

Zoning Board of Appeals
Agenda
Tuesday, August 15, 2017, 7:00 p.m.
Canoe Brook Senior Center, 11 Cherry Hill Road, Branford

Old Business:

17/7 – 4. Richard and Elizabeth Addy, 133 Linden Avenue, (E11-4-12 R-3) Var. Sec. 3.4.A – Line 6: Sideline setback (NE Side) from 15 ft. to 10 ft. and (SW side) to 12.11 (existing) for attached garage. Sec. 6.12.E Line 1: Reduction of minimum horizontal clearance on a driveway from 14’ to 12’. Also, Waiver of Sec. 8.1.C – Lines 1 & 3: Increase in nonconforming structure and 8.1.F – Enlargement of nonconforming structure on nonconforming lot.

New Business:

17/8 – 1. Steven and Joanne Della Posta, 25 East Haycock Point Road, (F10-12-6 Zone R-3) Var. 3.4.A – Line 6: Sideline setback from 10 ft. to 6.5 ft. (3.7 ft. existing); Line 10: Lot Coverage from 0.25 to 0.27 (existing) and Waiver of Sec. 8.1.C.3: Enlargement of existing nonconforming building and Sec. 8.1.F.1: Construction of building on parcel of land that does not meet requirement of Regulation to allow removing existing nonconforming house and construct new house on FEMA compliant foundation on approximately the same footprint. Also, Coastal Site Plan Review.

17/8 – 2. Benjamin and Sandra Millsbaugh, 25 Money Island, (J12-3-25 Zone R-5) Var. Sec 3.4.A Line 5: Front setback from 50 ft. to 1.2 ft.; Line 6: Side setback from 25 ft. to 2.9 ft. (East) and 16.2 ft. (West); Line 10: Max lot coverage from 0.25 to 0.40 and Waiver of Sec. 8.1.C – Line 3: Increase to nonconforming structure and Sec. 8.1.F – Line 1(1): Increase to nonconforming structure on nonconforming lot to allow installation of an 89”x300” retractable awning.

17/8 – 3. Birbarie 129 West Main LLC c/o George Birbarie (Owner)/ Sound Real Estate LLC c/o Larry Merriam, Applicant, 139 West Main Street (A8-5-1 Zone BL) Var. Sec. 6.2.E (10) reduction of setback from the centerline of Route 1 from 80 ft. to 65 ft. and Waiver of Sec. 8.1.C (3): Enlargement of nonconforming structure to convert to automobile sales and repair, 2 story portion of front building to be removed and existing 1 story portion for extensive renovations. The rear building will remain for limited repair. Also, Certificate of Location approval per CGS 14-54 for motor vehicles sales & repair.

17/8 – 4. 80 East Main Street LLC (Owner) Patricia Robinson & Sharon Villano (Applicants), 80 East Main St, (E6-3-26 Zone R-1). Var Sec. 6.6.C increase in sign area from 3 sq. ft. to 6 sq. ft. (6 sq. ft. preexisting sign size).

17/8 – 5. Morris Cove Compound LLC (Owner), Lisa Maffeo (Applicant) 50 Cocheco Ave, (F10-18-19 Zone R-2) Var. Sec. 3.4.A – Line 5: Front line setback from 15’ to 13.9’ (8.04’ existing); Line 7: Rear line setback from 20’ to 6.3’ (0.61’ existing) Line 10: Lot Coverage from 0.25 to 0.32 (0.33 existing) Also, Waiver of Sec 8.1.C Line 3: Increase to nonconforming structure and Sec. 8.1.F – Line 1(1): Increase to nonconforming structure on nonconforming lot to allow removal of a detached garage with apartment and reconstruction of an attached garage (no apartment being reconstructed).

17/8 – 6. Peter Charles Thompson, 5 Berry Patch Road, (C9-5-3 Zone R-3) Var Sec. 3.4.A Line 5: Front setback from 30’ to 21.4’; Sec. 3.4.A Line 6: side setback from 15’ to 11.8’ Also, Waiver of Sec 8.1.C

Line 3: Increase to nonconforming structure and Sec. 8.1.F – Line 1(1): Increase to nonconforming structure on nonconforming lot to enclose front porch area.

Other Business:

1. Consider and if appropriate approve a request from Peter Kusterer for a 90-day extension of the enforcement of violations related to property at 3 Three Elms Road.

Minutes:

1. July 18, 2017-discussion and approval.