

ZONING BOARD OF APPEALS
TOWN OF BRANFORD
BRANFORD, CONNECTICUT 06405
Agenda

The Branford Zoning Board of Appeals will meet Tuesday September 20, 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/kwuyzn33w3zsu0579225w/h?dl=0&rlkey=kxpogghfgevcj3wz3fjrei>

Old Business:

22/8-4. Pasquale and Barbara Ruocco (Owners) Anthony Thompson (Applicant) 45 Pine Orchard Rd. (F8-1-2 R3) Var. Sec. 3.4.A Line 10: Lot coverage relief from .25% to 35%. Var. Sec. 3.4.A Line 2: Lot area per unit from 15,000 sq. ft. to 5,116 sq. ft. to allow for additions to the home.

New Business:

22/9-1. Peter Flaxman and Clare Hambly (Applicants & Owners) 7 Fir Tree Drive.
(J7-1-1 R4) Var. Sec. 3.4.A Line 7: Rear set back from 50 ft. to 42 ft. to allow for three minor additions to the home and extension of the garage in the rear.

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.

22/9-3. Robert Dobuzinsky (Applicant & Owner) 47 Church Street.
(E7-E8-4-1 R1) Var. Sec. 8.1.C.3: The enlargement of a non-conforming structure without the enlarged portion conforming to the regulations.
Var. Sec. 3.4.A Line 8: Vertical expansion of the existing rear setback non-conformity.
Var. Sec. 7.4.A 7: To allow an accessory apartment to exceed 30% of the gross floor area of the principal dwelling (47.3%).
Var. Sec. 3.4.A Line 10: Lot coverage from .25 to .30 to allow for a second floor attached accessory apartment above an existing nonconforming garage.

22/9.5 Rebecca Matthews and Kevin Aniscovich (Applicants & Owners) 4 Pawson Road.
(E11-6-10 R3) Var. Sec. 3.4.A Line 6: Side setback from 15 ft. to 11.25 ft.
Var. Sec. 3.4.A Line 7 Rear setback from 30 ft. to 25.25 ft.
Var. Sec. 8.1.C.1 Expansion and alteration of a non-conforming structure to allow for the removal of an existing shed and pergola from the northeast side of the existing garage. Also, add new roofed porch to the northeast side of the existing garage.

Action to approve the minutes of August 16, 2022.

James Sette (Chairman)