

Zoning Board of Appeals
Town of Branford
Branford, Connecticut 06405
Branford Community House, 46 Church Street
September 21, 2021 - 7 pm

Agenda

Old Business -

21/7 – 1. Moshe Gai, 17 Parker Place, (D1-3-26 R-3) Var. Sec. 3.8B/3.4A – Line 7: Rear setback from 30 ft. to 4.5 ft. (existing); Line 6: Side setback from 15 ft. to 7.9 ft. and Line 10: Lot Coverage from 0.25 to .33 for 192 SF new deck (2.9% of total lot coverage). The purpose is to install new commercially manufactured self contained spa for medically prescribed therapeutic purposes requiring a stronger deck to replace existing weak deck built in 1987. (Continued from July 20, 2021)

21/3 – 5. 256 Meadow Street - (1 Church Street) Appeal of ZEO Cease and Desist Order (Continued from March 16, 2021).

New Business

21/8 – 1 . Lisa Verzella, 38 Knollwood Drive, (F8-2-28 R-4) Var. Sec. 3.4.A – Line 6: Side line setback from 20 ft. to 13 ft. and Line 7: Rear line setback from 50 ft. to 27 ft. to build a 16x20 (320 SF.) shed to replace preexisting shed destroyed in storm.

21/8 – 2. Nadia Bowers Lovejoy and Corey Stoll JTRS/ Conor Daley (Tideline Customs), Applicant, 4 Tyler Avenue, (F10-00-11 E-3) Var. Sec. 3.4.A – Line 6: Side line setback from 20 ft. to 10 ft. (15 ft. existing); Line 7: Rear line setback from 30 ft. to 28 ft. (37 ft. existing) and Line 10: Lot coverage from .25 to .30 (.20 existing) to add new improved exterior deck with pool and spa; lighting and metal railing system and new sliding glass door on exterior of the house.

21/8 – 3. ALMR LLC/David D'Atri, Owner, 4 Three Elm Road, (J9-9-12 R-2) Var. Sec. 3.4.A – Line 5: Front setback from 15 ft. to .7 ft. for south balcony w/3 columns and south long walk and running wall from 15 ft. to .47 ft.. Also, Sec. 6.2.E (3): Eve projections from 4 ft. to 2 ft. and Sec. 5.2.E: Roof dormer from 15 ft. to 10 ft. to complete renovation of existing building into four (4) residential uni

Other Business

Action on Minutes of August 17 , 2021

Adjournment

Jim Sette
Chairman