

Zoning Board of Appeals

Branford, Connecticut 06405

Agenda

Canoe Brook Senior Center, 11 Cherry Hill Road
Tuesday April 16, 2019 – 7:00 p.m.

19/4 – 1. Richard and Linda Pagnataro, 23 Cottage Street, (D 11-1-18 – R-3/R-1-Under sized Lot) Var. Sec. 3.4.A – Line 10: Lot coverage from 0.25 to 0.42 (0.39 existing) for bathroom additions and deck replacement. Var. Sec. 3.4.A – Line 5: Front setback from 26.1 ft. to 9.6 ft. (Cottage Street) and to 12.8 ft. (14 ft. existing – Pawson Park Road) for deck replacement; and Var. Sec. 3.4.A: Line 5: Front setback from 26.1 to 18.0 ft. (18.6 ft. existing – Cottage Street) and Line 7: Rear setback from 20 ft. to 7.5 ft. (7.1 ft. existing) for bathroom addition. Also, waiver of Sec. 6.2.E – line 4: narrow streets requirement and Sec. 8.1.C – Line 3: Enlargement of nonconformity.

19/4 – 2. Larysa Cassella, Owner/Terry Architecture LLC, Applicant, 11 Prospect Hill Road (K10-2-41 R-3) Var. Sec. 3.4.A – Line 6: Side setback from 15 ft. to 8.21 ft. for minor portions: a one (1) story portion and a two (2) story Bay Dormer (reduction of N/C) and from 15 ft. to 7.25 ft. for the major portion of the structure (reduction of N/C); and Var. Sec. 8.1.C – Line 3: Rebuilding of a nonconforming portion of an existing structure, although existing nonconforming setback is proposed to be improved and Sec. 8.1.D – Line 7: Demolition of a nonconforming portion of an existing structure and its subsequent replacement perpetuating a nonconforming use, although the existing nonconforming setback is proposed to be improved. Also, Coastal Site Plan Review

19/4 – 3. PSKusterer LLC, Owner/Peter S. Kusterer, dba PSKusterer LLC(Sole Member), Applicant, 211 Thimble Islands Road, (J10-4-1 BR) Var. 4.3.B – Line 5 (3): Rear setback from 20 ft. to 5 ft. (0 ft. existing). Also, Sec. 8.1.C – Lines 1 &3: enlargement of nonconformity and Sec. 8.1.D – Line 6: New shed roof directly above existing roof.

Other Business:

1. 755 West Main St, AMG Enterprises, LLC d/b/a Midas Auto Experts – DMV location approval in accordance with CGS Sec 14-54.
2. Approval of March 19, 2019 Minutes