.

22/10-3 Janet Crean (Applicant & Owner) 36 Limewood Avenue. (F10-1-37 R2)

Var. 8.1.C.3 Enlargement of an existing non-conforming structure.

Var. Sec. 3.4.A Line 6 Side setback from 10 ft. to 3.81 ft. for a lower level porch under the deck.

22/10-4 Edward F. Jr. & Barbara W. Fay (Applicants & Owners) 43 Sybil Avenue (F10-18-13 R2)

Var. Sec.3.4.A Line 7 Rear setback from 20 ft. to 1.8 ft. for a second floor addition & reduction from 20 ft. to 14.8 ft. for a first floor addition.

Var. Sec. 3.4.A Line 10 Lot coverage from .25 to .27

Var. Sec. 8.1.C Waiver to allow increase to nonconforming structure for a first floor addition and add a second story to a house.

22/10-5 Kevin & Beth Maloy (Applicants & Owners) 109 Linden Avenue. (E11-3-6 R3)

Var. Sec. 6.2.E (4) Narrow street setback from 40 ft. to 31.5 for additions & alterations to a house.

James Sette-(Chairman)

To be published in the Sound on October 6 and 13, 2022