

Zoning Board of Appeals
Branford, Connecticut 06405
Branford Community House, 46 Church Street

Tuesday October 19, 2021 - 7:00 p.m

Agenda

21/7 – 1. Moshe Gai, 17 Parker Place – Continued from August 21, 2021.

21/9 – 2. John T. Wolfenden, 6 Montgomery Parkway, (E11/00/4 R-3) Var. Sec. 3.4.A – Line 6: Sideline setback from 10 ft. to 2.0 ft. (existing 5.5 ft.) to allow second floor 10'x8' (80 SF) deck 15 ft. above average grade. Also, Line 10: Lot coverage from .25 to .334 (.32 existing) and Waiver of Sec. 8.1.C.2 – To allow expansion of nonconforming structure. (Continued from August 21, 2021

New Business

21/10 – 1. Hamilton Branford LLC, Owner/ FSI Acquisitions LLC Applicant/John W. Knuff, Agent, 81-111 Commercial Parkway, (C7-2-3 BL) Var. Sec. Sec. 4.4.B – Line 7: Height from 40 ft. to 55 ft. (from avg. existing grade) to allow a 105,000 sf building, delivery van parking spaces and van queue and loading areas.

21/10 – 2. David Godowski, Owner/ Haresh Nariyani, Applicant, 168 Montowese Street, (Front Building), (E7/10/8 BR) Var. Sec. 4.3.B – Line 5 (1): Raise 13 SF of roof within 15 ft. of front yard setback and Line 5 (2): Raise 395 SF of roof within 10 ft. of side line setback . Also, 3.4.B: Line 9: Increase Lot Coverage from .25 to .258 by adding a walk-in cooler in a preexisting nonconforming building to allow renovation of existing restaurant by new restaurant.

21/9 – 3. ALMR LLC/David D'-Atri, Owner, 4 Three Elms Road, (J9-9-12 R-2) Var. Sec. 3.4.A – Line 5: increase in area (height) of a nonconforming structure within the front set back onto an addition that was approved by a previously granted variance. A Narrow Street setback of 23.5 feet applies to this property. The proposed features include a balcony on the western facing side of the building, a gable over that balcony on the roof and a dormer on the eastern facing side of the roof.

Other Business

Short update on 256 Meadow Street Cease and Desist

Action on Minutes of September 21, 2021

Action on the 2022 Meeting Calendar

James Sette,

Chairman